

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2397**



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:

THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended be further amended by rezoning the following lands as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-66 Comprehensive Development Zone (1539 Maple Street)'.

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655
PID: 005-767-121
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655
PID: 010-236-538
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-554
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-144-048
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-589
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-597
(1509 Maple Street)

1. THAT *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)’ reference to Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’, being a new Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’.

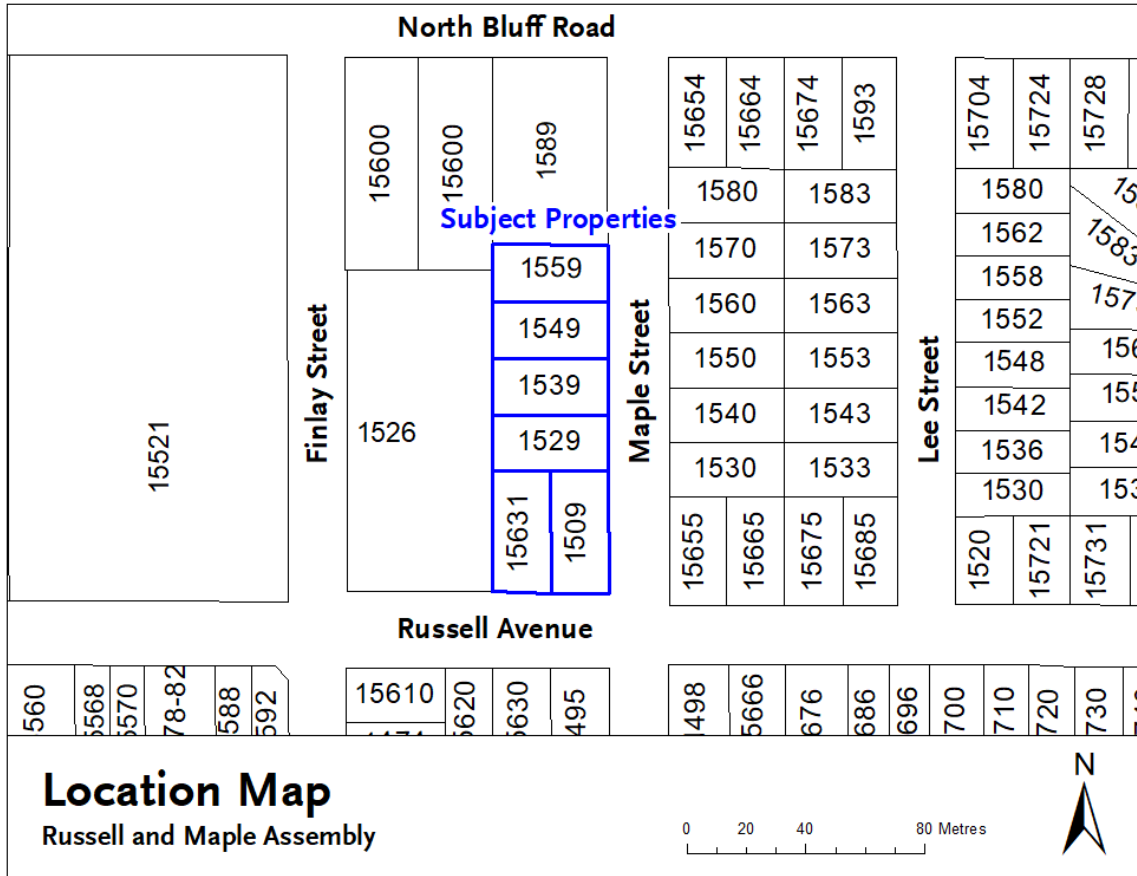
2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – 1539 Maple Street) Bylaw, 2021, No. 2397*”.

PUBLIC INFORMATION MEETING on the	day of
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on	day of
the	

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

- (a) *multi-unit residential use*; and
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building*.

2. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

- (i) Block 1: 104.51 metres (342.88 feet)
- (ii) Block 2: 104.51 metres (342.88 feet)
- (iii) Block 3: 104.51 metres (342.88 feet)
- (iv) Block 4: 105.01 metres (344.52 feet)
- (v) Block 5: 105.51 metres (346.16 feet)

For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

3. Maximum Density (Floor Area):

- (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
- (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:

- (i) Setback from the north lot line = 1.82 metres (6.00 feet)
- (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
- (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
- (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

- (b) Despite section 7.66.4(a), limited portions of *principal buildings*, *ancillary structures*, and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached

hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

- (a) For *multi-unit residential uses*, lot coverage shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

- (a) A minimum of 108 standard parking spaces shall be provided for residents;
- (b) A minimum of 18 standard parking spaces shall be provided for visitors;
- (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
- (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16 of this Bylaw with the minimum number of spaces required as follows:

- (a) A minimum of 53 Class I spaces shall be provided; and
- (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

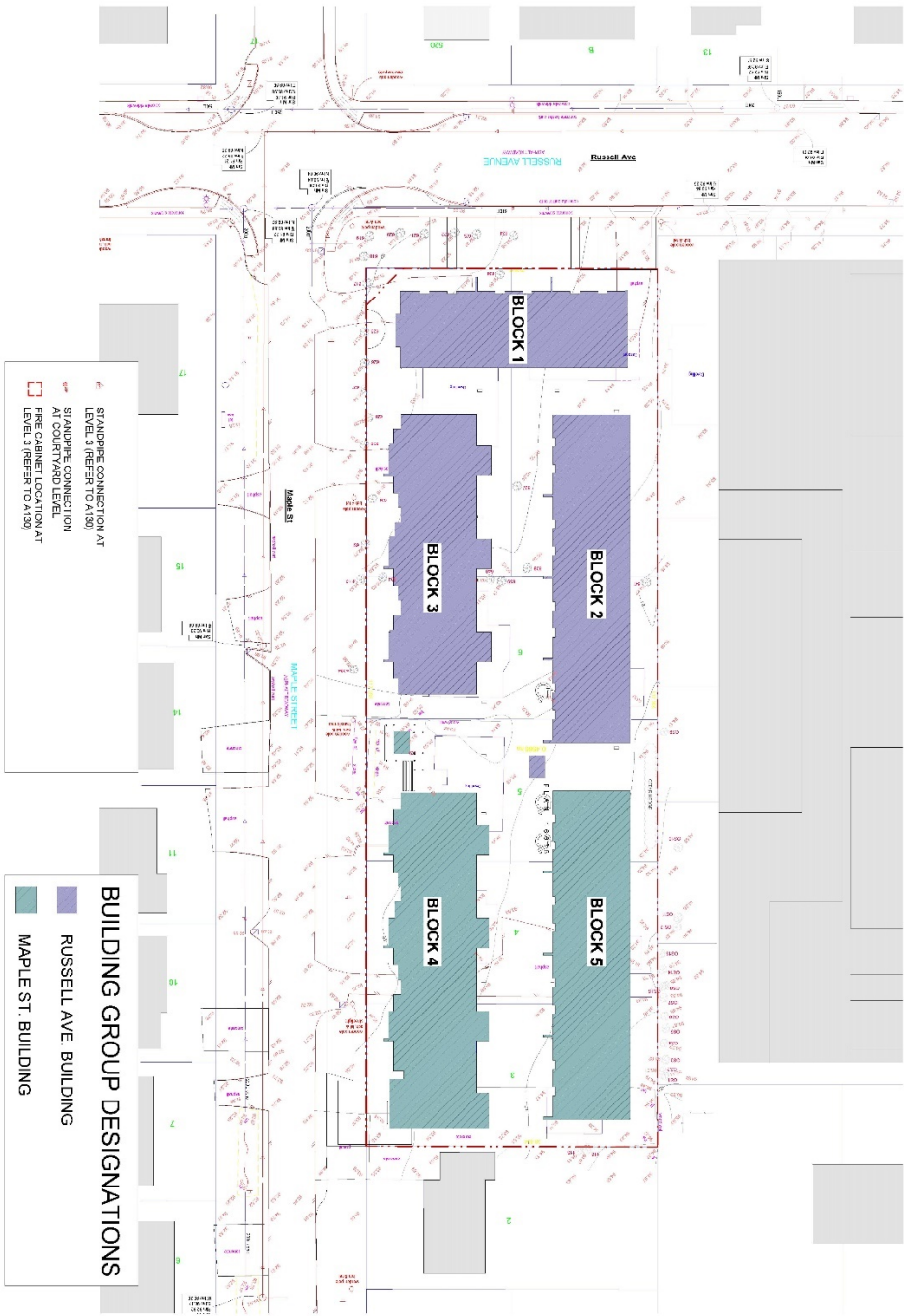
- (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
- (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging.

10. Conformity to Design Plans

Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.



■ FIRE CABINET LOCATION AT LEVEL 3 (REFER TO A139)
■ STANDPIPE CONNECTION AT COURTYARD LEVEL
■ STANDPIPE CONNECTION AT LEVEL 3 (REFER TO A139)

BUILDING GROUP DESIGNATIONS
■ RUSSELL AVE. BUILDING
■ MAPLE ST. BUILDING

ARCHITECTS

ANKENMAN MARCHAND

1545 Maple St. Ave
 Waterloo, ON, N2L 2V6
 Tel: (504) 872-2055 Fax: (504) 872-2058
 Email: info@AMArchitects.com

Client: RUSSELL AND MAPLE
Address: 1001 RUSSELL ST
Waterloo, ON
BUILDING FOOTPRINT PLAN
REZONING / DP

NO.	DATE	REVISION	DESCRIPTION

Scale: As Indicated
DWG. NO.: A011

All Drawings in this set to be read in conjunction with the contract documents. The Architect's responsibility is limited to the design of the building and its components. The Contractor is responsible for the construction of the building and its components. The Architect's office is not responsible for the design of the building's interior or exterior finishes.



Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH
	Keynote Text		Keynote Text		Keynote Text		Keynote Text
1	POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	4	HAC ARCHITECTURAL METAL PANELS - COLOUR: OFF WHITE	10	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	16	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
2	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	5	INSULATION: POLYURETHANE METAL PANELS - COLOUR: OFF WHITE	11	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	17	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
3	GLASS: TINTED GLASS - COLOUR: CLEAR	6	HAC ARCHITECTURAL METAL PANELS - COLOUR: OFF WHITE	12	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	18	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
4	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	7	INSULATION: POLYURETHANE METAL PANELS - COLOUR: OFF WHITE	13	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	19	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
5	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	8	INSULATION: POLYURETHANE METAL PANELS - COLOUR: OFF WHITE	14	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	20	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
6	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	9	INSULATION: POLYURETHANE METAL PANELS - COLOUR: OFF WHITE	15	PAVING: POLYURETHANE METAL PANELS - COLOUR: CHARCOAL GREY	21	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL

ARCHITECTS
ANKENMAN MARCHAND

Project:
1702
Client:
RUSSELL AND MAPLE
1000 Locust Street
Philadelphia, PA 19107
Project Name:
**RUSSELL AVE. BUILDING
ELEVATIONS**

Process:
REZONING / DP

Date: 08/20/2019
Description:
ELEVATIONS

Scale:
1/8" = 1'-0"

DWG NO:
A210



Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH
	Keynote Text		Keynote Text		Keynote Text		Keynote Text
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ARCHITECTS
ANKENMAN MARCHAND

Project:
1702
Client:
RUSSELL AND MAPLE
1000 Locust Street
Philadelphia, PA 19107
Project Name:
**RUSSELL AVE. BUILDING
ELEVATIONS**

Process:
REZONING / DP

Date: 08/20/2019
Description:
ELEVATIONS

Scale:
1/8" = 1'-0"

DWG NO:
A220



1. RUSSELL AVE. BUILDING - BLOCK 1 WEST ELEVATION
 2. RUSSELL AVE. BUILDING - BLOCK 3 WEST ELEVATION (COURTYARD)



3. RUSSELL AVE. BUILDING - BLOCK 2 EAST ELEVATION (COURTYARD)
 4. RUSSELL AVE. BUILDING - BLOCK 4 EAST ELEVATION (COURTYARD)

MATERIAL LEGEND	MATERIAL LEGEND	MATERIAL LEGEND	MATERIAL LEGEND
Key Value	Key Value	Key Value	Key Value
1. POLYURETHANE CLADDING PANEL - COLOUR: CHARCOAL GREY FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	12. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	13. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	14. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL
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ARCHITECTS
ANKENMAN MARCHAND

Project: 1102
 Client: RUSSELL AND MAPLE
 Project Name: RUSSELL AVE. BUILDING
 Project Location: RUSSELL AVE. BUILDING
 Project Status: REZONING / DP
 Date: 2024-11-14
 Description: RUSSELL AVE. BUILDING

REVISION
 No. Date Description
 1. 2024-11-14 Initial Issue

Scale: 1/8" = 1'-0" DIMS NO: A230



5. MAPLE ST. BUILDING - BLOCK 4 EAST ELEVATION



6. MAPLE ST. BUILDING - BLOCK 4 WEST ELEVATION (COURTYARD)

MATERIAL LEGEND	MATERIAL LEGEND	MATERIAL LEGEND	MATERIAL LEGEND
Key Value	Key Value	Key Value	Key Value
1. TITANIUM METAL CLADDING PANEL - COLOUR: POLAR GREY FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	2. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	3. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL	4. METAL ARCHITECTURAL FINISH - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL FRONT EXTERIOR PANEL - POLYURETHANE CLADDING PANEL
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ARCHITECTS
ANKENMAN MARCHAND

Project: 1102
 Client: RUSSELL AND MAPLE
 Project Name: MAPLE ST. BUILDING
 Project Location: MAPLE ST. BUILDING
 Project Status: REZONING / DP
 Date: 2024-11-14
 Description: MAPLE ST. BUILDING

REVISION
 No. Date Description
 1. 2024-11-14 Initial Issue

Scale: 1/8" = 1'-0" DIMS NO: A240

