

**THE CORPORATION OF THE  
CITY OF WHITE ROCK**



**DEVELOPMENT PERMIT NO. 423**

1. This Development Permit No. 423 is issued to 1120578 B.C LTD as the 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 B Section 11 Township 1 New Westminster District Plan 84401  
(1453 Stayte Road)

PID: 015-689-573

As indicated on Schedule A

2. This Development Permit No. 423 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, and 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 "Chapter 1 as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended that relate to the "Multifamily 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-62 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Atelier Pacific Architecture Inc. and van der Zalm + associates Inc. 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. Terms and Conditions:

- 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 \$440,000.00 (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:

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Mayor  
Authorized Signatory

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Director of Corporate Administration  
Authorized Signatory





# Schedule C – Elevations

11 ASPHALT SHINGLES  
[COLOR: MEDIUM GREY]

7 WINDOW, DOOR FRAME/  
RAILING FRAME [COLOR: BLACK]

8 GLAZING PANEL (TRANSPARENT)

10 CEMENTITIOUS SOFFITS  
[WOODTONE - FINELINE PANELING  
COLOR: TEAK/HONEY BROWN  
OR EQUIVALENT]

5 CEMENTITIOUS LAP SIDING  
[WOODTONE - COLOR: STORMY DAY  
OR EQUIVALENT]

9 WOOD ROOF PATIO DOOR  
[COLOR: WHITE]

1 CEMENTITIOUS LAP SIDING  
[WOODTONE - KISTIC SUMMER WIND  
OR EQUIVALENT]

6 GARAGE/ ENTRY DOOR  
[COLOR: DARK GREY]

2 CEMENTITIOUS SHIP LAP SIDING  
[WOODTONE - COLOR: BARELY THERE]  
OR EQUIVALENT]

3 CEMENTITIOUS SHIP LAP SIDING  
[WOODTONE - COLOR: ASPE SILVER]  
OR EQUIVALENT]

4 CEMENTITIOUS PANEL BOARD/  
COLUMN/ ROOF FASCIA/ WINDOW TRIM  
[BENJAMIN MOORE COLOR: ONYX]  
OR EQUIVALENT]

## Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B. C.

VAHNOE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2023



## DP 5.0

MATERIAL BOARD



1 [DP5.1] 100'-11"0" BLOCK 1 - WEST ELEVATION



3 [DP5.1] 100'-11"0" BLOCK 1 - SOUTH ELEVATION

**MATERIAL LEGEND: (COLOR SCHEME-1)**

- 1 CEMENTITIOUS LAP SIDING (WOODTONE: POLYIC SUMMER WOODS) OR EQUIVALENT
- 2 CEMENTITIOUS SHIP-LAP SIDING (WOODTONE: COLOR BAKED TREK) OR EQUIVALENT
- 3 CEMENTITIOUS SHIP-LAP SIDING (WOODTONE: COLOR ASHD SILVER) OR EQUIVALENT
- 4 CEMENTITIOUS PANEL BOARD (WOODTONE: FINISH PANELING: CROWN COLUMN/ ROOF FACIA/WINDOW TRIM (WOODTONE: FINISH: COLOR: DAWN))
- 5 CEMENTITIOUS LAP SIDING (WOODTONE: COLOR: STORM DAVE) OR EQUIVALENT
- 6 GRABED DOOR/ ENTRY DOOR (COLOR: DARK GREY)
- 7 WINDOW DOOR FRAME/ RAILING FRAME (COLOR: BLACK)
- 8 GLAZING PANEL TRANSPARENT
- 9 WOOD ROOF PAINT DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS SORTERS (WOODTONE: FINISH PANELING: CROWN (COLOR: FINISH: SIDING) OR EQUIVALENT)
- 11 ASPHALT SHINGLES (COLOR: GREY)



2 [DP5.1] 100'-11"0" BLOCK 1 - EAST ELEVATION



4 [DP5.1] 100'-11"0" BLOCK 1 - NORTH ELEVATION

**Proposed Residential Development**

1453 STAYTE ROAD, WHITE ROCK, B.C.

YANHOVE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 15, 2022



**DP 5.1**  
COLOUR ELEVATION  
& MATERIAL LEGEND  
COLOUR SCHEME -1

**1** [3] BLOCK 4 - SOUTH ELEVATION  
1/8" = 1'-0"

**2** [3] BLOCK 4 - WEST ELEVATION  
1/8" = 1'-0"

**3** [3] BLOCK 4 - EAST ELEVATION  
1/8" = 1'-0"

**4** [3] BLOCK 4 - NORTH ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND: (COLOR SCHEME-2)**

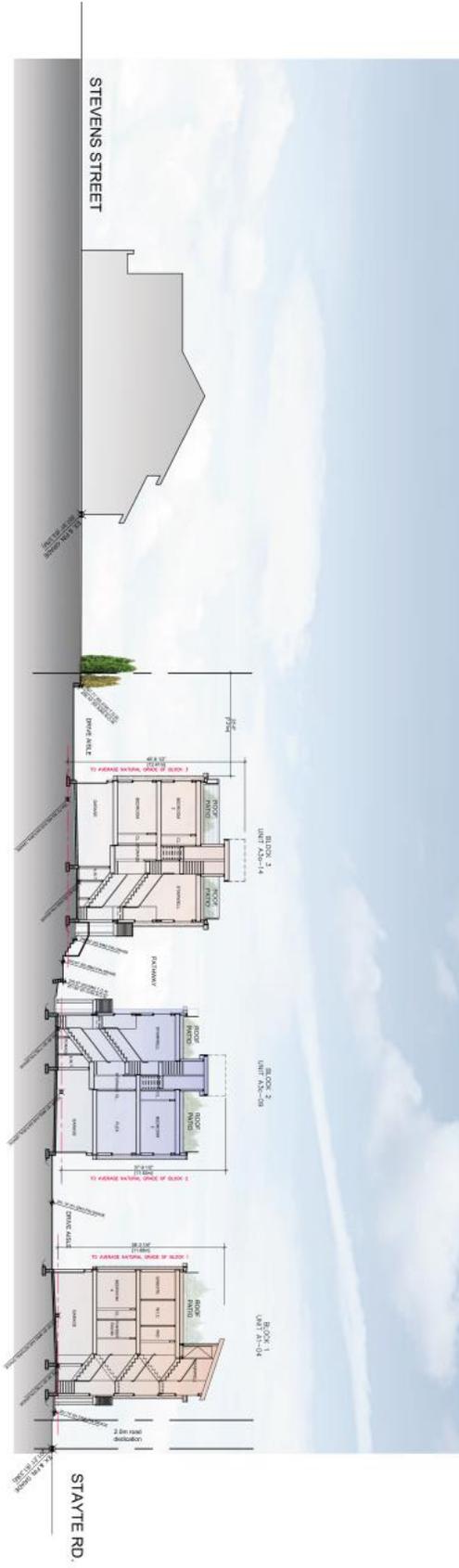
- 1** CEMENTITIOUS LAP SIDING (WOODSTONE, MISTIC SUMMER (WLGST) OR EQUIVALENT)
- 2** CEMENTITIOUS SHIP-LAP SIDING (WOODSTONE, MISTIC SUMMER (WLGST) OR EQUIVALENT)
- 3** CEMENTITIOUS SHIP-LAP SIDING (WOODSTONE, MISTIC SUMMER (WLGST) OR EQUIVALENT)
- 4** CEMENTITIOUS PANEL BOARD (WOODSTONE, MISTIC SUMMER (WLGST) OR EQUIVALENT)
- 5** CEMENTITIOUS LAP SIDING (WOODSTONE, MISTIC SUMMER (WLGST) OR EQUIVALENT)
- 6** GARAGE DOOR/ ENTRY DOOR (COLOR: DARK GREY)
- 7** WINDOW DOOR FRAME/ RAILING FRAME (COLOR: BLACK)
- 8** GLASSING PANEL (TRANSPARENT)
- 9** WOODS ROOF PATIO DOOR (COLOR: WHITE)
- 10** CEMENTITIOUS SIDING (WOODSTONE, FIRELINE SANDLING, COLOR: TEXAS HONEY BROWN OR EQUIVALENT)
- 11** ASPHALT SHINGLES (COLOR: MEDIUM GREY) OR EQUIVALENT

**DP 5.2**  
COLOUR ELEVATION  
& MATERIAL LEGEND  
COLOUR SCHEME-2



**Proposed Residential Development**  
1453 STAYTE ROAD, WHITE ROCK, B.C.  
VANHOVE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
MARCH 15, 2022

1 SITE SECTION  
1150





1 | 10/23/21 | 11/26 | PROPOSED STATE ROAD STREETSCAPE



2 | 10/23/21 | 11/26 | PROPOSED STATE ROAD STREETSCAPE

**Proposed Residential Development**

1453 STATE ROAD, WHITE ROCK, B. C.

VANPOLE ARCHITECTS INC.  
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 15, 2022



**DP 5.5**  
STREETSCAPE  
SITE SECTION

# Schedule D – Renderings



PREPARED BY:  atelier **pacific** architecture inc.

## DEVELOPMENT PERMIT RE-SUBMISSION

Date: March 16, 2022

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

DP 0.0a

COVER PAGE





VDZ Permit # DP2018-20

Project: 1453 Stayte Road  
 Location: 1453 Stayte Road  
 White Rock, B.C.

Client: PC  
 Consultant: TM  
 Approved: Original Elected  
 Scale: N=1:5

REVISIONS TABLE FOR DRAWING

No.	By	Description	Date
1	TM	Issue for RFP	2020.06.15
2	TM	Issue for RFP	2020.06.15
3	TM	Issue for RFP	2020.06.15
4	TM	Issue for RFP	2020.06.15
5	TM	Issue for RFP	2020.06.15
6	TM	Issue for RFP	2020.06.15
7	TM	Issue for RFP	2020.06.15
8	TM	Issue for RFP	2020.06.15
9	TM	Issue for RFP	2020.06.15
10	TM	Issue for RFP	2020.06.15



Street Frontage - Acer Frezarii  
 Central Inland Hwy - Chamaecyparis Nubigena  
 North Inland Hwy - Picea sitchensis 'Daneb'

Shade Exposure Yards - Block 1 and 3 - East yards on block 4 and northern yards

Sun Exposure Yards - Block 2 and western yards

Amenity Area + Green Buffer

PLANT SCHEDULE

Symbol	Plant Name	Quantity	Notes
1	Platanus occidentalis	1	Plant in shade exposure yards
2	Quercus agrifolia	1	Plant in sun exposure yards
3	Prunella virginiana	1	Plant in amenity area
4	Hydrangea macrophylla	1	Plant in amenity area
5	Philadelphus coronarius	1	Plant in amenity area
6	Sparganium angustifolium	1	Plant in amenity area
7	Stachys recta	1	Plant in amenity area
8	Thalictrum aquilegifolium	1	Plant in amenity area
9	Thymus praecox	1	Plant in amenity area
10	Stachys recta	1	Plant in amenity area
11	Stachys recta	1	Plant in amenity area
12	Stachys recta	1	Plant in amenity area
13	Stachys recta	1	Plant in amenity area
14	Stachys recta	1	Plant in amenity area
15	Stachys recta	1	Plant in amenity area
16	Stachys recta	1	Plant in amenity area
17	Stachys recta	1	Plant in amenity area
18	Stachys recta	1	Plant in amenity area
19	Stachys recta	1	Plant in amenity area
20	Stachys recta	1	Plant in amenity area

Platanus occidentalis

Prunella virginiana

Hydrangea macrophylla

Philadelphus coronarius

Sparganium angustifolium

Stachys recta

Thalictrum aquilegifolium

Thymus praecox

Stachys recta

Notes:  
 1. See Landscape Schedule for typical yield and depth design which go above and beyond Canadian Landscape Standard requirements.



VDZ Permit # DP2018-20

Project: 1453 Stayte Road  
 Location: 1453 Stayte Road  
 White Rock, B.C.

Client: PC  
 Consultant: TM  
 Approved: Original Elected  
 Scale: N=1:5

REVISIONS TABLE FOR SHEET

1453 Stayte Road

1453 Stayte Road  
 White Rock, B.C.

Client: PC  
 Consultant: TM  
 Approved: Original Elected  
 Scale: N=1:5

REVISIONS TABLE FOR DRAWING





**VDZ+A**  
 VERTICAL DESIGN ARCHITECTURE  
 1453 Stayte Road, White Rock, B.C.  
 TEL: 604.883.0777 FAX: 604.883.0824  
 www.vdz-a.com

Drawing # **LS-02**  
 VZD Project # **DP2018-20**  
**SECTIONS**  
 Drawing Title

No.	Rev.	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 1453 Stayte Road			
Location: 1453 Stayte Road, White Rock, B.C.			
Drawn:	MT	ET	
Checked:	TM		
Approved:	VZD		
Scale:	AS SHOWN		
Sheet:	Original Sheet Size: 34" x 46"		
<small>VDZ+A ARCHITECTURE INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE ENCOURAGE ALL QUALIFIED INDIVIDUALS TO APPLY. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, ETHNICITY, GENDER, RELIGION, SEXUAL ORIENTATION, AGE, OR ANCESTRY.</small>			

No.	Rev.	Description	Date
REVISIONS TABLE FOR CHAIRROOM			
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100	MT	Issues to VZD/A	2018-03-22



**VDZ+A**  
ARCHITECTURAL DESIGN CONSULTANTS  
1453 Stayte Road, Suite 100  
White Rock, B.C. V4B 4S4  
Tel: 604.673.1137 Fax: 604.673.1138

Drawing # **LD-01**  
Project # **DP2018-20**  
Drawing Title **DETAILS**

No.	Rev.	Description	Date
1	LD	Issue for tender	2018-04-27
2	LD	Issue for RFP	2018-05-15
3	LD	Issue for RFP	2018-05-15
4	LD	Issue for RFP	2018-05-15
5	LD	Issue for RFP	2018-05-15
6	LD	Issue for RFP	2018-05-15
7	LD	Issue for RFP	2018-05-15
8	LD	Issue for RFP	2018-05-15
9	LD	Issue for RFP	2018-05-15
10	LD	Issue for RFP	2018-05-15

**REVISIONS TABLE FOR DRAWINGS**

Project: **1453 Stayte Road**  
Location: **1453 Stayte Road, White Rock, B.C.**

Drawn: **MT**  
Checked: **TM**  
Approved: **AS**  
Scale: **AS SHOWN**

Original: **AS SHOWN**  
Date: **2018-04-27**

**SECTION ON GRAZE**

1. 100 bag chain pipe torx to daylight  
2. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
3. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
4. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
5. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
6. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
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**SECTION ON GRAZE**

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**SECTION ON GRAZE**

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6. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
7. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top

**CONTROL JOINT**

1. Sawcut control joint 1/4" depth of slab  
2. 125mm concrete slab  
3. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
4. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
5. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
6. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
7. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top

**EXPANSION/ISOLATION JOINT**

1. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
2. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
3. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
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6. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
7. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top

**COLD JOINT**

1. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
2. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
3. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
4. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
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**SECTION**

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7. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top

**NOTES:**

1. See Section 05100 for details.
2. All joints shall be sealed with a sealant approved by the manufacturer.
3. All components shall be installed in accordance with the manufacturer's instructions.
4. All components shall be installed in accordance with the manufacturer's instructions.
5. All joints shall be sealed with a sealant approved by the manufacturer.
6. All joints shall be sealed with a sealant approved by the manufacturer.
7. All joints shall be sealed with a sealant approved by the manufacturer.

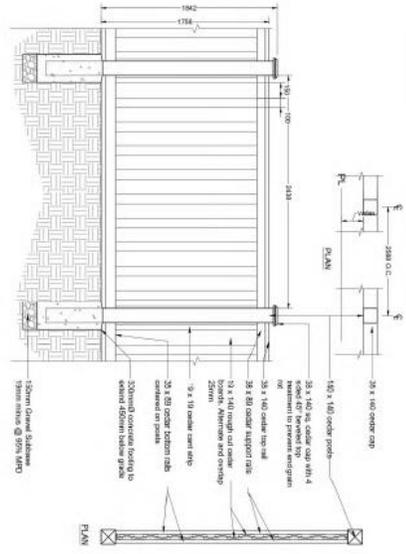
**SECTION**

1. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
2. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top  
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7. 100mm min. of 8% MFD compacted aggregate base course under concrete slab top

**NOTES:**

1. Concrete to provide expansion joints where concrete meets at vertical structures.
2. All components shall be installed in accordance with the manufacturer's instructions.
3. All components shall be installed in accordance with the manufacturer's instructions.
4. All components shall be installed in accordance with the manufacturer's instructions.
5. All components shall be installed in accordance with the manufacturer's instructions.
6. All components shall be installed in accordance with the manufacturer's instructions.
7. All components shall be installed in accordance with the manufacturer's instructions.





- Notes:
- Fence to be constructed in accordance with the Major Civil Design Guidelines part 3.12.
  - Fence all materials exposed to weather are to be galvanized or powder coated.

1 PRIVACY FENCE  
Scale: 1:20

**VDZ+A**  
 VANDER ZEE DESIGN ARCHITECTS  
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No.	Description	Date
1	Issued for PERMIT	02/02/2017
2	Issued for PERMIT	02/02/2017
3	Issued for PERMIT	02/02/2017
4	Issued for PERMIT	02/02/2017
5	Issued for PERMIT	02/02/2017
6	Issued for PERMIT	02/02/2017
7	Issued for PERMIT	02/02/2017
8	Issued for PERMIT	02/02/2017
9	Issued for PERMIT	02/02/2017
10	Issued for PERMIT	02/02/2017

REVISIONS TABLE FOR DIMENSIONS  
 (Indicate the drawing number, the dimension number, and the new dimension value.)

Project:  
 1453 State Road  
 Location:  
 1453 State Road  
 Windy Hills, FL, U.S.A.

Discipline	Author
Architect	VDZ+A
Structural	VDZ+A
MEP	VDZ+A
Site	VDZ+A
Other	VDZ+A