

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2363**



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

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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 16 Section 11 Township 1 New Westminster District Plan 15362  
PID: 001-331-931  
(1485 Fir Street)

Lot 17 Section 11 Township 1 New Westminster District Plan 15362  
PID: 001-331-965  
(1485 Fir Street)

Lot 18 Section 11 Township 1 New Westminster District Plan 15362  
PID: 001-331-981  
(1485 Fir Street)

as shown on Schedule "1" attached hereto, from the 'RM-2 Medium Density Multi-Unit Residential Zone' to 'CD-64 Comprehensive Development Zone (1485 Fir 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 7.64 CD-64 Comprehensive Development Zone';
  - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.64 CD-64 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363*".

RECEIVED FIRST READING on the	19 <sup>th</sup>	day of	October, 2020
RECEIVED SECOND READING on the	19 <sup>th</sup>	day of	October, 2020
PUBLIC HEARING held on the	18 <sup>th</sup>	day of	January, 2021
SECOND READING RESCINDED on the	26 <sup>th</sup>	day of	April, 2021
RECEIVED SECOND READING AS AMENDED on the	10 <sup>th</sup>	day of	May, 2021
PUBLIC HEARING held on the	5 <sup>th</sup>	day of	July, 2021
RECEIVED THIRD READING on the	12 <sup>th</sup>	day of	July, 2021
RECONSIDERED AND FINALLY ADOPTED on the		day of	

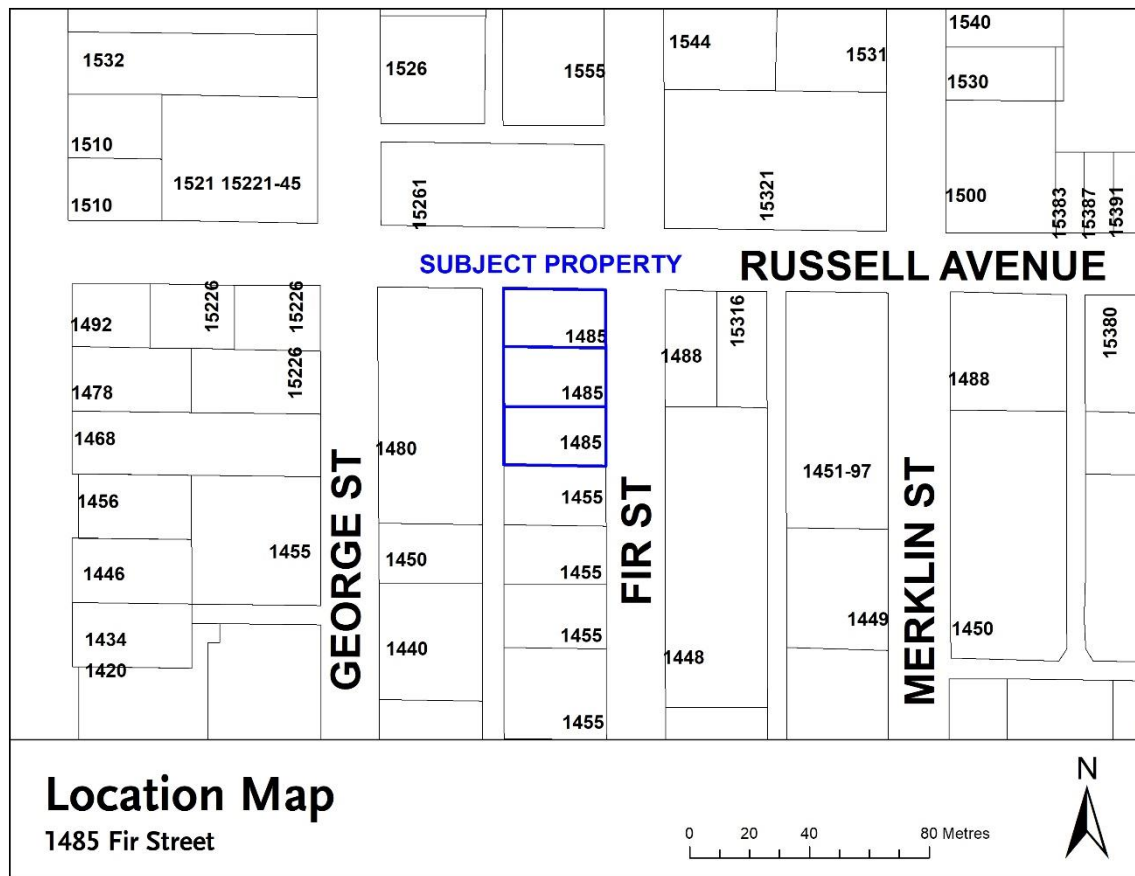
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Mayor

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Director of Corporate Administration

Schedule "1"



## Schedule “2”

### 7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE

#### INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,036 square metres, with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

- (1) *multi-unit residential use; and*
- (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:

- (a) For *multi-unit residential uses*, *lot coverage* shall not exceed 49%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential floor area* shall not exceed 1.1 times the lot area, and maximum *gross floor area* shall not exceed 1.5 times the lot area.

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum *gross floor area* of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m<sup>2</sup> (61,356.85 ft<sup>2</sup>) of *gross floor area* (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

5. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 129.2 metres geodetic; and
- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

6. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:
  - (i) Setback from north lot line = 5.05 metres

- (ii) Setback from south lot line = 5.25 metres
- (iii) Setback from west lot line = 3.08 metres
- (iv) Setback from east lot line = 3.47 metres

- (b) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line.

7. Parking:

Parking for *multi-unit residential uses* 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 ninety-six (96) spaces shall be provided for residents of the *multi-unit residential use*;
- (b) A minimum of twenty-four (24) spaces shall be provided for visitors and marked as “visitor”;
- (c) A minimum of three (3) of the required one hundred and eight (108) spaces shall be provided as accessible parking spaces, shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the three accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other two spaces shall have a minimum width of 2.5 metres, provided that the three parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres; and
- (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.

8. Bicycle Parking:

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

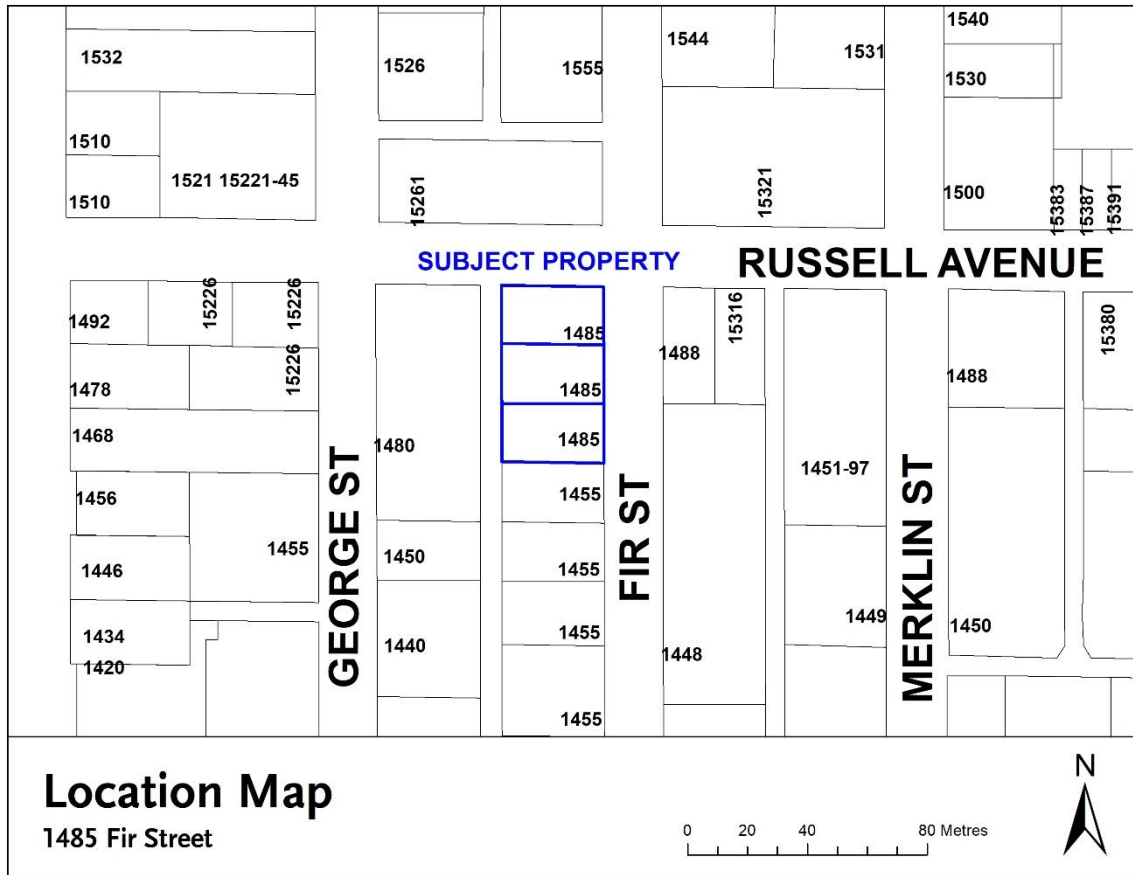
- (a) A minimum of 94 Class I spaces shall be provided; and
- (b) A minimum of 16 Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock









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11	11/06/2021	REVISION 12P - P. KOSAR
12	11/06/2021	CT - REVIEW
13	11/11/2021	REVISION 12P - P. KOSAR
14	11/11/2021	CT - REVIEW
15	11/11/2021	CT - REVIEW
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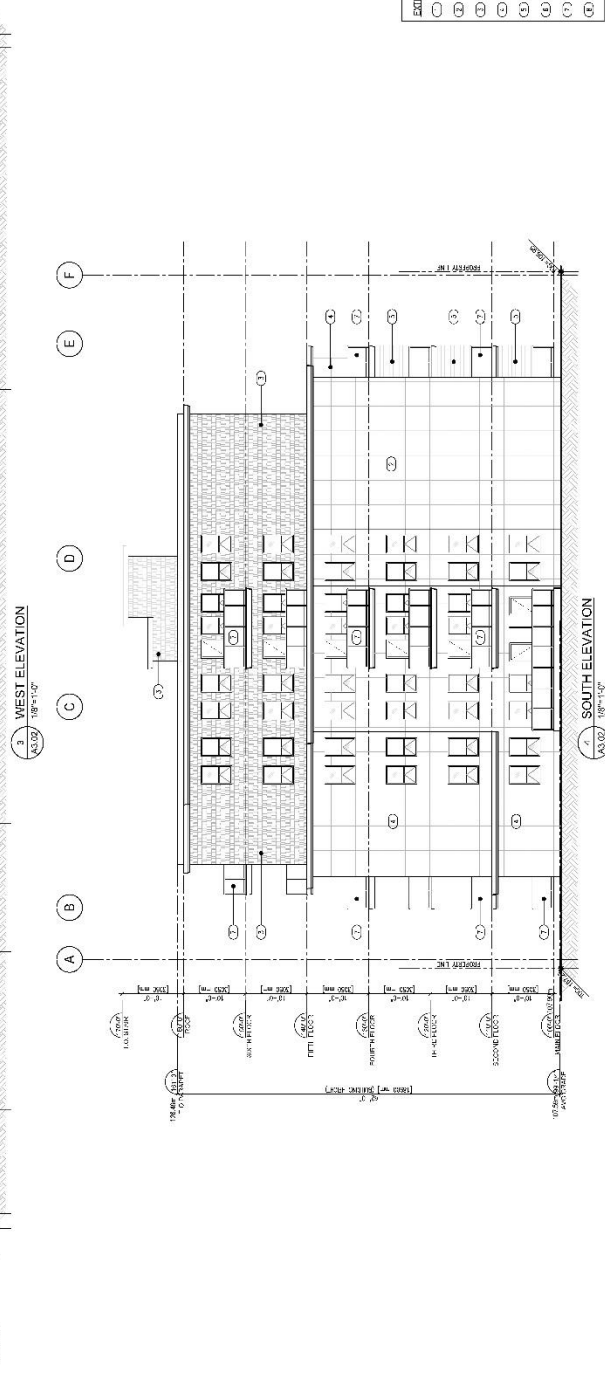
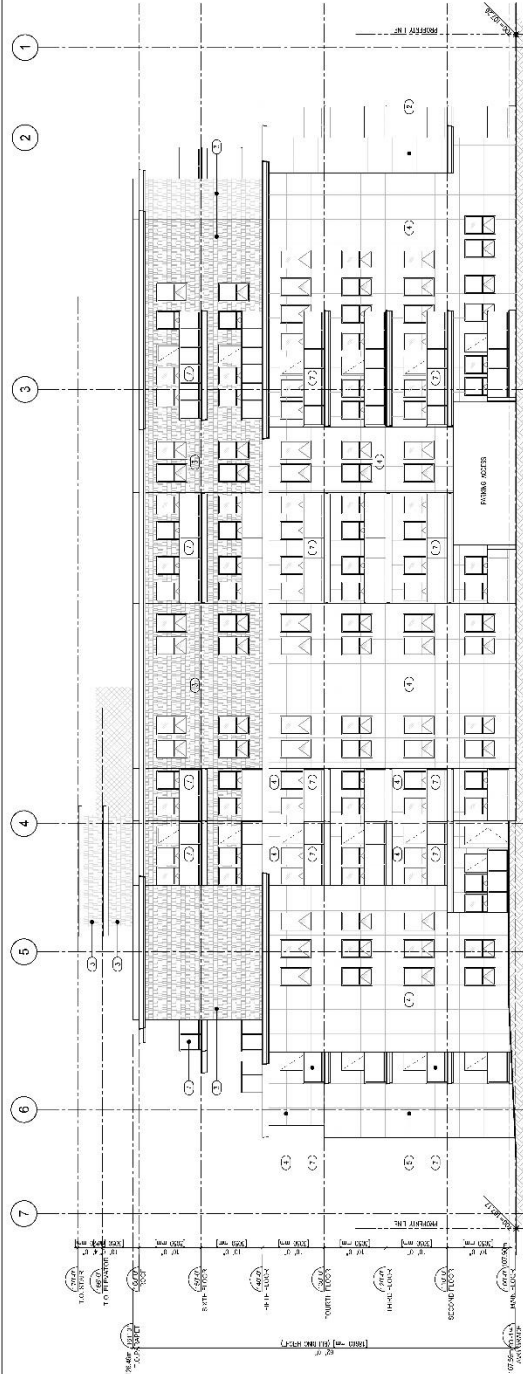
#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1Y4  
(604) 679-0521  
info@billardarchitecture.ca  
www.billardarchitecture.ca

DATE: 11/11/2021

WHITEBIRCH  
APARTMENTS  
1400 BIRCH STREET  
WHITROCK, BC

WEST & SOUTH  
ELEVATIONS








A3.02



- EXTERIOR FINISHES:
- (1) BRICK - BROWN
  - (2) RED CLAY TILE - 24" x 24"
  - (3) RED CLAY TILE - 18" x 18"
  - (4) RED CLAY TILE - 12" x 12"
  - (5) RED CLAY TILE - 6" x 6"
  - (6) RED CLAY TILE - 3" x 3"
  - (7) RED CLAY TILE - 1" x 1"
  - (8) RED CLAY TILE - 1/2" x 1/2"
  - (9) RED CLAY TILE - 1/4" x 1/4"
  - (10) RED CLAY TILE - 1/8" x 1/8"
  - (11) RED CLAY TILE - 1/16" x 1/16"
  - (12) RED CLAY TILE - 1/32" x 1/32"
  - (13) RED CLAY TILE - 1/64" x 1/64"
  - (14) RED CLAY TILE - 1/128" x 1/128"
  - (15) RED CLAY TILE - 1/256" x 1/256"
  - (16) RED CLAY TILE - 1/512" x 1/512"
  - (17) RED CLAY TILE - 1/1024" x 1/1024"
  - (18) RED CLAY TILE - 1/2048" x 1/2048"
  - (19) RED CLAY TILE - 1/4096" x 1/4096"
  - (20) RED CLAY TILE - 1/8192" x 1/8192"
  - (21) RED CLAY TILE - 1/16384" x 1/16384"
  - (22) RED CLAY TILE - 1/32768" x 1/32768"
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[illegible]

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		GRASSY TREE (100%)
	12 LD-01	POPPLED TREE
	13 LD-02	MODIFIED PINEA-PIN-2 PINEA
		GRASS
		GRASS Tree Circle Landings Made to look like a SHED PLANTING
	3 LD-01	STRIPED TREE Species to be determined by city
	8 LD-02	GRASS 8 SPARKLE







3D rendering of a proposed roof design for the building, showing a green roof with a central skylight and a ramped section.

## A photograph of a wooden playhouse with a green roof and a slide, situated in a grassy area with trees in the background.

Notes:

1. Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense.



TREEID	BOTANICAL COMMON NAME	COOT	SIZE	CTY	ENV/NO2
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	9	1. warm increasing, sunny & shade, common tree
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	1	1. warm increasing, sunny & shade, common tree (1, 4, 6, 7, 8)
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	8	1. warm increasing, sunny & shade, common tree (1, 4, 6, 7, 8)
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	1	1. warm increasing, sunny & shade, common tree (1, 4, 6, 7, 8)
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	6	1. warm increasing, sunny & shade, common tree (1, 4, 6, 7, 8)
	<i>Acacia saligna</i> (Wattle)	3-4m	3m tall	2	1. warm increasing, sunny & shade, common tree (1, 4, 6, 7, 8)