

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



The objectives of the **East Side Large Lot Infill Development Permit Area** are to:

- Reinforce the East Side Large Lot Infill as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

<p>Please provide a summary of how your proposal achieves the objectives and policies of the East Side Large Lot Infill DPA below:</p>
<p>The proposed project provides much-needed residential density to the growing population in the city of White Rock, in the form of inclusive housing choices appropriate for young families, first-time buyers, young couples, empty nesters, seniors and the disabled. The overall massing and FSR of the development fits the objectives for the East Side Large Lot Infill DPA meeting Policy 8.7.2 with a three-storey development under 1.5 FSR.</p> <p>The project employs a modern architectural language to present attractive and interesting facades to the improved streetscapes of Russell and Maple. The modern architecture contextually responds to adjacent future developments, while careful attention to materiality and detail ensures the design is translated to the human scale. Through the use of ground-oriented units and thoughtful landscaping the project will help establish the neighbourhood as a walkable, desirable place to reside.</p> <p>The courtyard scheme offers a multitude of architectural and social benefits. The scale of the overall development is reduced to units which have multiple exposures and narrower floor plates for natural ventilation. The courtyard connects private outdoor spaces to shared outdoor amenities, and acts as a walking path for seniors or a tricycle path for children. The central amenity space provides lush greenery, family friendly play areas, and outdoor seating for social gathering.</p>
<p>NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.</p> <p>NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.</p>

Section 22.8.1 - Buildings

East Side Large Lot Infill DPA Guideline 22.8.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. New apartment and townhouse developments adjacent to Mature Neighbourhoods shall transition to compliment the height and scale of single family homes and create a streetscape that is reflective of a single family area.

Applicant Response

The project proposes 3-storey townhome buildings consistent with the objective and policies of the East Side Large Lot Infill DPA. To the west of the development is an approved 13-storey tower on Finlay St and to the north and east of the project there will be future 3-storey multi-family developments, within the same DPA. The development at 3-storeys provides an appropriate transition from the prominent 13-storey tower to the rest of the neighbourhood and existing mature homes.

East Side Large Lot Infill DPA Guideline 22.8.1 (b)

Set buildings back from the property line at least 2-3 metres to provide enough space for gardens and shade trees in the front yard. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front setback between units.

Applicant Response

The development proposes ground floor setbacks of 10' (3.05m) from the property lines along Russell Ave and Maple St, allowing ample space for street trees as well as front patios and gardens. On the second and third levels, the setback from the property line along Russell Ave is reduced to 6' (1.83 m). This reduction allows for greater facade articulation, without sacrificing the courtyard garden space proposed between the interior building and the building along Maple St. The development proposes a 12' ground floor setback from the rear (west) property line and an 8' setback from the north property line. Setbacks for this development were considered carefully in order to achieve the space needed for the success of the interior courtyard, which accommodates light and air to the interior town homes while also providing valuable outdoor amenity space for the residents.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (c)

Create visual interest along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.

Open verandas and peaked roofs are encouraged for townhouses and small-lot single family development. 'Mirror-image' designs for adjacent single family dwellings will not be permitted.

Applicant Response

Every facade of the development has been addressed to ensure an attractive, interesting and cohesive design. The long facades of each building block have been well articulated in order to avoid long, flat elevations. Within each building, the stacked homes are organized within distinct, repeating "blocks". These "blocks" are treated with one of three material palettes which serve to further break down the elevations of each building. The variety of materials is used to enhance the visual interest and establish rhythmic patterns. Balconies, windows and doors have all been incorporated in order to promote "eyes on the street", creating both a natural surveillance and a stronger sense of community.

East Side Large Lot Infill DPA Guideline 22.8.1 (d)

Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.

Applicant Response

The development features 34 ground-oriented town homes, 17 of which have direct access from Russell Ave and Maple St and the remaining having ground floor access from the interior courtyard and exterior walkways. Units with direct street access are designed with outdoor seating areas, planters and architecturally featured street numbers to clearly identify each unit entrance.

All unit entrances feature either an overhang or a canopy for weather protection. Exterior walkways on Levels 3 are also weather protected with canopies.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (e)

Address all street edges on properties fronting multiple streets or public walkways.

Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.

Applicant Response

The development orients units facing both Russell and Maple with ground floor entrances and a new, improved streetscape. Entrances to ground floor units are proposed to be individually treated with architecturally featured street numbers and landscape design. The site circulation includes a central pedestrian entrance at the middle of the site along Maple St, two smaller entrances at either ends of the site along Maple St and one smaller entrance along Russell Ave. Entrance locations have been located for a pleasant porosity of the courtyard and convenient pedestrian access across the site. All street edges have been carefully considered, and will be treated with solutions determined through consultation with professional Landscape Architects.

East Side Large Lot Infill DPA Guideline 22.8.1 (f)

Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.

Applicant Response

The development proposes no commercial areas, but careful consideration has been paid to the building mass and rhythm of street front elevations.

East Side Large Lot Infill DPA Guideline 22.8.1 (g)

Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

Applicant Response

While the development does not propose commercial areas, window patterns are used as a design strategy in creating interest and varying the rhythm of the facades.

East Side Large Lot Infill DPA Guideline 22.8.1 (h)

Provide common outdoor amenity spaces for residents in mixed-use and multi-unit residential buildings. Shared roof decks with views to the waterfront and other amenities are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

Applicant Response

Every unit is provided with ample private outdoor space. Ground floor units include both a front entrance patio and a rear patio. Stacked townhouse units feature a wide balcony space off the main living areas. The interior courtyards are designed with walkways which connect private outdoor spaces to the shared outdoor amenity while also acting as a walking path for seniors and a tricycle path for children. The walkways are treated with interesting paving details and feature garden benches for socializing. The central shared outdoor amenity is designed to provide lawn space, a children's play area and additional outdoor seating for social gathering.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (i)

Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.

Applicant Response

The majority of the units have multiple exposures facing East and West. Not only does this allow for ample natural lighting throughout the day, it gives the opportunity for natural cross-ventilation.

Throughout the project, north-facing glazing is minimized to prevent heat loss in the winter, thus reducing energy costs. The majority of glazing has east, west and south orientations. Architectural fins provide deep overhangs to block high-angle sun in the summer, while allowing passive heating from low-angle sun in the winter.

East Side Large Lot Infill DPA Guideline 22.8.1 (j)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

Applicant Response

The project proposes three material palettes which are employed in an alternating pattern across the architecturally defined "blocks" within each building. The material palettes are designed around three tones of wood: cedar, a dark walnut and a smoked birch. A charcoal metal panel is used across the project, unifying the material palettes and defining the architectural fins. Each wood tone is paired with a complimentary shade of fiber cement panel in ivory, light-gray, or a warm-dark grey. The neutral tones of the fiber cement panels provides an pleasant contrast against the charcoal metal cladding and emphasizes the warmth of the accent wood-finished metal siding . Facades at the ground level are treated with grey brick in order to create a sense of solidity while also varying the tactile experiences of the palette. The combination of metal, wood and stone-like finishes invokes a west-coast modern feel, grounding the design as a regional architectural response.

East Side Large Lot Infill DPA Guideline 22.8.1 (k)

Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.

**Applicant
Response**

The project features no commercial areas.

East Side Large Lot Infill DPA Guideline 22.8.1 (l)

Limit blocks of side-by-side townhouses to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.

**Applicant
Response**

The street-facing blocks of townhomes are less than 8 units. The units along Maple St are separated by a pedestrian walkway near the corner of Russell and Maple, and a wide main entrance towards the middle of the development. Townhome blocks of 8 units are proposed on the interior of the site adjacent to the 13-storey Finlay proposal.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



Section 22.8.2 – Public Realm and Landscape

East Side Large Lot Infill DPA Guideline 22.8.2 (a)

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

Applicant Response

The development will propose an enhanced streetscape with widened sidewalks, direct unit entrances, street trees and a shared public-private space at the SE corner with bike racks, a gathering area, and ornamental planting. Landscape design is to be created by Landscape Architects at van der Zalm + Associates, and all off-site planting is to be coordinated with the City of White Rock. The off-site sidewalk design will be completed by Centras Engineering LTD.

East Side Large Lot Infill DPA Guideline 22.8.2 (b)

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid

Applicant Response

The massing of the adjacent proposed development along Finlay St prohibits the opportunity to create through-block walking connections. However, through the arrangement of the courtyard spaces and various pedestrian entrances, the project creates a fine-grained grid within the site for pedestrian-oriented activities.

East Side Large Lot Infill DPA Guideline 22.8.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public, to semi-public, to private areas.

Applicant Response

The landscape design uses hardscape materials that are light coloured, including concrete and unit pavers. The design also proposes extensive planting to transition from public, to semi-public, to private areas.

East Side Large Lot Infill DPA Guideline 22.8.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

Applicant Response

Planters have been enlarged where possible to maximize the available growing medium. The tree species have been selected for their reliable performance in on-slab conditions (Styrax, Acer palmatum, Acer circinatum, Pinus nigra). Below the trees, we have incorporated diverse layers of planting including native plant material (Polystichum munitum, Ribes sanguineum, Heuchera micrantha), near-native plant material (Rhododendron sp., Lonicera sp., Gaultheria sp., Arbutus sp.), and drought-tolerant non-native plant material with habitat value to attract birds and beneficial insects (Lavandula, Osmanthus). To employ CPTED principles, we have added accent lighting and tree uplighting in the amenity areas and public walkways. The building will also providing lighting to this area, refer to Architecture. Trees have been positioned and specified at minimum clearance heights to avoid blocking site lines.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



East Side Large Lot Infill DPA Guideline 22.8.2 (e)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

Applicant Response

Shade trees suitable to on-slab conditions have been provided where possible to reduce the urban heat island effect. We have used drought tolerant species throughout the site (Polystichum, Arbutus unedo, Lavandula, Miscanthus, Osmanthus, Lonicera pileata, etc) to reduce irrigation requirements. Invasive species have not been selected for this project. We have provided a variety of diverse plantings along the streetscape, avoiding a continuous hedgerow while still providing privacy for the front entrances and patios.

East Side Large Lot Infill DPA Guideline 22.8.2 (f)

Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

Applicant Response

The landscape proposed is designed to maximize the ratio of planted spaces to paved spaces in order to create a natural and pleasant landscape for residents while balancing functional circulation. In addition to maximizing the amount of vegetation on site, an underground storm-water detention tank is proposed by Centras Engineering LTD.

East Side Large Lot Infill DPA Guideline 22.8.1 (g)

Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.

Applicant Response

On-site illumination has been provided in the public amenity areas and public walkways for public usability and safety. Note that retaining wall fixtures and step lighting will be aimed downwards to minimize the amount of illumination and prevent glare. Address lighting will be backlit for readability. Tree uplighting will be low-wattage and minimized. Landscape lighting will not fall directly onto adjacent properties.

East Side Large Lot Infill DPA Guideline 22.8.2 (h)

Increase the quantity, density, and diversity of trees planted in the East Side Large Lot Infill, with both deciduous and coniferous tree species.

Ensure that all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.

Applicant Response

Both coniferous and deciduous trees have been proposed in the design. Planters containing trees have been maximized to provide sufficient width and depth for growing medium.

Refer also to response to Guideline 22.8.2 (d) regarding soil volume, diverse native planting, and CPTED safety principles.

Section 22.8.3 – Parking and Functional Elements

East Side Large Lot Infill DPA Guideline 22.8.3 (a)

Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.

Applicant Response

The parking ramp is located to the north end of the site along Maple St in order to preserve Russell and Maple as pedestrian oriented streets and avoid any queuing issues. The ramp entry is worked into the main elevation of the townhome block along Maple St to de-emphasize the entry.

East Side Large Lot Infill DPA Guideline 22.8.3 (b)

Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.

Applicant Response

The project proposes an underground parking garage with a single ramp entrance in order to reduce the number of driveways onto the site and improve the streetscape of Russell and Maple. 12 private garages with storage are also provided within the parking garage although do not have direct access into units.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



East Side Large Lot Infill DPA Guideline 22.8.3 (c)

Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.

**Applicant
Response**

All parking required is provided off-street in an underground parking facility. The underground parking garage provides a secure bicycle parking room as well as 29 individual storage areas/garages also available for bicycle parking and/or motor scooter parking. The required loading space is also provided in the underground parking. At the ground level, 14 Class II bicycle parking stalls are available for visitors located at the corner amenity and the pedestrian entry off Maple St. Accessibility to the underground parking is provided with three exit stairs and two exterior elevators.

East Side Large Lot Infill DPA Guideline 22.8.3 (d)

Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.

**Applicant
Response**

The project proposes a sufficient garbage, recycling and composting room in the underground parking garage easily accessible by all residents and removal agents. There is also a staging area adjacent to the parking garage entry for ease of collection.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



East Side Large Lot Infill DPA Guideline 22.8.3 (e)	
Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.	
Applicant Response	No mechanical equipment will be exposed to the street or nearby buildings.