THE CORPORATION OF THE

CITY OF WHITE ROCK

DEVELOPMENT PERMIT NO. 432

1. Development Permit No. 432 is issued to 1062822 B.C Ltd. as the prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

   Legal Description:

   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 indicated on Schedule A

2. Development Permit No. 432 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Multi-Family Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

   Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-64 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. <u>Dimensions and Siting of Buildings and Structures on the Land</u>

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Billard Architecture and VDZ Landscape Architecture hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

6. <u>Terms and Conditions:</u>

a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;

b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;

c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of $200,255.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.

d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;

e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.

7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220", as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.

9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 20__.

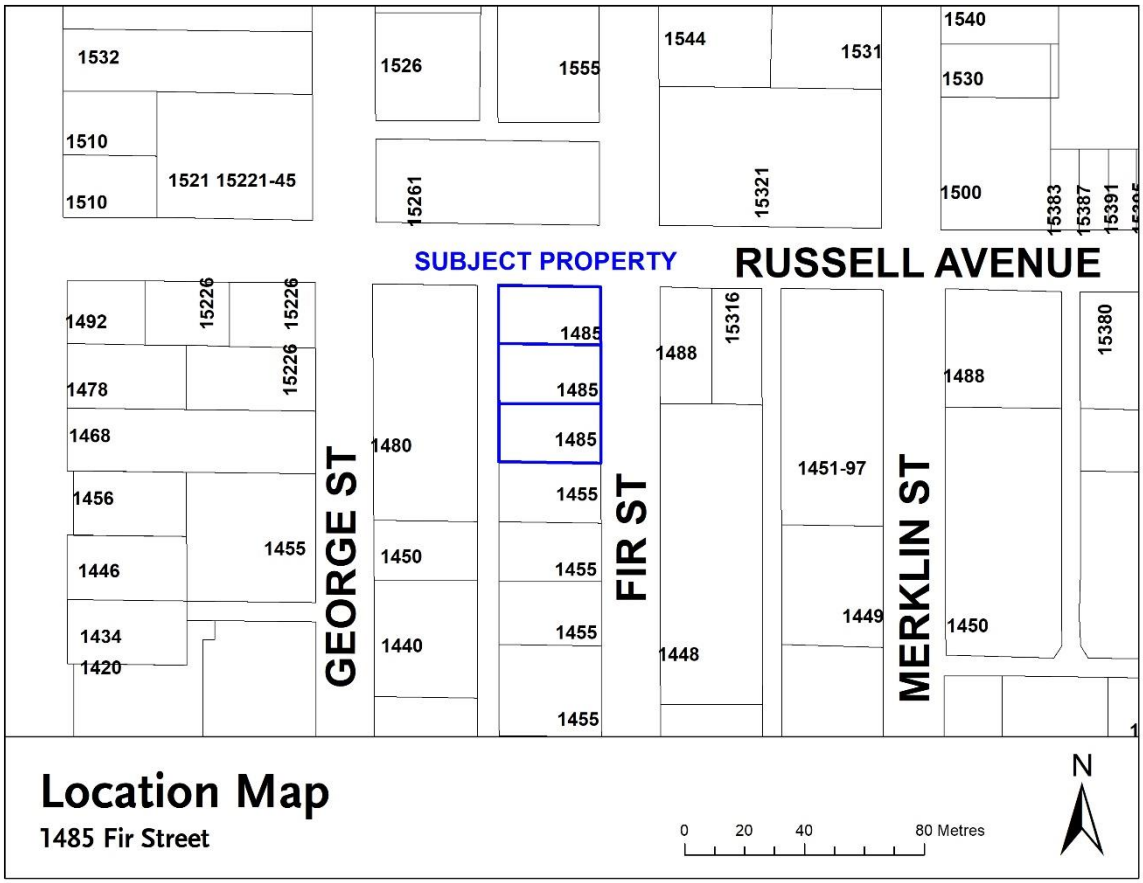
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

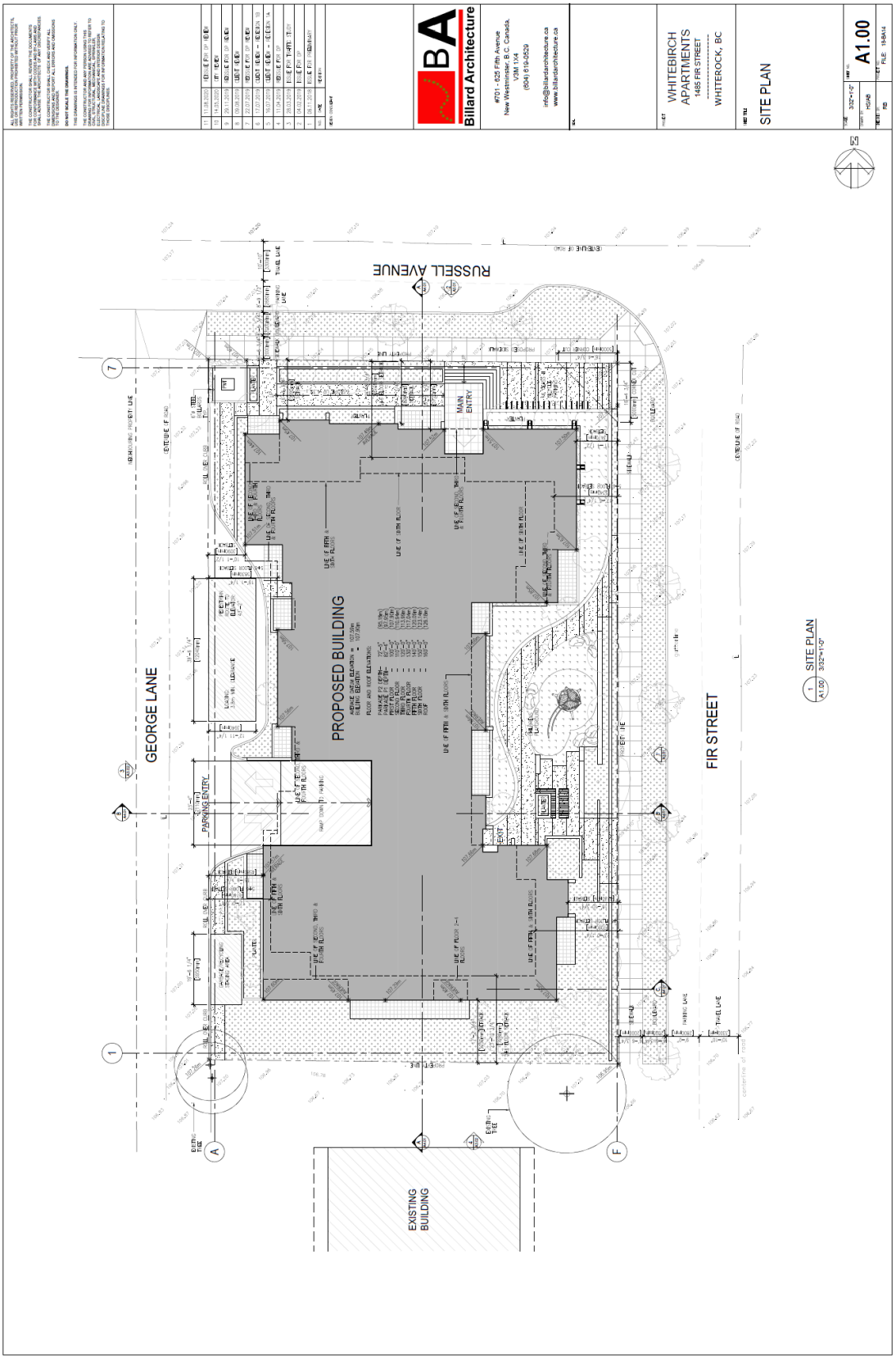
_____
Mayor
Authorized Signatory

_____
Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map

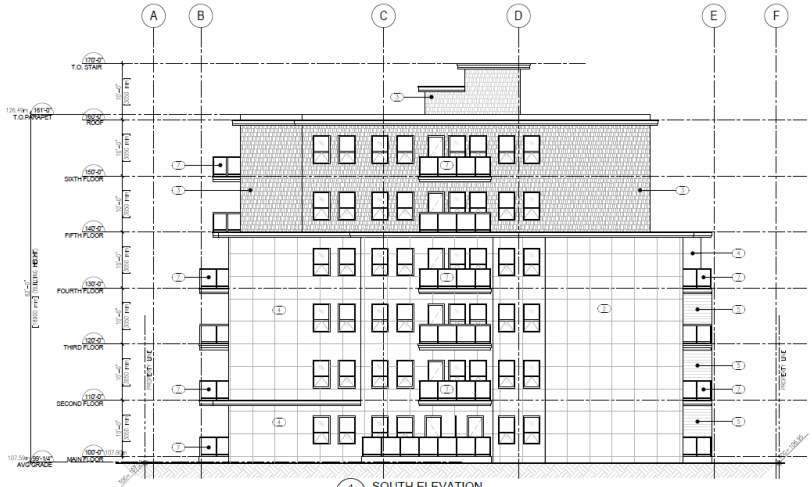


Schedule B – Site Plan



Schedule C –Elevations

3 A3.02 WEST ELEVATION 1/8"=1'-0"



4 A3.02 SOUTH ELEVATION 1/8"=1'-0"

EXTERIOR FINISHES:

1. BRICK – BLACK
2. FIBER CEMENT PANELS – GREY
3. FIBER CEMENT SIDING – ARCTIC WHITE
4. FIBER CEMENT PANELS – ARCTIC WHITE
5. HORIZONTAL CLEAR FINISH RED CEDAR
6. CEDAR TRELLIS
7. TEMPERED CLEAR GLASS GUARD
8. CONCRETE

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISION
11	11.06.2020	REISSUE FOR DP REVIEW
10	14.05.2020	DRAFT REVIEW
9	29.11.2019	REISSUE FOR DP REVIEW
8	09.08.2019	DRAFT REVIEW
7	22.07.2019	REISSUE FOR DP REVIEW
6	17.07.2019	DRAFT REVIEW – REVISION 19
5	16.07.2019	DRAFT REVIEW – REVISION 1A
4	11.04.2019	REISSUE FOR DP
3	28.03.2019	ISSUE FOR TENTATIVE TODAY
2	04.02.2019	ISSUE FOR DP
1	28.11.2018	ISSUE FOR PRELIMINARY

DESIGN CONSULTANT

Billard Architecture

#701 - 625 Fifth Avenue
New Westminster, B.C. Canada,
V3M 1X4
(604) 619-0529

info@billardarchitecture.ca
www.billardarchitecture.ca

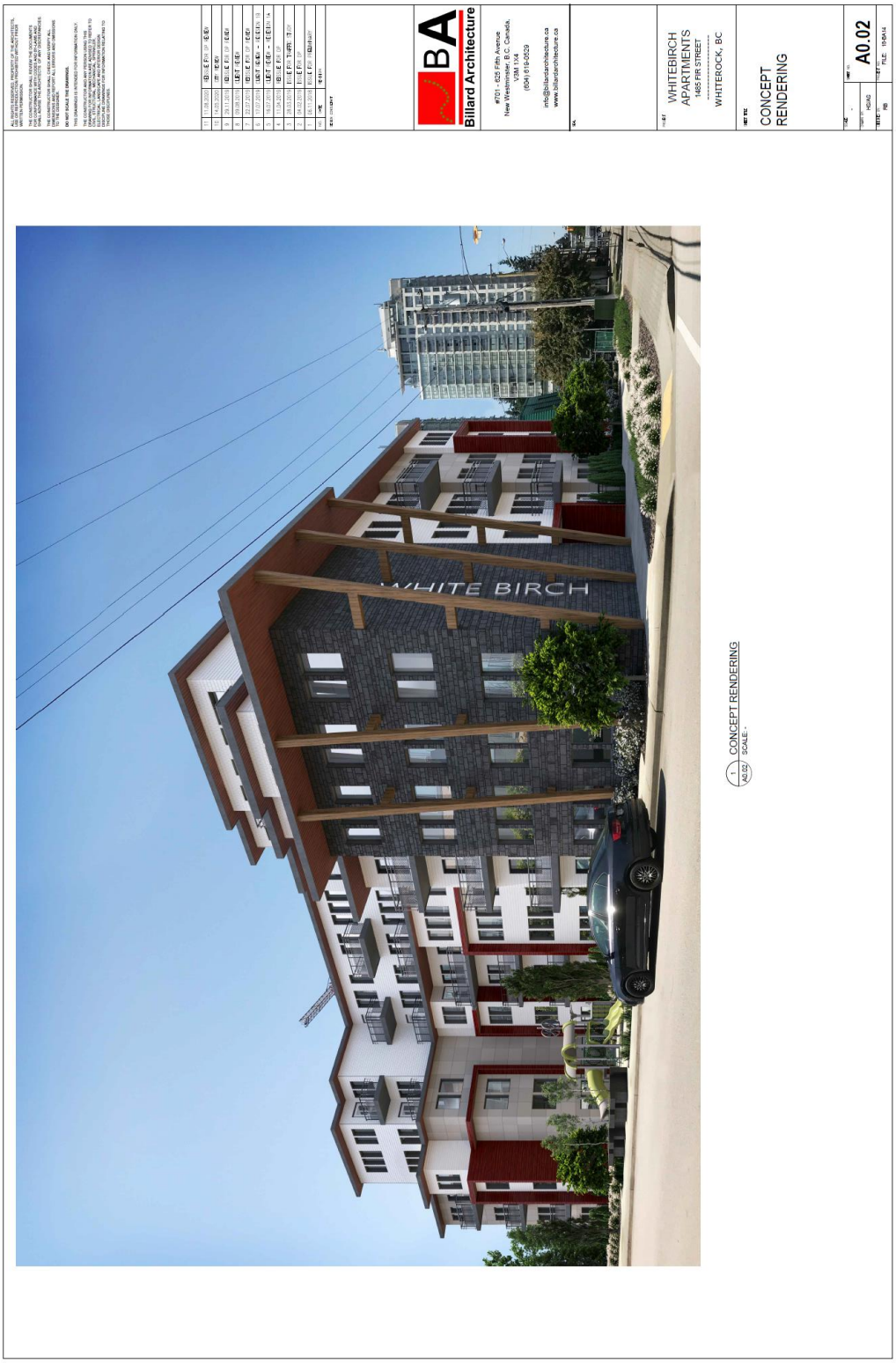
SEAL

PROJECT
WHITEBIRCH APARTMENTS
1485 FIR STREET
WHITEROCK, BC

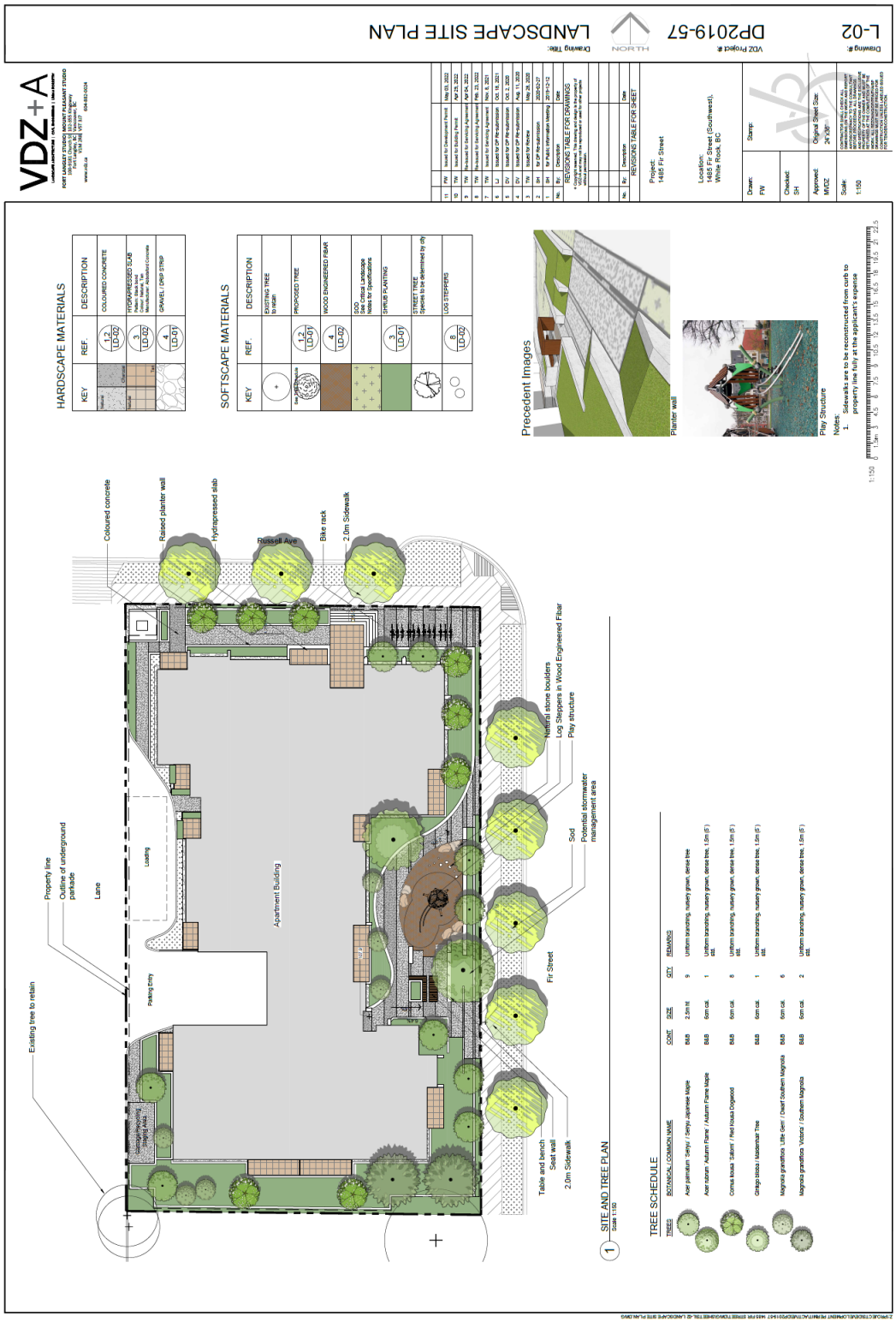
SHEET TITLE
WEST & SOUTH ELEVATIONS

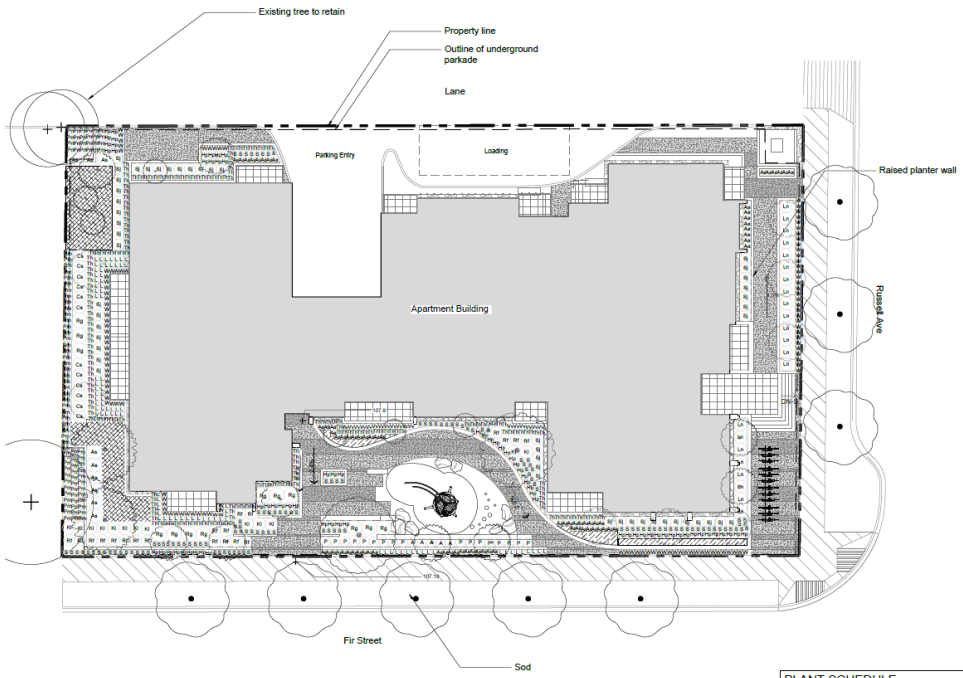
SCALE 1/8"=1'-0"
DRAWN BY NH/SHCC
DESIGNED BY RB
SHEET NO. A3.02
PROJECT NO. FILE: 19-BA14

Schedule D – Renderings



Schedule E – Landscape Plans





1 PLANTING PLAN
Scale 1:150

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
A	Agrostis nebulosa / Cloud Grass	#1		5
As	Amelanchier alnifolia / Serviceberry	#2		9
Aa	Astilbe x arendsii 'Snowdrift' / Snowdrift Astilbe	#1		75
W	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1		115
Cs	Cistus Cortsartensee "Grayswood Pink" / Pink Rockrose	#2		12
Hp	Hebe pinguifolia 'Sutherlandii' / Pagel Hebe	#2		70
Kl	Kalmia latifolia 'Sarah' / Red Mountain Laurel	#3		13
L	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1		91
S	Liatris spicata 'Floristan White' / Floristan White Spike Gayfeather	#1		122
Ln	Lonicera nitida 'Red Tips' / Red Tips Box Honeysuckle	#3		22
P	Panicum virgatum 'Rubrum' / Red Switch Grass	#1		17
Rg	Rhus glabra / Smooth Sumac	#2		13
Rf	Rosa Flower Carpet "White" / Rose	#3		20
Sj	Skimmia japonica 'Kew White' / Kew White Skimmia	#3		49
Th	Taxus x media 'Hillii' / Yew	1.2m ht.		186
Vv	Vaccinium vitis-idaea / Lingonberry	#2		18
FERNS	BOTANICAL / COMMON NAME	CONT		QTY
Pm	Polystichum munitum / Western Sword Fern	#2		95
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	#1	300mm	135
	Carex caryophylea 'Beatlemania' / Beatlemania Striped Mop Top Sedge	#1	650mm	118

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN DESIGN
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100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R6 | V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
11	FW	Issued for Development Permit	May 03, 2022
10	TW	Issued for Building Permit	Apr 29, 2022
9	TW	Re-Issued for Servicing Agreement	Apr 04, 2022
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3	TW	Issued for Review	May 28, 2020
2	SH	for DP Re-submission	2020-02-27
1	SH	for Public Information Meeting	2019-12-12

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
1485 Fir Street

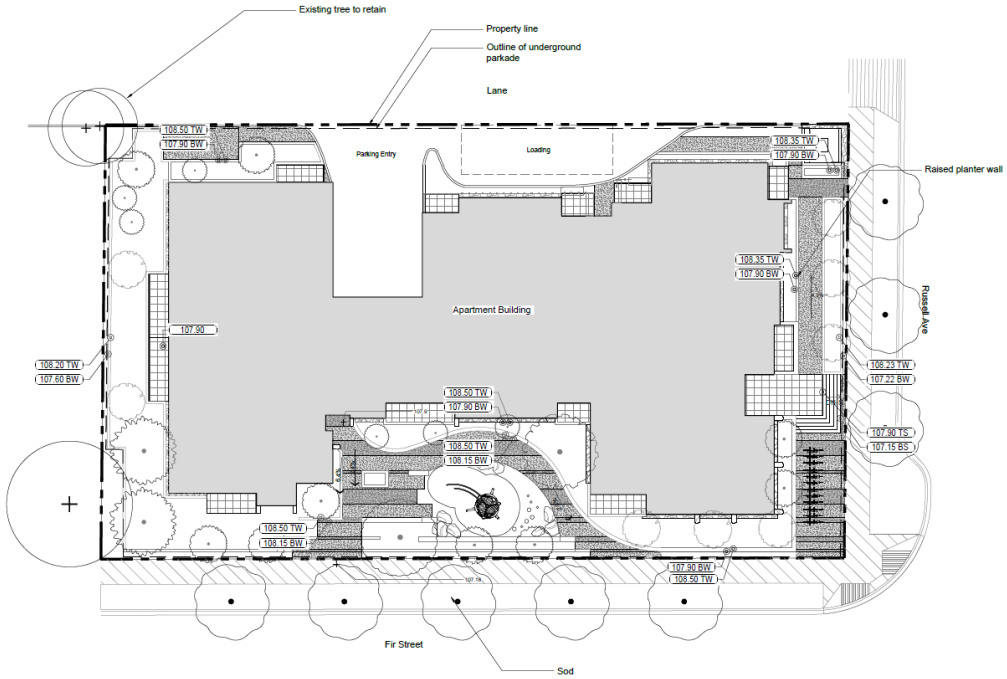
Location:
1485 Fir Street (Southwest),
White Rock, BC

Drawn: FW
Checked: SH
Approved: MVDZ
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT. THIS DRAWING IS PART OF A SET OF DRAWINGS AND SPECIFICATIONS AND THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON REQUEST. DO NOT SCALE THE WORK. ALL DETAILS/ANGLES/TEXT ON THIS DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: PLANTING PLAN
NORTH
VDZ Project #: DP2019-57
Drawing #: L-03

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2019-57 1485 FIR STREET\DWG\SHEETS\L-03 PLANTING PLAN.DWG



1 GRADING PLAN
Scale 1:150

GRADING AND DRAINAGE

KEY	DESCRIPTION
XXXX.X	PROPOSED SPOT ELEVATION
XX.XX E.X.	EXISTING SPOT ELEVATION
XX.XX E.X.	PROPOSED LAWN BASIN/CATCH BASIN
	DRAINAGE SWALE ARROWS

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
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1	SH	for Public Information Meeting	2019-12-12

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Stamp:
Original Sheet Size: 24"x36"

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NORTH

Drawing Title: GRADING PLAN

VDZ Project #: DP2019-57

Drawing #: L-04

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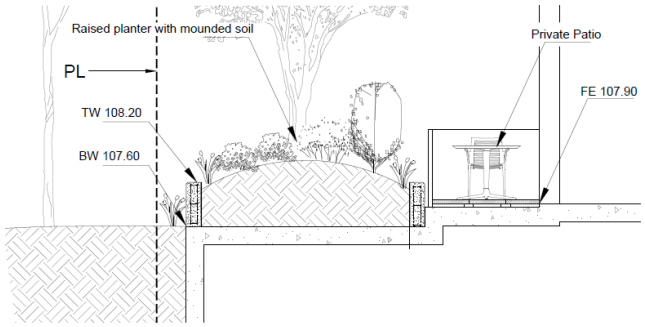
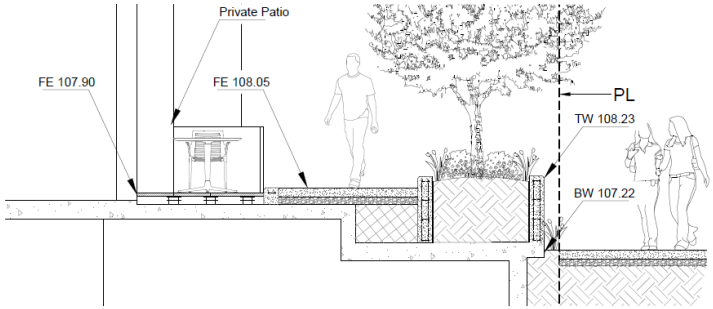
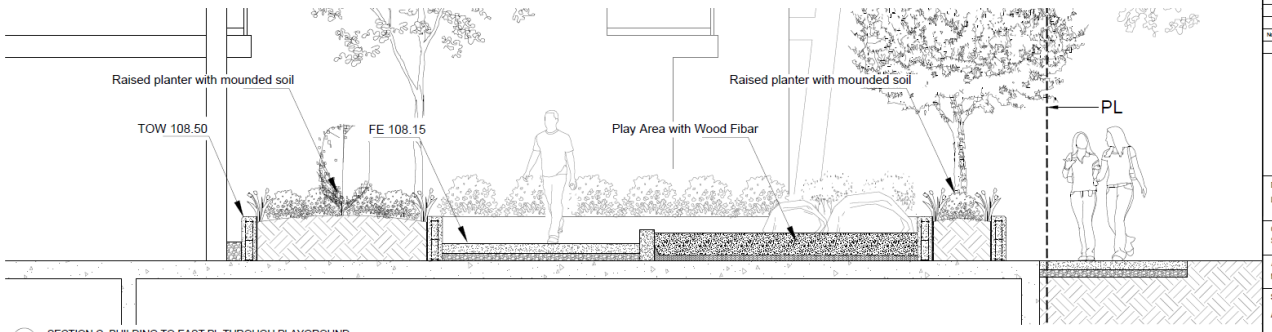


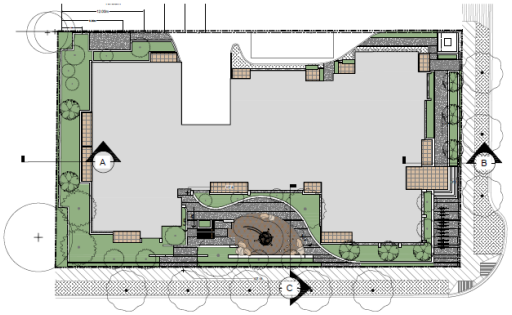
A SECTION A: BUILDING TO SOUTH PL
Scale 1:25



B SECTION B: BUILDING TO NORTH PL
Scale 1:25



C SECTION C: BUILDING TO EAST PL THROUGH PLAYGROUND
Scale 1:25



KEY MAP

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO
150-9180 Church St
Fort Langley, BC
V1M 3W6
MOUNT PLEASANT STUDIO
203-355 Kingsway
Vancouver, BC
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604-882-0024

No.	By:	Description	Date
11	PW	Issued for Development Permit	May 23, 2022
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3	TW	Issued for Review	May 28, 2020
2	SH	for DP Re-submission	2020-03-27
1	SH	for Public Information Meeting	2019-12-12

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Project:
1485 Fir Street

Location:
1485 Fir Street (Southwest),
White Rock, BC

Drawn: LJ

Checked: SH

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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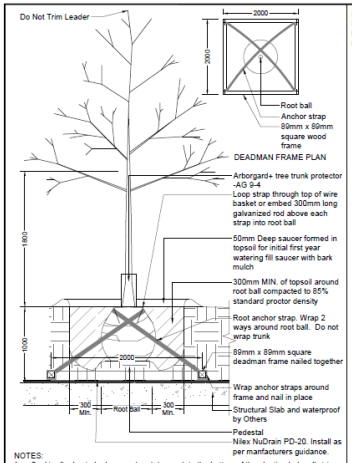
Drawing Title: SECTIONS

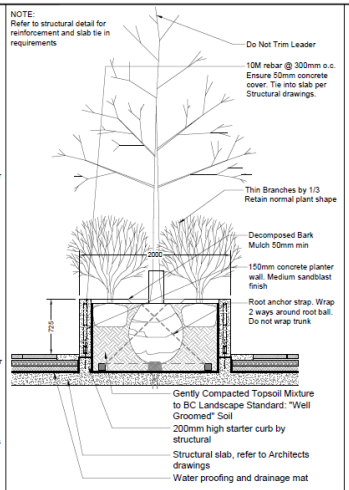
VDZ Project #: DP2019-57

Drawing #: LS-01

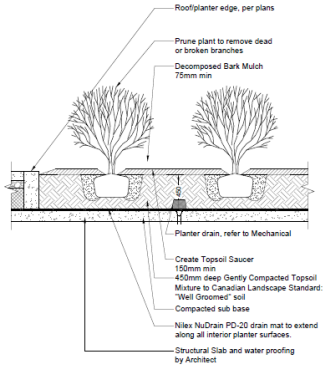


NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem unless specified otherwise.

1 TREE PLANTING ON SLAB
Scale 1:25

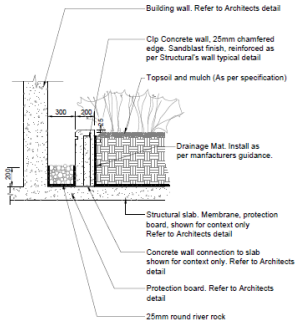


2 TREE PLANTING IN RAISED PLANTER
Scale 1:25

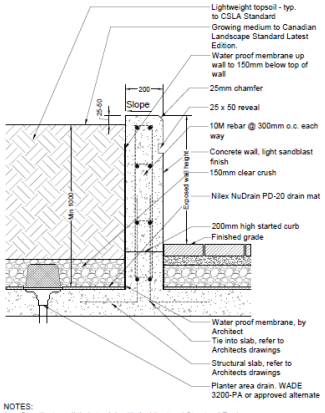


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB ON SLAB
Scale 1:25

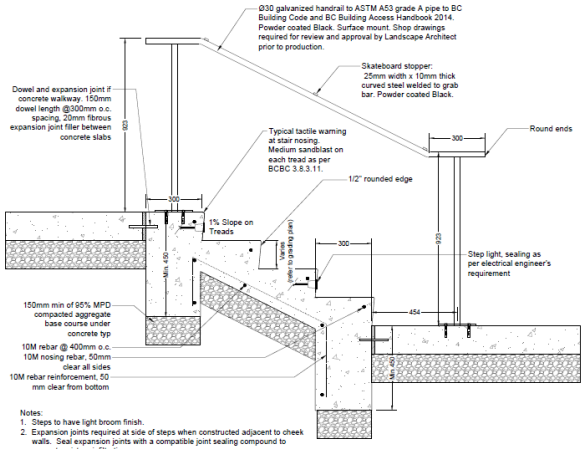


4 DRIP STRIP
Scale 1:20



NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
2. All walls over 1.2m in height will need to be Structurally Engineered.
3. All planters to be connected to Slab drainage system.
4. Each planter to have individual drain or weep holes linking to adjacent drainage.
5. Wall location and drainage location to be coordinated with mechanical, structural and architectural.
6. Growing medium to be 25mm below top of planter wall.

5 PLANTER WALL ON SLAB
Scale 1:10



Notes:
1. Steps to have light broom finish.
2. Expansion joints required at side of steps when constructed adjacent to cheek walls. Seal expansion joints with a compatible joint sealing compound to prevent moisture infiltration.
3. Refer to Geo-Technical report for concrete subbase requirements.

6 STAIRS WITH HANDRAIL
Scale 1:10

7 BIKE RACK
NTS

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1	SH	for Public Information Meeting	2019-12-12

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
1485 Fir Street

Location:
1485 Fir Street (Southwest),
White Rock, BC

Drawn: FW
Checked: SH
Approved: MVDZ
Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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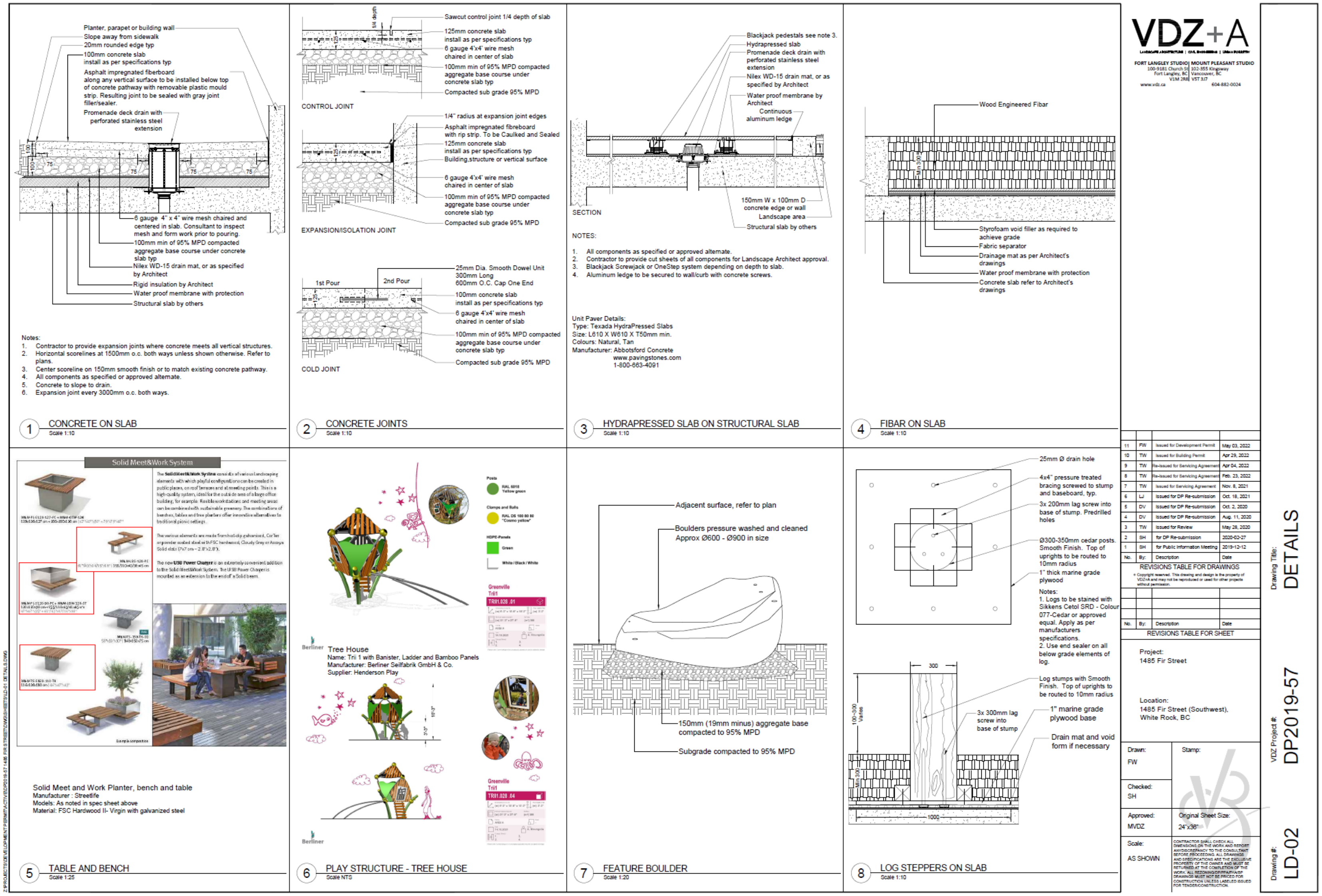
Drawing Title: DETAILS
VDZ Project #: DP2019-57
Drawing #: LD-01

Z:\PROJECTS\DEVELOPMENT\FORMAT\ACTIVE\DP2019-57 1485 FIR STREET\DWG\LD\SHEETS\LD-01 DETAILS.DWG


VDZ+A
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
www.vdz.ca
Planter, parapet or building wall
Slope away from sidewalk
20mm rounded edge typ
100mm concrete slab install as per specifications typ
Asphalt impregnated fiberboard along any vertical surface to be installed below top of concrete pathway with removable plastic mould strip. Resulting joint to be sealed with gray joint filler/sealer.
Promenade deck drain with perforated stainless steel extension
6 gauge 4" x 4" wire mesh chaired and centered in slab. Consultant to inspect mesh and form work prior to pouring.
100mm min of 95% MPD compacted aggregate base course under concrete slab typ
Nilex WD-15 drain mat, or as specified by Architect
Rigid insulation by Architect
Water proof membrane with protection
Structural slab by others
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.
1 CONCRETE ON SLAB
Scale 1:10
Sawcut control joint 1/4 depth of slab
125mm concrete slab install as per specifications typ
6 gauge 4'x4' wire mesh chaired in center of slab
100mm min of 95% MPD compacted aggregate base course under concrete slab typ
Compacted sub grade 95% MPD
CONTROL JOINT
1/4" radius at expansion joint edges
Asphalt impregnated fibreboard with rip strip. To be Caulked and Sealed
125mm concrete slab install as per specifications typ
Building structure or vertical surface
6 gauge 4'x4' wire mesh chaired in center of slab
100mm min of 95% MPD compacted aggregate base course under concrete slab typ
Compacted sub grade 95% MPD
EXPANSION/ISOLATION JOINT
1st Pour
2nd Pour
25mm Dia. Smooth Dowel Unit 300mm Long 600mm O.C. Cap One End
100mm concrete slab install as per specifications typ
6 gauge 4'x4' wire mesh chaired in center of slab
100mm min of 95% MPD compacted aggregate base course under concrete slab typ
Compacted sub grade 95% MPD
COLD JOINT
2 CONCRETE JOINTS
Scale 1:10
Blackjack pedestals see note 3.
Hydrapressed slab
Promenade deck drain with perforated stainless steel extension
Nilex WD-15 drain mat, or as specified by Architect
Water proof membrane by Architect
Continuous aluminum ledge
150mm W x 100mm D concrete edge or wall
Landscape area
Structural slab by others
SECTION
NOTES:
1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blackjack Screwjack or OneStep system depending on depth to slab.
4. Aluminum ledge to be secured to wall/curb with concrete screws.
Unit Paver Details:
Type: Texada HydraPressed Slabs
Size: L610 X W610 X T50mm min.
Colours: Natural, Tan
Manufacturer: Abbotsford Concrete
www.pavingstones.com
1-800-663-4091
3 HYDRAPRESSED SLAB ON STRUCTURAL SLAB
Scale 1:10
Wood Engineered Fibar
Styrofoam void filler as required to achieve grade
Fabric separator
Drainage mat as per Architect's drawings
Water proof membrane with protection
Concrete slab refer to Architect's drawings
4 FIBAR ON SLAB
Scale 1:10
Solid Meet&Work System
Solid Meet and Work Planter, bench and table
Manufacturer : Streetlife
Models: As noted in spec sheet above
Material: FSC Hardwood II- Virgin with galvanized steel
5 TABLE AND BENCH
Scale 1:25
Tree House
Name: Tri 1 with Banister, Ladder and Bamboo Panels
Manufacturer: Berliner Seilfabrik GmbH & Co.
Supplier: Henderson Play
6 PLAY STRUCTURE - TREE HOUSE
Scale NTS
Adjacent surface, refer to plan
Boulders pressure washed and cleaned Approx Ø600 - Ø900 in size
150mm (19mm minus) aggregate base compacted to 95% MPD
Subgrade compacted to 95% MPD
7 FEATURE BOULDER
Scale 1:20
25mm Ø drain hole
4x4" pressure treated bracing screwed to stump and baseboard, typ.
3x 200mm lag screw into base of stump. Predrilled holes
Ø300-350mm cedar posts. Smooth Finish. Top of uprights to be routed to 10mm radius
1" thick marine grade plywood
Notes:
1. Logs to be stained with Sikkens Cetol SRD - Colour 077-Cedar or approved equal. Apply as per manufacturers specifications.
2. Use end sealer on all below grade elements of log.
Log stumps with Smooth Finish. Top of uprights to be routed to 10mm radius
3x 300mm lag screw into base of stump
1" marine grade plywood base
Drain mat and void form if necessary
8 LOG STEPPERS ON SLAB
Scale 1:10
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET
Project: 1485 Fir Street
Location: 1485 Fir Street (Southwest), White Rock, BC
Drawn: FW
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Original Sheet Size: 24"x36"
Drawing Title: DETAILS
VDZ Project #: DP2019-57
Drawing #: LD-02