

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2056**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the western approximately 1.75 acres of the following lands:

Lot 1 Section 10 Township 1 New Westminster District Plan EPP25563
PID: 029-076-234
(1454 Oxford Street)

as shown on Schedule "1" attached hereto, from the 'P-1 Civic/Institutional Use Zone' to the 'CD-46 Comprehensive Development Zone'.
2. The "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended:
 - (1) by adding to the Table of Contents for 'Schedule "B" (Comprehensive Development Zones)', Section '7.46 CD-46 Comprehensive Development Zone (1454 Oxford Street)'; and
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' as Section '7.46 CD-46 Comprehensive Development Zone'.
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-46 – 1454 Oxford Street) Bylaw, 2015, No. 2056".

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|-----------------------------------|-------------------------|-----------------|
| PUBLIC INFORMATION MEETING on the | 9 th day of | April, 2014 |
| RECEIVED FIRST READING on the | 23 rd day of | November, 2015 |
| RECEIVED SECOND READING on the | 23 rd day of | November, 2015 |
| PUBLIC HEARING held on the | 7 th day of | December, 2015 |
| RESCINDED FIRST READING on the | 19 th day of | September, 2016 |
| RESCINDED SECOND READING on the | 19 th day of | September, 2016 |

RECEIVED NEW FIRST READING on the 19th day of September, 2016
RECEIVED NEW SECOND READING on the 19th day of September, 2016
PUBLIC HEARING held on the 22nd day of November, 2016
RECEIVED THIRD READING on the 5th day of December, 2016
RECONSIDERED AND FINALLY ADOPTED on the 12th day of June, 2017

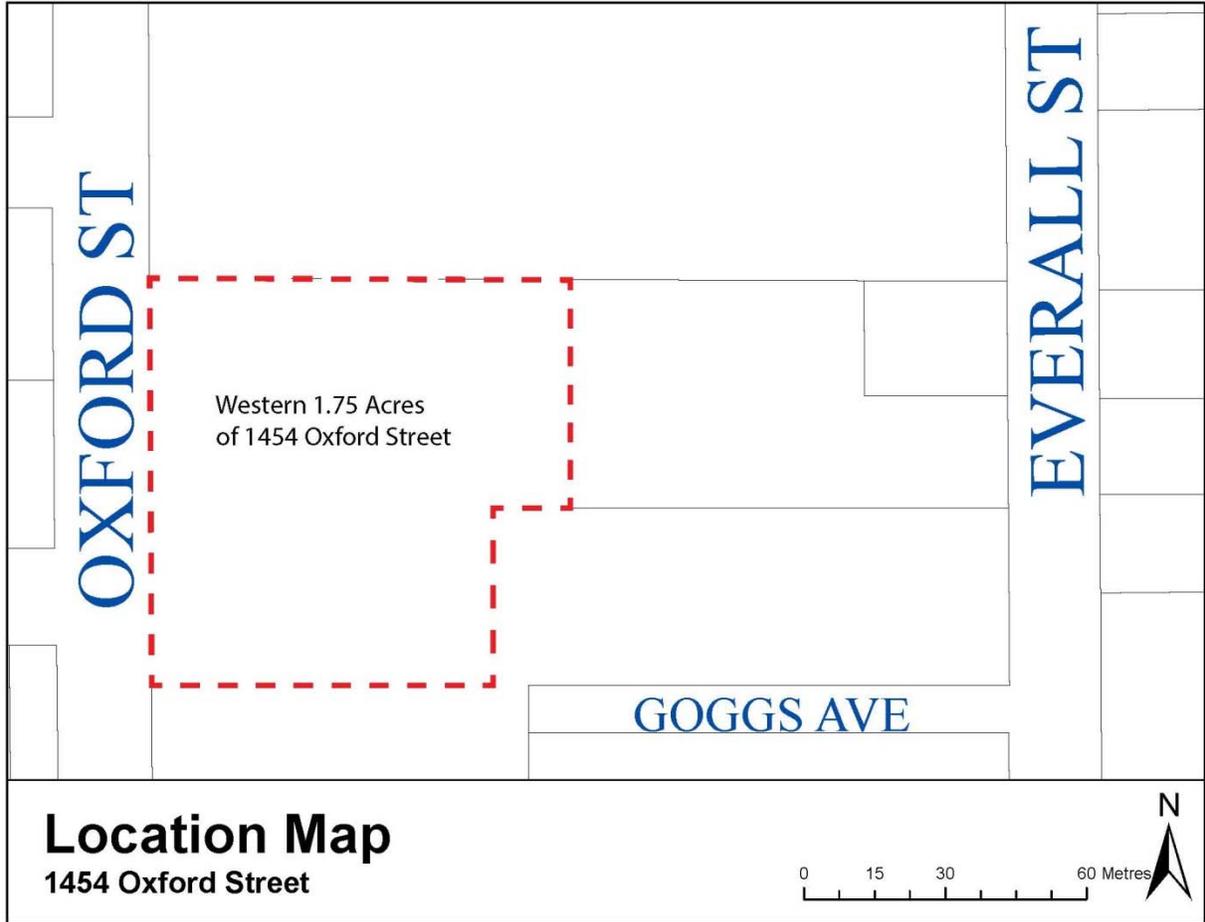


MAYOR



CITY CLERK

SCHEDULE "1"



SCHEDULE “2”

7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate a 121-unit residential development on a site of approximately 7,090 square metres (1.75 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*
2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 36%
3. Density:
 - (a) Maximum *gross floor area* shall not exceed 32,522 square metres (350,060ft²)
 - (b) Maximum *residential floor area* shall not exceed 27,607 square metres (297,156ft²)
 - (c) Maximum number of *dwelling units* shall not exceed 121
4. Building Height:
 - (a) Tower A (shown on attached Plans) shall not exceed a *height* of 159.5 metres geodetic
 - (b) Tower B (shown on attached Plans) shall not exceed a *height* of 170.5 metres geodetic
 - (c) Section 4.13.4 does not apply to the CD-46 Zone
5. Siting Requirements:
 - (a) Minimum setbacks are as follows:

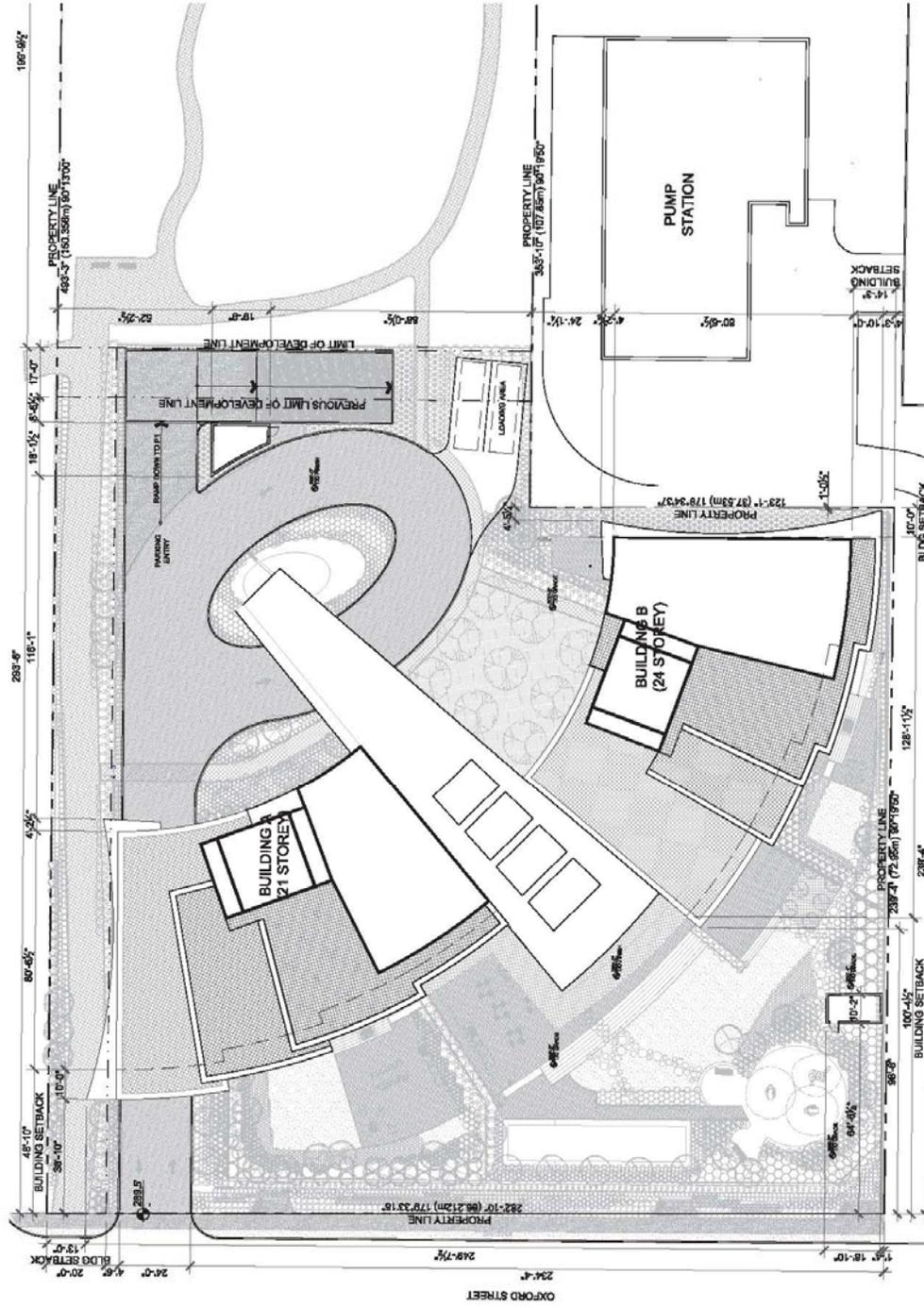
| | |
|---|---------------|
| (i) Setback for buildings from front (west) lot line | = 14.8 metres |
| (ii) Setback for balconies from front (west) lot line | = 11.8 metres |
| (iii) Setback for buildings from rear (east) lot line | = 19.5 metres |
| (iv) Setback for buildings from north interior side lot line | = 6.1 metres |
| (v) Setback for slab extensions from north interior side lot line | = 3.9 metres |
| (vi) Setback for buildings from south interior side lot line | = 4.3 metres |
| (vii) Setback for balconies from south interior side lot line | = 1.2 metres |
| (viii) Setback for buildings from other interior side lot lines | = 3.0 metres |
| (ix) Setback for slab extensions from other interior side lot lines | = 0.3 metres |
 - (b) Stair accesses to the underground parking shall be sited as shown on the attached Plans
6. Parking:

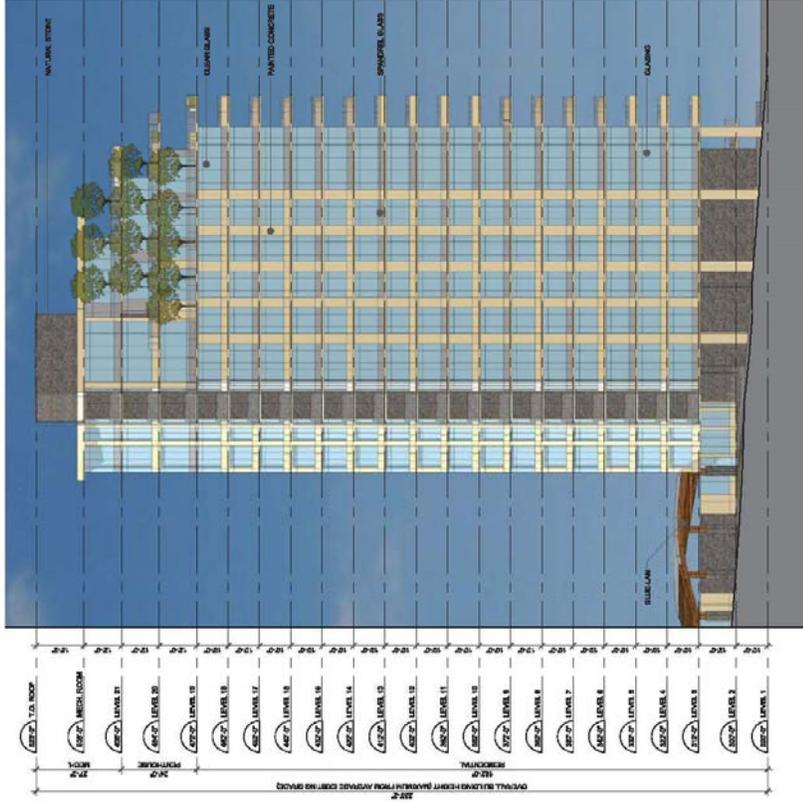
Parking shall be provided in accordance with Section 4.14, with a total minimum of four hundred (400) parking spaces to be provided as follows:

 - (a) A minimum of forty (40) visitor spaces are to be provided and marked as ‘visitor parking’
 - (b) A minimum of three hundred and sixty (360) spaces shall be provided to serve the residential units
 - (c) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements
7. Loading:
 - (a) Two (2) loading zones shall be provided in accordance with Section 4.15

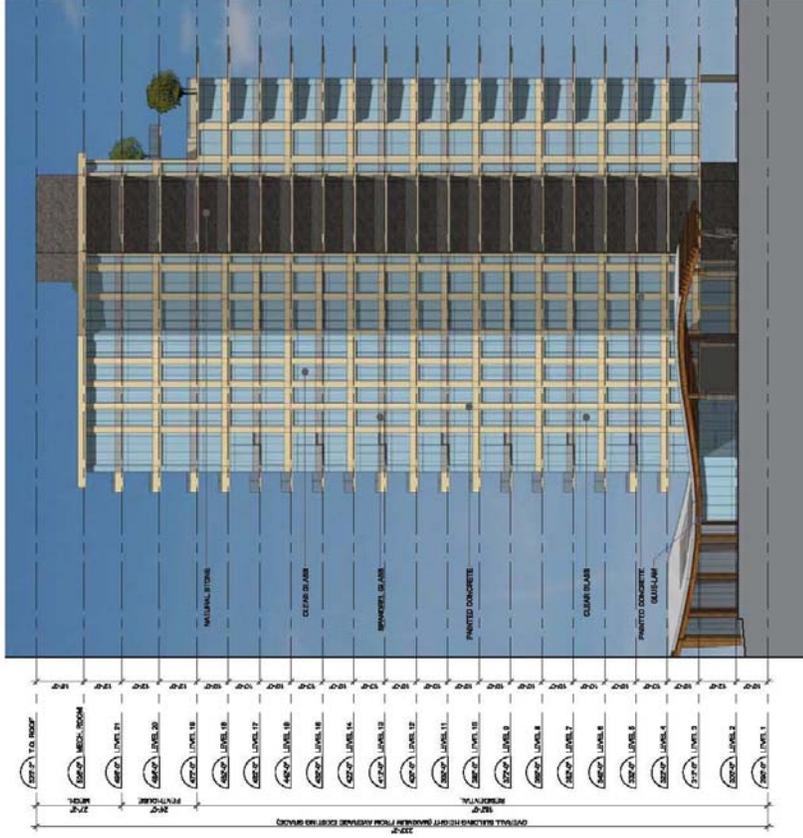
8. Bicycle Parking:
 - (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
 - (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:
 - (a) Development in this zone shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock





NORTH ELEVATION



EAST ELEVATION

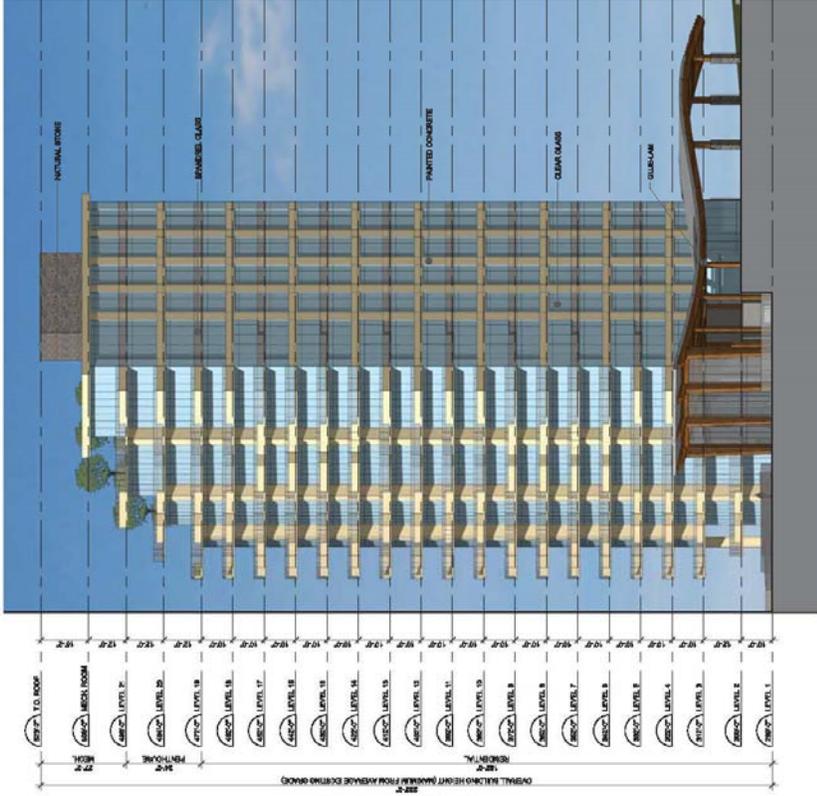


The Oxford
1500 Oxford Street, White Rock, BC

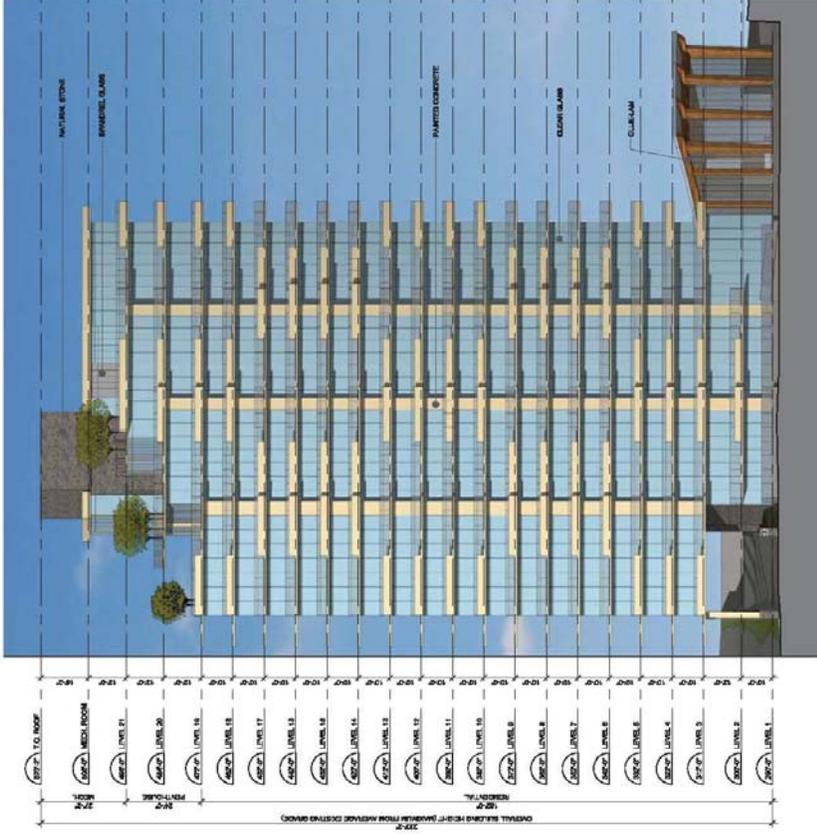
NORTH & EAST ELEV. - TOWER A
Scale: 1/32" = 1'-0"

Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC. | **A3.00**



SOUTH ELEVATION



WEST ELEVATION

