

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2418**



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. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot 8 Section 10 Township 1 New Westminster District Plan NWP13684
PID: 007-208-677
(1441 Vidal Street)

Lot 2 Section 10 Township 1 New Westminster District Plan NWS2236
PID: 001-267-761
(1443 Vidal Street)

Lot 1 Section 9 Township 1 New Westminster District Plan NWS2236
PID: 001-267-744
(1445 Vidal Street)

Lot 1 Section 10 Township 1 New Westminster District Plan EPP46879
PID: 029-484-413
(1465 Vidal Street)

Lot 41 Section 10 Township 1 New Westminster District Plan NWP35379
PID: 007-223-480
(14937 Thrift Avenue)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit (Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the 'CD-67 Comprehensive Development Zone (Thrift/Vidal Street).'

2. 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)’, Section 7.67 CD-67 Comprehensive Development Zone’, and

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.67 CD-67 Comprehensive Development Zone’.

3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418*”.

Public Information Meeting held this 20th day of August, 2020

Read a first time this day of , 2022

Read a second time this day of , 2022

Considered at a Public Hearing this day of , 2022

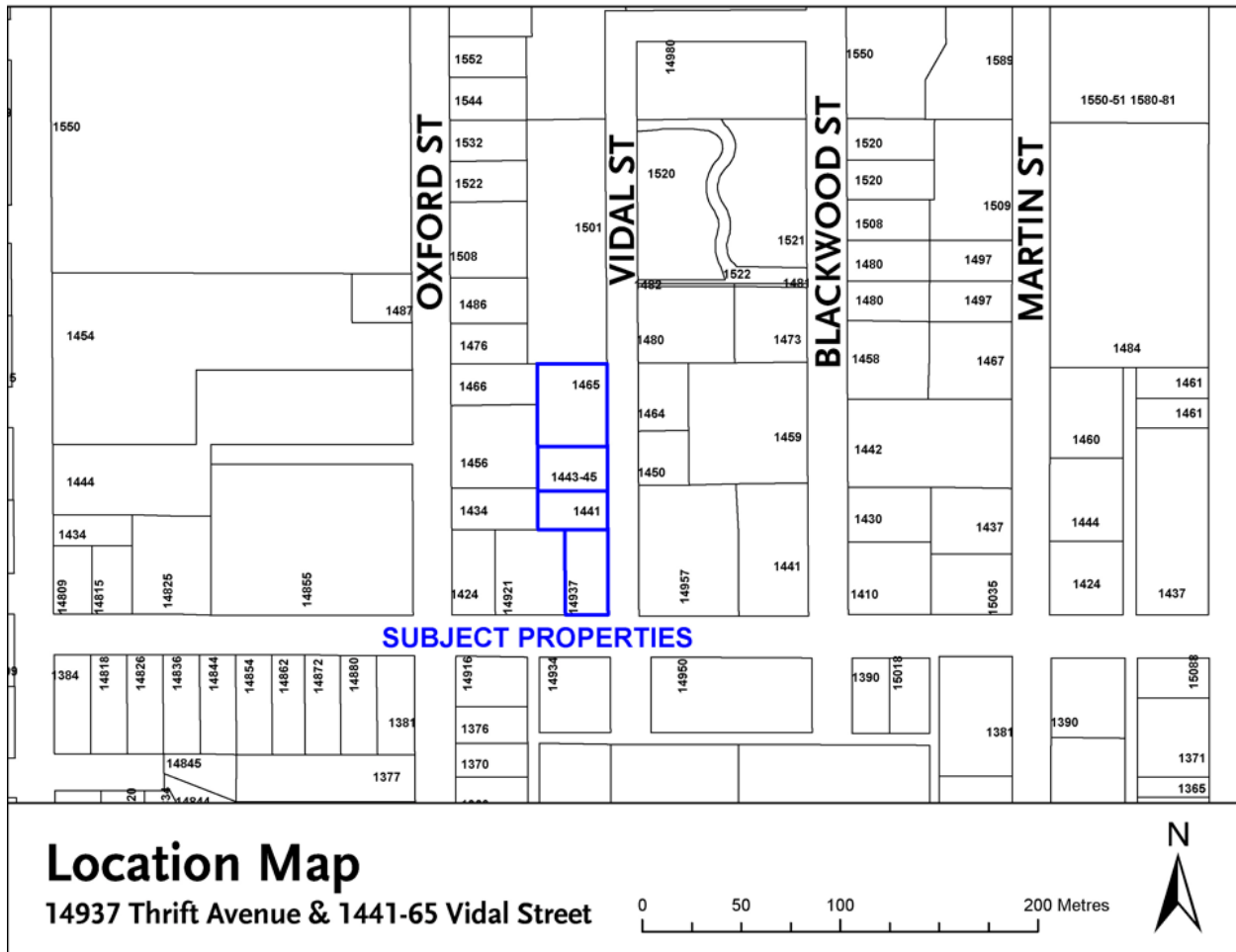
Read a third time this day of , 2022

Adopted this day of , 2022

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.67 CD-67 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit rental residential building, being four storeys and with 82 dwelling units, on four consolidated sites of approximately 3,875.4 square meters (41,714 square feet or 0.958 acres).

1. Permitted Uses:
 - (1) *multi-unit residential use*
 - (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*.
2. Lot Coverage:
 - (1) The maximum *lot coverage* in the CD-67 zone is 43%.
3. Gross Floor Area and Floor Area Ratio:
 - (1) The gross floor area, including amenity areas, shall be no greater than 5,797 square metres (62,398 square feet).
 - (2) The maximum density shall not exceed 1.5 times the lot area and the gross floor area ratio shall be no greater than 1.50 FAR
4. Regulations for Size, Shape and Siting of Building and Structures
 - (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 16.97 metres (55.68 feet)
 - (b) The minimum setbacks for *multi-unit residential uses* are as follows:

(i) Setback from north lot line	= 7.96 metres
(ii) Setback from south lot line	= 6.95 metres
(iii) Setback from west lot line	= 5.27 metres
(iv) Setback from east lot line	= 3.47 metres
5. Parking:

Parking for *multi-unit residential use* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

 - (a) A minimum of one hundred and one (101) spaces shall be provided for the *multi-unit residential use*
 - (b) A minimum of twenty-six (26) spaces shall be provided for visitors and marked as “visitor”
 - (c) A minimum of five (5) of the required one hundred and twenty-seven (127) spaces shall be provided as accessible parking spaces and shall be clearly marked as such and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces,

(d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

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

9. Loading:

10. General:

82 UNIT APARTMENT BUILDING
PROPOSED 1ST FLOOR ELEVATION = 99.00m

STRATA PLAN EP-3059

STRATA PLAN BC54-20

STRATA PLAN EP-3059



east perspective elevation



west perspective elevation



south perspective elevation



north perspective elevation

DRAFT