

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2434**



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 B Section 11 Township 1 New Westminster District Plan 84401
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

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 7.62 CD-62 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2022, No. 2434*".

Public Information Meeting held this 7th day of November, , 2018

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

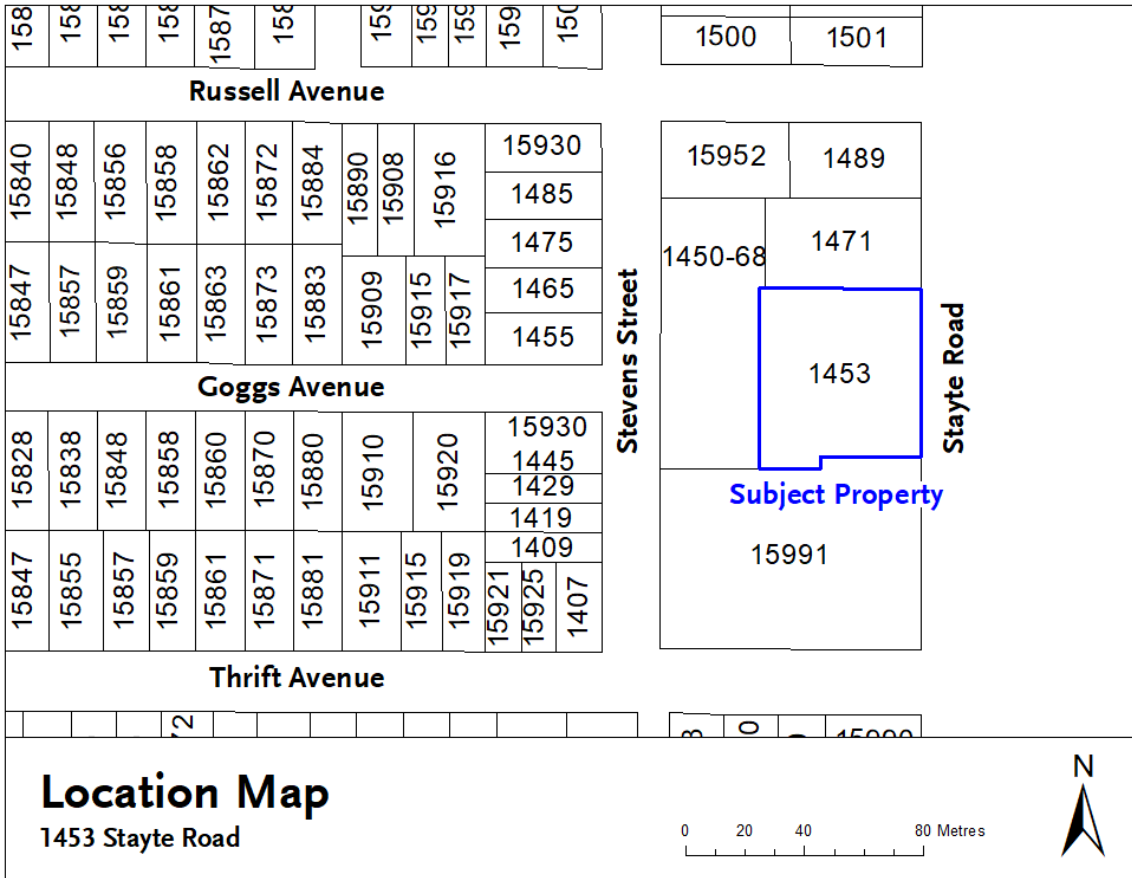
Read a third time this day of , 2022

Adopted this day of , 2022

Mayor

Director of Corporate Administration

Schedule “1”



Schedule “2”

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of three-storey townhouse development on a site of approximately 3,163 square metres.

1. Permitted Uses:
 - (a) *Townhouse use*
 - (b) *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) *lot coverage* shall not exceed 42%
3. Density:
 - (a) The maximum *gross floor area* shall not exceed 0.905 times the lot area.
 - (b) The maximum number of *dwelling units* must not exceed 20.
5. Building Height:
 - (a) The *principal building* shall not exceed a height of 73.5 metres geodetic.
 - (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.
6. Siting Requirements:
 - (a) Minimum setbacks are as follows:

(i) Setback from front (east) lot line	= 1.5 metres
(ii) Setback from rear (west) lot line	= 6.0 metres
(iii) Setback from interior side (north) lot line	= 4.0 metres
(iv) Setback from interior side (south) lot line	= 3.0 metres
 - (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (ii) Balconies may encroach by up 1’-6” (0.46 m) and roofs projecting 1’-0” (0.31 m) into the setback from front (east) lot line (Block 1).
 - (jj) Balconies may encroach by up 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the setback from interior side (north) lot line. (Block 4).
 - (kk) Balconies may encroach by 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the 3.0m Setback from interior side (south) lot line (Block 3).
 - (ll) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
 - (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated

February 21, 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 2.0 metre distance from the front (east) lot line

7. Parking:

Parking 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 forty (40) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (c) A minimum of four (4) stalls must have electric charging capacity.
- (d) A minimum of four (4) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

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

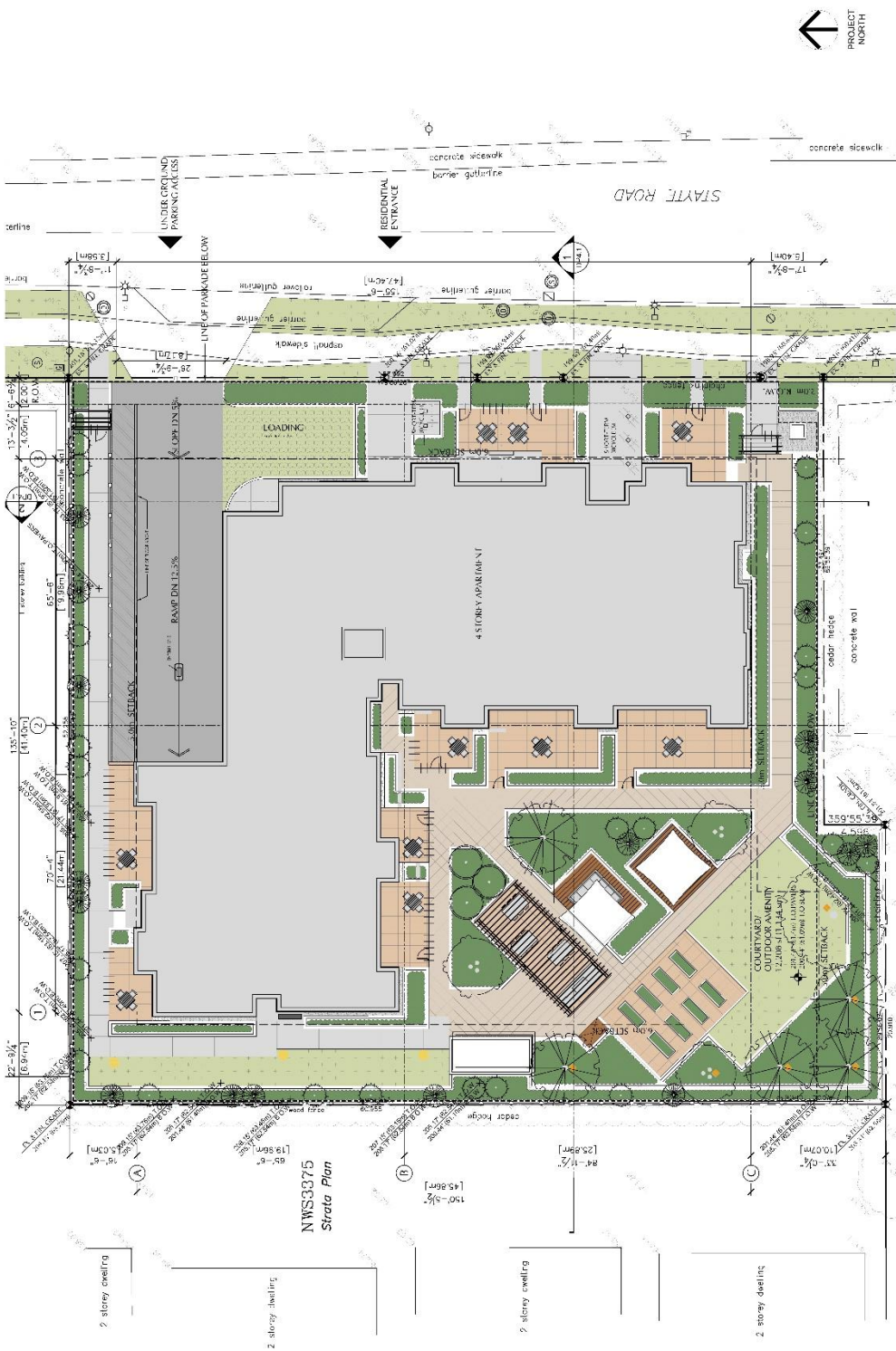
- (a) A minimum of twenty (20) Class I spaces shall be provided
- (b) A minimum of four (4) Class II spaces shall be provided

9. Loading:

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

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Atelier Pacific Architecture dated February 2020 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



NWS3375
Strata Plan

2 story ceiling

2 story ceiling

2 story ceiling

2 story ceiling



DP 1.1
SITE PLAN

Proposed Residential Development

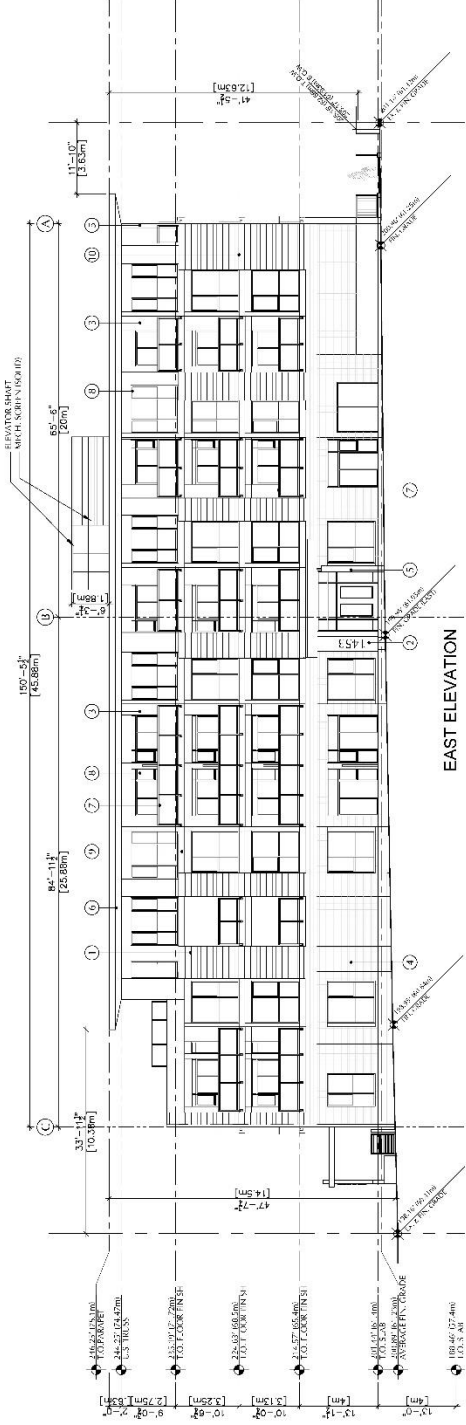
1453 STATTE ROAD, WHITE ROCK, B.C.

VANIMOR PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

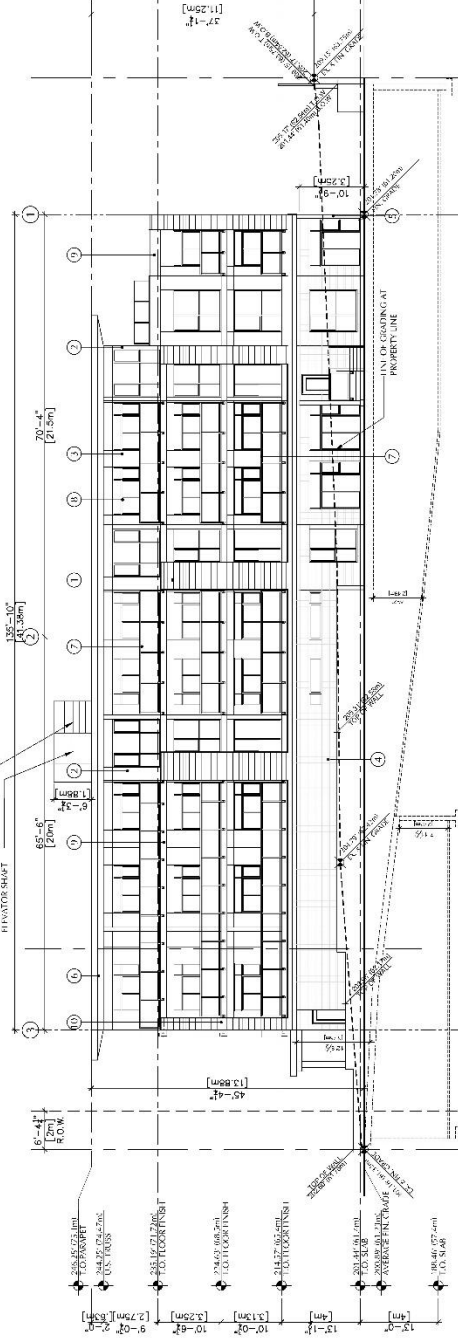
FEBRUARY 20, 2020

SCALE: 3/32"=1'-0"





EAST ELEVATION



NORTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODSTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODSTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCIA BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

DP 3.1

ELEVATIONS



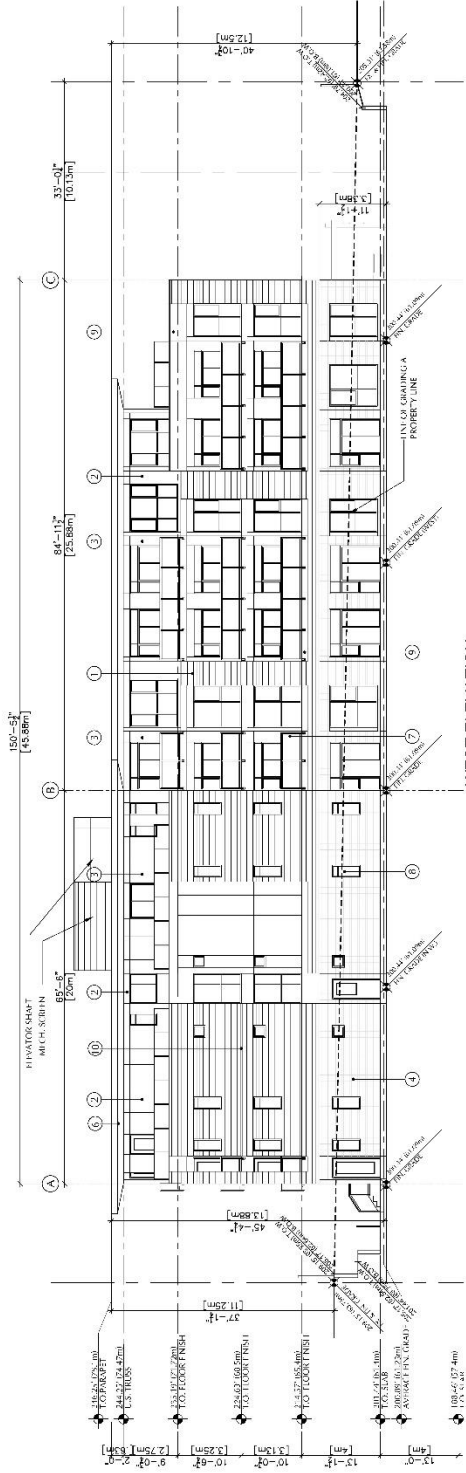
Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B.C.

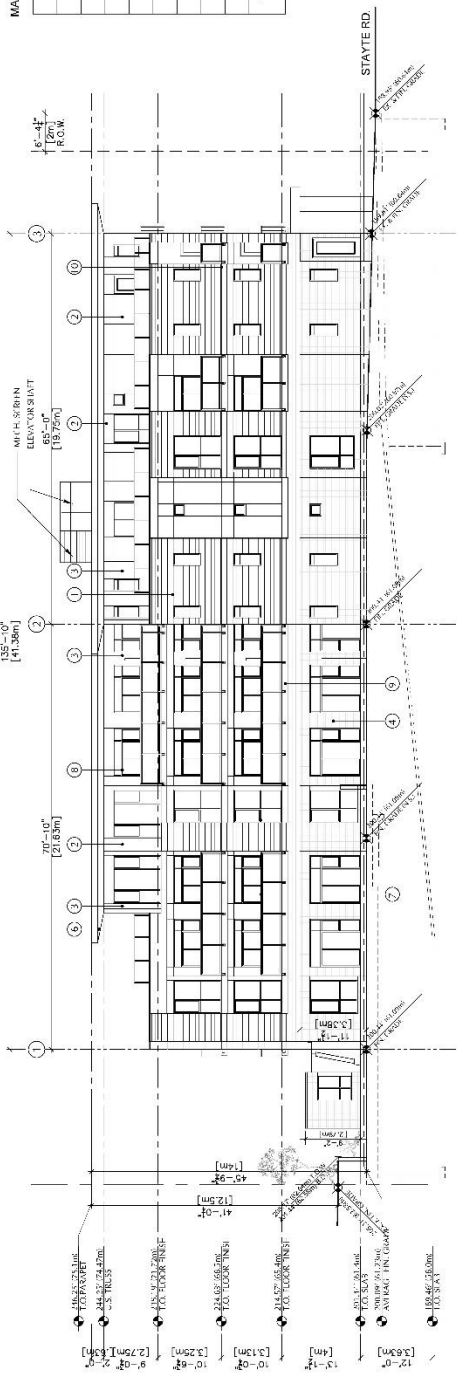
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020

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



WEST ELEVATION



SOUTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCI BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

Proposed Residential Development
 1453 STATE ROAD, WHITE ROCK, B.C.
 VANHOME PROPERTIES INC.
 ATELIER PACIFIC ARCHITECTURE INC.
 FEBRUARY 19, 2020

DP 3.2
 ELEVATIONS
 SCALE: 1/8" = 1'-0"

