

The objectives of the **Multi-Family Development Permit Area** are to:

- 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

Please provide a summary of how your proposal achieves the objectives and policies of the Multi-Family DPA below:

The Whitebirch Apartments is designed to fit into and enhance the current mid-century style from the nearby residential high-rises in the Town Centre neighbourhood.

Its simple geometry offers an attractive welcoming feeling that fits comfortably with the adjacent existing buildings. The front entrance is clearly indicated with linear framework to create a vibrant space for residents and pedestrians to gather and connect in a safe, comfortable environment.

A light coloured roof that is low in albedo will be used to reduce heat, and energy efficient light fixtures will be used to conserve energy. Water efficient plumbing fixtures along an abundance of zero-irrigation landscaping will be used in the efforts to conserve water. A stormwater management plan will be set in place to alleviate heavy flooding from rainfall due to climate change.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

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.

Section 22.6.1 - Buildings

Multi-Family DPA Guideline 22.6.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9 in applicable areas. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.

Applicant Response

The Whitebirch apartments transitions nicely from the high-rise buildings in the Town Center neighbourhood by providing various heights from the buildings surrounding the site. With the majority of the density located on the first to fourth level, the upper levels are able to step back on all four sides of the building to reduce shadow and view impacts on neighbouring sites.

Multi-Family DPA Guideline 22.6.1 (b)

Set buildings back from the property line at least 3 metres to provide enough space for gardens and shade trees in the front yard. Include a further step back above the fourth floor and consider an additional step back above the seventh floor. Tower portions of all buildings should be slim and be set back a minimum of 6 metres from the edge of the podium level to minimize view impacts and shading and to facilitate a minimum tower separation of 30 metres.

Applicant Response

Generous setbacks are provided for landscaping, gardens and courtyard in the front yard and side yards. Building is set back above the fourth floor to reduce shadowing and view impacts on adjacent sites.

Multi-Family DPA Guideline 22.6.1 (c)

Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front set-back between units. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.

Applicant Response	<p>Repetitive architectural details continue around all elevations of the building to create visual interest at all angles. The front entrance is clearly indicated with linear framework to create a vibrant space for residents and pedestrians to gather and connect in a safe, comfortable environment.</p> <p>Various massing is incorporated to reduce shadowing and view impacts on adjacent sites but consistency in geometry and vertical elements creates a natural visually pleasing transition from higher density to lower density.</p>
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Multi-Family DPA Guideline 22.6.1 (d)

Ensure the main entrances of residential apartment buildings are level with the sidewalk to create a barrier free environment for aging in place. Townhouses may have elevated patios and entrances. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances. Residential units on the ground floor should be ground-oriented.

Applicant Response	<p>The front entrance of The Whitebirch apartments is fully accessible with an integrated gradual access from the sidewalk.</p> <p>All entrances are clearly identifiable and provide adequate weather protection. All homes have direct access to the outdoors at grade.</p>
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Multi-Family DPA Guideline 22.6.1 (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 Whitebirch apartment fronts 2 major streets and 1 one lane. The entrance is oriented towards the intersection of Russell Avenue and Fir Street. The Russell Avenue street edge provides the accessible ramp to the front entrance and is filled with landscaping and shading trees within the setback from the building. The Fir Street side includes a courtyard and a unique children's play space with climbing boulders to blend the playground into the naturalization of the intricate and unique landscape designed by the landscape architect. The George Lane side provides the garbage area, parking entrance and loading space. The back of the building that faces the lane has the same visual appeal by repeating the same architectural detail that the front of the building showcases.
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Multi-Family DPA Guideline 22.6.1 (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	<p>There are no commercial spaces in this project.</p> <p>The massing in this project is broken up using several technicals. Recessing the balconies of the units will create more corners and eliminate long stretches of flush exterior wall. Also extending the balconies out toward the street will vertically break up the space as well. Repetitive vertical elements are provided around the entire building to establish a rhythm along all four sides of the building.</p> <p>Additionally, there is a courtyard with a children's play area and seating.</p>
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Multi-Family DPA Guideline 22.6.1 (g)

Provide shared outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with gardens 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 residential 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	<p>Almost every unit has a private patio/balcony for their own use.</p> <p>A courtyard with a children's play area and seating is located at grade as a semi-public space.</p> <p>There are no plans for a shared roof deck and garden. A light coloured low albedo roof will be used to reduce heat.</p>
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Multi-Family DPA Guideline 22.6.1 (h)

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	<p>Ventilation and passive cooling is maximized by providing windows with operable shading on all units to control solar gain.</p> <p>South facing balconies, as well as the overhang on level 4, provide shading from the sun.</p>
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Multi-Family DPA Guideline 22.6.1 (i)

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	<p>Natural materials will be used on the buildings exterior including brick, exposed red cedar, fiber cement and natural metals such as aluminum.</p> <p>Natural tones are incorporated into the project to reflect the natural landscape with one dominate accent colour.</p>
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Multi-Family DPA Guideline 22.6.1 (j)

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	<p>The building name "Whitebirch" will be incorporated on the side of the entrance in a bold pedestrian scale in an natural metal, aluminum.</p> <p>The name "Whitebirch" comes from the existing building on the site to show respect to its memory.</p>
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Multi-Family DPA Guideline 22.6.1 (k)

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

**Applicant
Response**

There are no townhouses in this project.

Section 22.6.2 – Public Realm and Landscape

Multi-Family DPA Guideline 22.6.2 (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	<p>The public realm will be improved by providing sidewalks and a boulevard that is 2m wide. An extra wide front entrance pathway is provided for bicycles, wheelchairs and scooters as well as a curb let-down at the intersection. Planting along the street fronting property lines will be provided to deter pedestrians from accessing the property on the grass and provide privacy from private patios that face the street.</p> <p>A semi-public courtyard with a children's play area that faces the street will be included at grade for residents to enjoy.</p>
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Multi-Family DPA Guideline 22.6.2 (b)

Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.

Applicant Response	<p>Planting along the street fronting property lines will be provided to to create a cohesive streetscape. A semi-public courtyard with an artistic and unique children'd play area will be located on the main floor with natural landscape surrounding it. The use of climbing boulders in the children's place space is representative of the natural local landscape. Consistent planting will be used throughout the site and will be provided along patios to encourage privacy.</p> <p>The entrance overhang will provide shading from the sun and the amenity space on the main floor that includes the children's play space and amenity seating area will be enclosed on three sides of the u-shaped building, providing a comfortable shady atmosphere.</p>
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Multi-Family DPA Guideline 22.6.2 (c)

Site buildings to create through-block walking connections. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid. Special attention should be paid to establishing a linear park connection between the Town Centre and Centennial Park. Enhance these public spaces with public art and opportunities for programmed uses.

Applicant Response	The wide sidewalk and boulevard create a pedestrian friendly walking area. The courtyard provides the residents an outdoor activity space that is comfortable and attractive.
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Multi-Family DPA Guideline 22.6.2 (d)

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	Light coloured roofing and materials for paths will be used to reduce heat absorption. Areas not covered by the building or paths will be adequately landscaped to reduce heat gain and establish a transition from public, semi-public and private areas.
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Multi-Family DPA Guideline 22.6.2 (e)	
Increase the quantity, density, and diversity of trees planted. 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 safety principles.	
Applicant Response	There will be a variety of trees planted on the site. Landscaping details to be provided by landscape architect and civil engineers. For more detail please see Landscape and civil drawings.
Multi-Family DPA Guideline 22.6.2 (f)	
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	Plants and trees selected by Landscape architect. For more detail please see Landscape drawings.

Multi-Family DPA Guideline 22.6.1 (g)

Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's 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**

See civil SWMP for more detail.

Multi-Family DPA Guideline 22.6.2 (h)

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**

Energy efficient lighting will be used to conserve energy. Adequate lighting on the exterior of the building will be provided for residents safety. Lighting will be used around all exits and entrances as well as the accessible ramp, parking ramp and in the underground parkade. Adequate lighting will also be use in the lane to ensure safety in the back of the building by the loading zone and garbage area.

Section 22.6.3 – Parking and Functional Elements

Multi-Family DPA Guideline 22.6.3 (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	<p>The parkade entrance is located off of George lane at the rear. Landscaping around the entrance will be used where possible to soften the appearance around the parking entry and loading.</p> <p>Security gates will be used in the parkade to separate the visitor and residential parking.</p>
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Multi-Family DPA Guideline 22.6.3 (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	Does not apply to this project.
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Multi-Family DPA Guideline 22.6.3 (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

Two levels of off-street parking is provided below grade for this project. Both visitor and residential parking is located in the parkade and separated with a security gate.

Bicycle parking is located on the first level of the underground parking and can be accessed by using the driving ramp from the lane or the stairs and elevator.

Short term bicycle parking is located at the main entrance of the building.

Accessible parking stalls are located on both levels of the parking and have easy access to the elevator.

Multi-Family DPA Guideline 22.6.3 (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

Sufficient space for garbage, recycling and composting are located on the first level of the parkade. A garbage and recycling staging area is located at grade beside the parking entrance for quick and easy access for the garbage/recycling trucks. The loading area is located at grade and is accessed through George Lane.

Multi-Family DPA Guideline 22.6.3 (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**

Rooftop mechanical equipment will be screened and screening material that is designed to dampen noise will be considered.

Mechanical equipment at grade, i.e. the PMT, will be screened by a retaining wall that will be integrated into the landscaping.