

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



DEVELOPMENT PERMIT NO. 430

1. This Development Permit No. 430 is issued to P & H Bains Enterprises Inc. 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 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP 3787
PID: 009-606-131
(14947 Buena Vista Avenue)

As indicated on Schedule A

2. This Development Permit No. 430 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 "Mature Neighbourhood 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 "RS-2 One Unit (Small Lot) Residential 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 Architectural (Design) Plans prepared by SU CASA Design (dated January 27, 2021) and the Landscape Plans prepared by Vanderberg Landscapes (dated September 15, 2020) attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

- | | |
|------------|--------------------------------------|
| Schedule B | Streetscape Elevations |
| Schedule C | Site Analysis & Driveway Plan |
| Schedule D | Lot 1 Site Plan & Elevation Drawings |
| Schedule E | Lot 2 Site Plan & Elevation Drawings |
| Schedule F | Landscape 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 submit an estimate for the cost of landscaping, along with securities in the amount of \$29,300.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
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.
10. In the event of any ambiguity or conflict between this permit and a City Bylaw, the terms of the City Bylaw will apply.

Authorizing Resolution passed by the Council for the City of White Rock on the ____ day of _____, 2021.

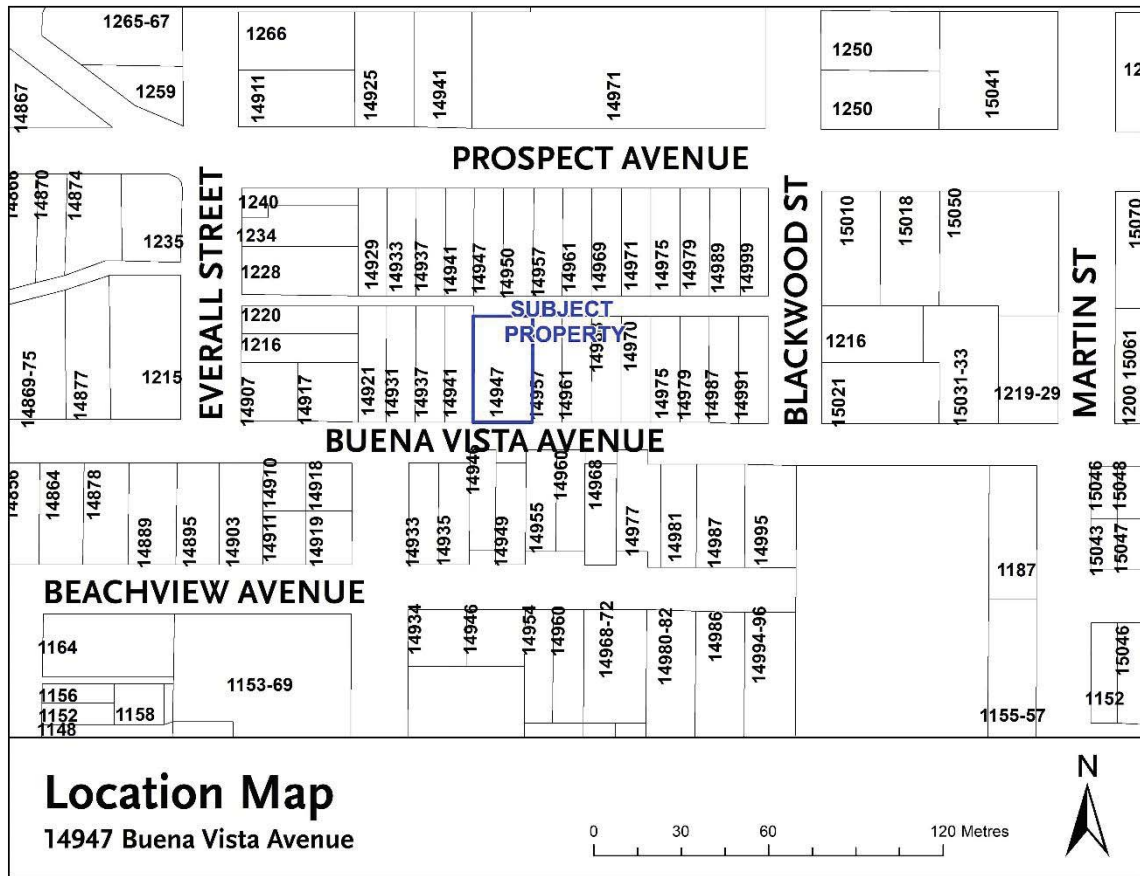
This development permit has been executed at White Rock, British Columbia on the ____ day of _____ 2021.

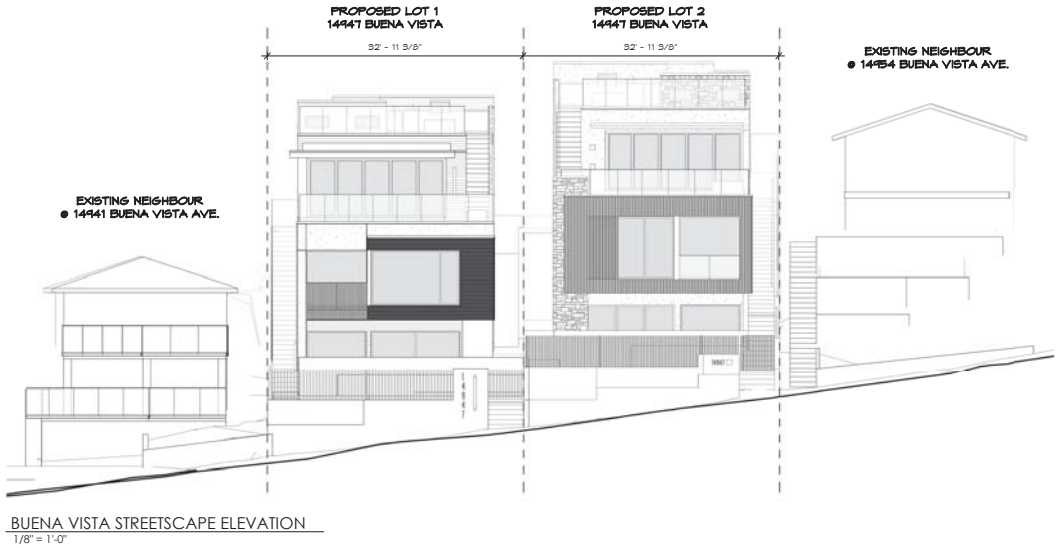
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor
Authorized Signatory

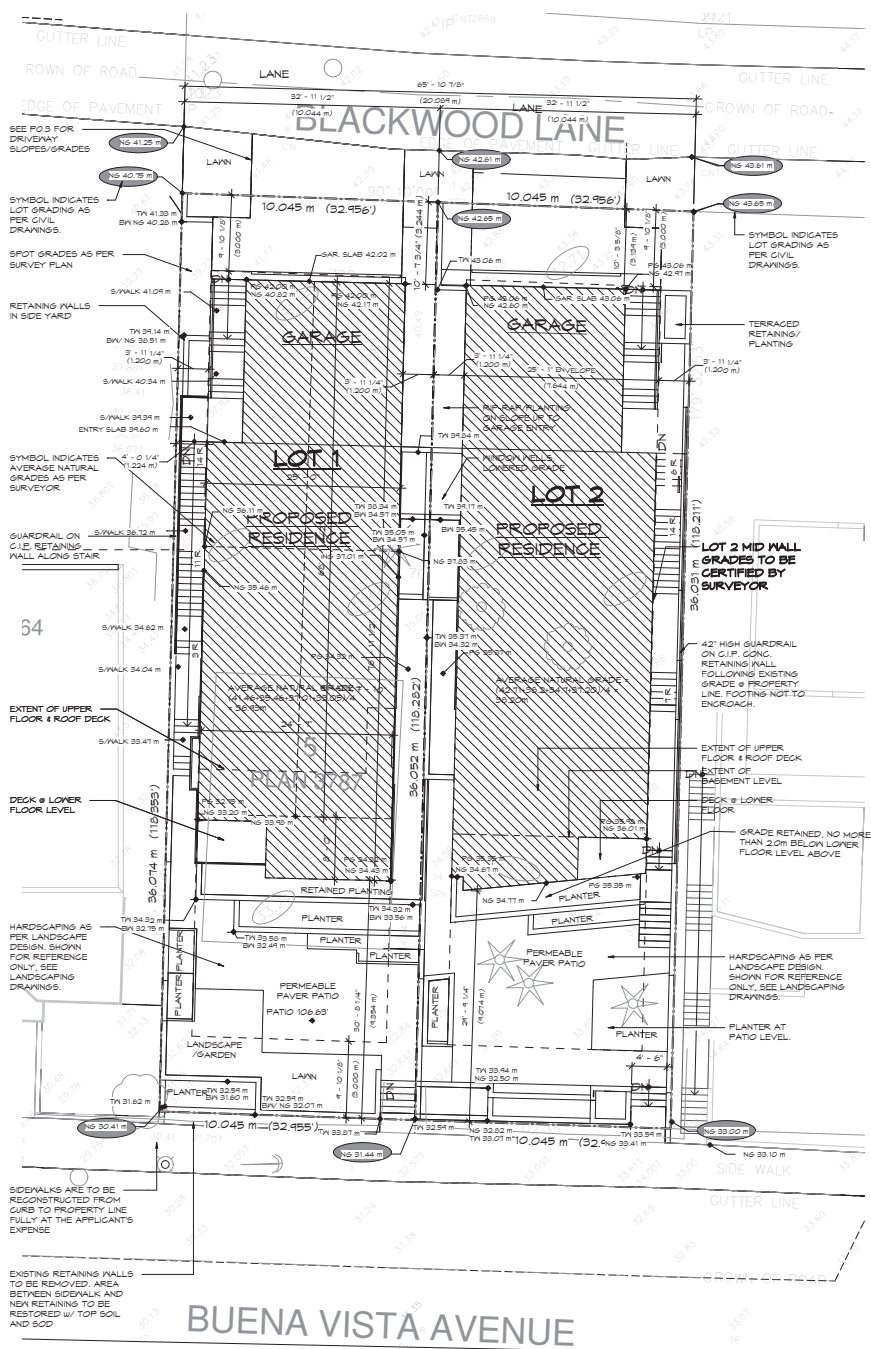
Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map





STREETSCAPE PERSPECTIVE



LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 1 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3846.06 SQ. FT. (362.23m²)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 991 SQ. FT.
LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2394.44/3991.06m² 60)
PROPOSED: 54.81% (2340 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
REAR 3.0M*
L. SIDE 1.2M
R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37
PROPOSED COMBINED YARD = 4.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 1.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO
THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF
SOUTH WALL)

PROPOSED HEIGHT: 1.716m EXCEPT AT MIDROOM/GARAGE
1.680m @ MIDROOM/GARAGE

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
N-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

T.O. BASE SLAB	1230 SF
BASEMENT AREA	1230 SF
T.O. LOWER FLOOR	
LOWER FLOOR AREA	1334 SF
BUNKER	143 SF
	1764 SF
T.O. UPPER FLS.	
UPPER FLOOR AREA	993 SF
GARAGE	442 SF
	1434 SF
T.O. ROOF DECK	
ROOF DECK	694 SF
	694 SF
TOTAL FLOOR AREA	5123 SF

LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3846.10 SQ. FT. (362.23m²)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.10% = 1820 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2335 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2399.01/3991.06m² 60)
PROPOSED: 54.86% (2330 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
REAR 3.0M*
L. SIDE 1.2M
R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37
PROPOSED COMBINED YARD = 4.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 1.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO
THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF
SOUTH WALL)

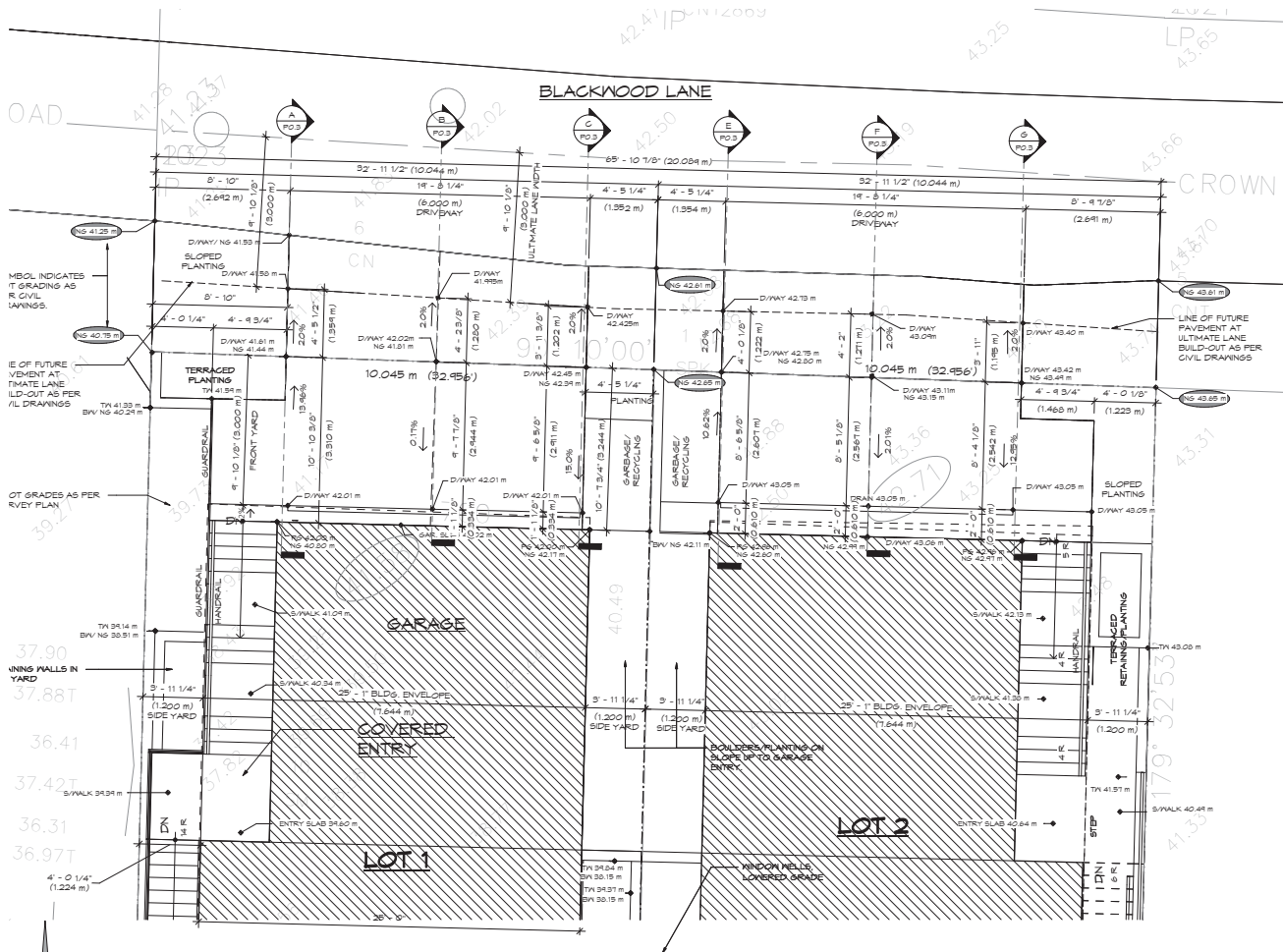
PROPOSED HEIGHT: 1.680m

CLIMATIC DATA:

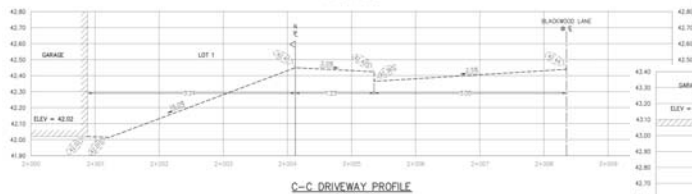
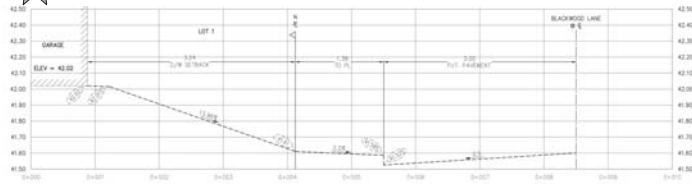
CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
N-FLOOR RADIANT HEATING

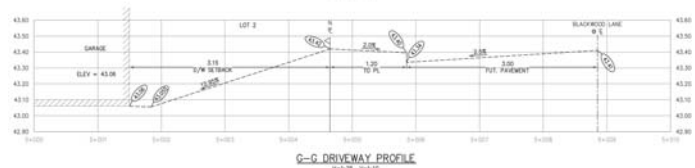
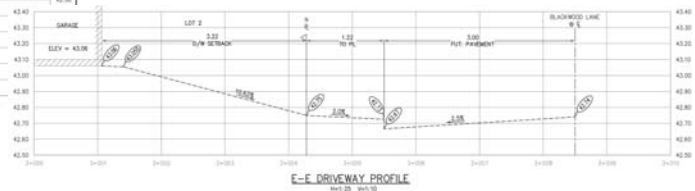
VENTILATION MEETS B.C.B.C. 9.32 & 9.36



SITE PLAN - ENLARGED @ LANE
1/4" = 1'-0"



LOT 1 DRIVEWAY PROFILES AS PER CIVIL ENGINEER.
SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.



LOT 2 DRIVEWAY PROFILES AS PER CIVIL ENGINEER.
SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.

LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE,
WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 1 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 38491.06 SQ. FT. (362.23mi2)
LOT COVERAGE: 50% = 19245.52 SQ. FT.
PERMITTED: 46.52% = 18140.00 SQ. FT.
PROPOSED:

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 4811 SQ. FT.
LOWER FLOOR AREA: 19328 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2304.44/38491.06 = 60)
PROPOSED: 54.91% (2340 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT 3.0M*
REAR 3.0M*
L. SIDE 1.2M
R. SIDE 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37
PROPOSED COMBINED YARD = 4.354m+3.00m = 7.354m

MAXIMUM HEIGHT: 7.7M ± 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45° TO THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.215m EXCEPT AT MIDROOM/GARAGE.
7.840m @ MIDROOM/GARAGE.

CLIMATIC DATA:

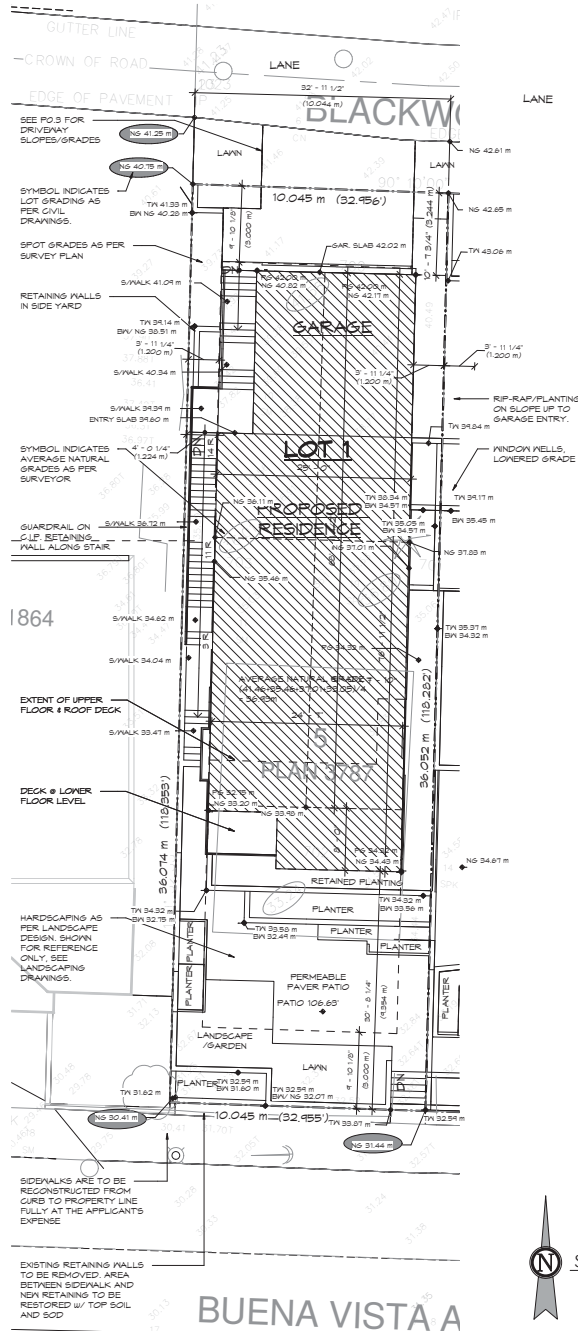
CLIMATE ZONE 4: PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
N-FLOOR RADIANT HEATING

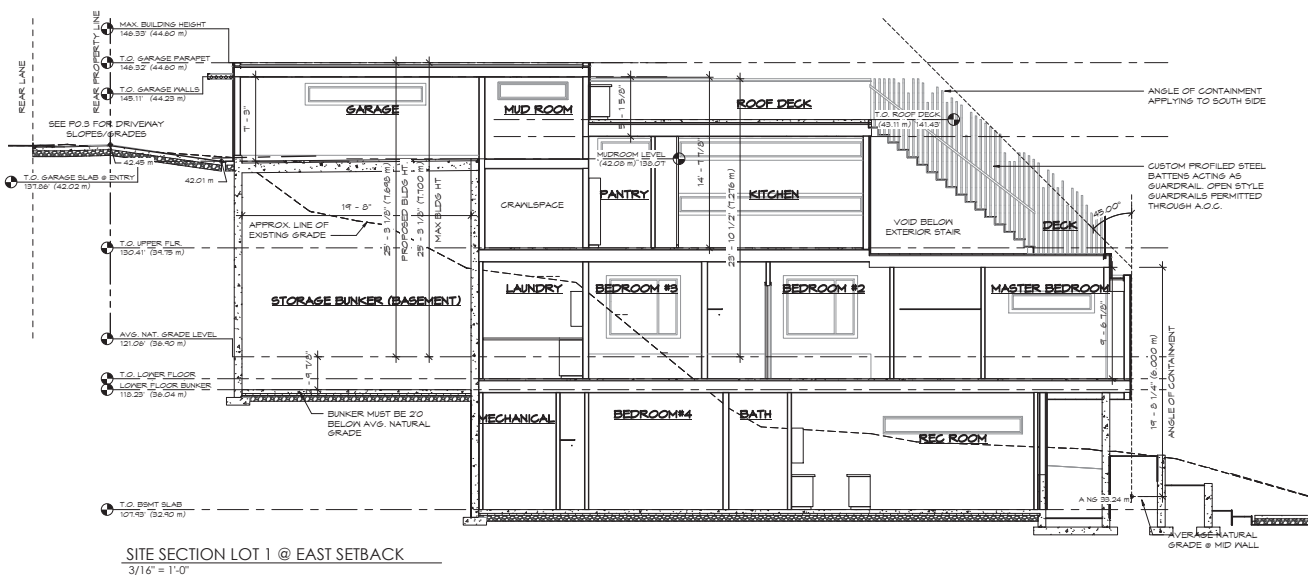
VENTILATION MEETS B.C.B.C. 4.32 & 4.36

GEODETIC HEIGHTS

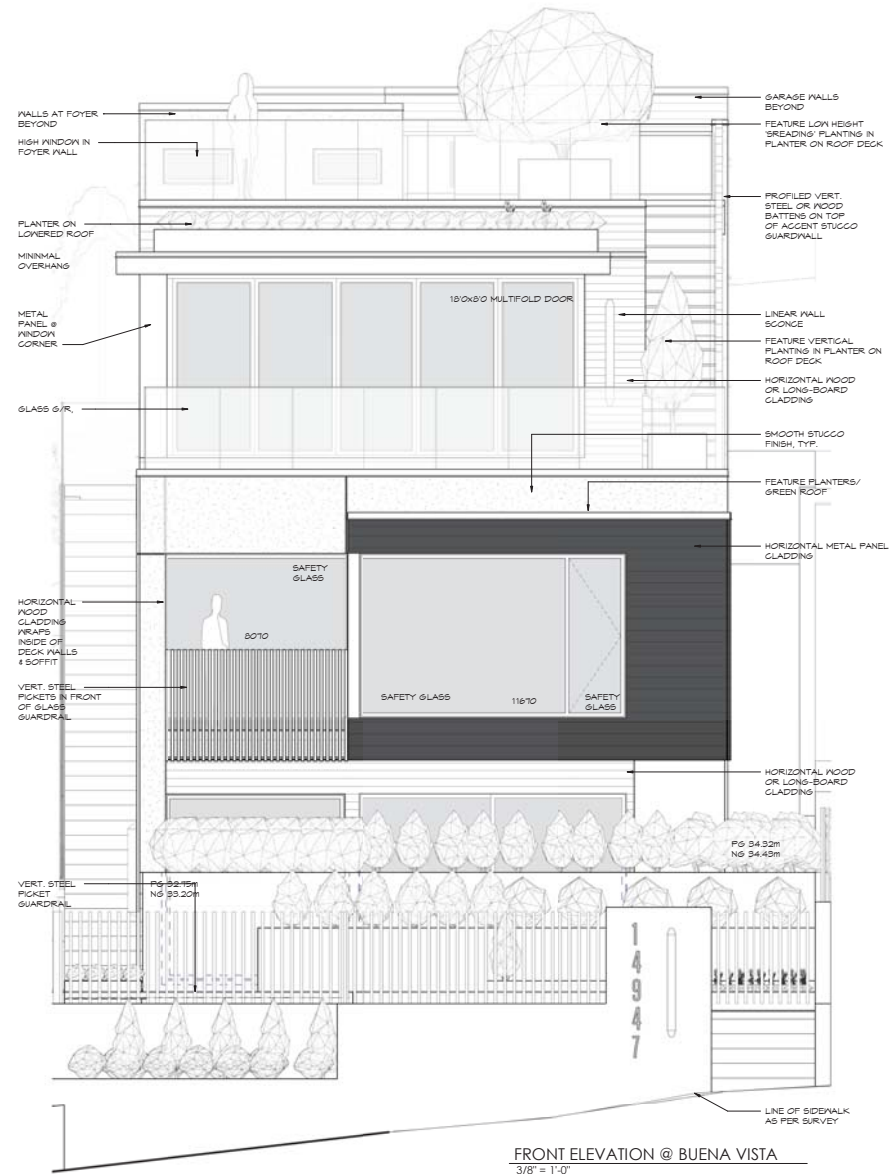
MAX. BUILDING HEIGHT	146.33'
T.O. GARAGE PARAPET	146.32'
T.O. GARAGE WALLS	145.11'
T.O. ROOF DECK	141.43'
U/F CLNG	134.47'
MIDROOM LEVEL	135.07'
T.O. GARAGE SLAB @ ENTRY	131.59'
T.O. UPPER FLR.	130.41'
T.O. L/F WALLS	124.24'
AVG. NAT. GRADE LEVEL	121.06'
T.O. LOWER FLOOR	119.17'
LOWER FLOOR BUNKER	118.23'
LOT 2 BSMT SLAB	101.93'
LOT 1 M.B.E.	103.35'

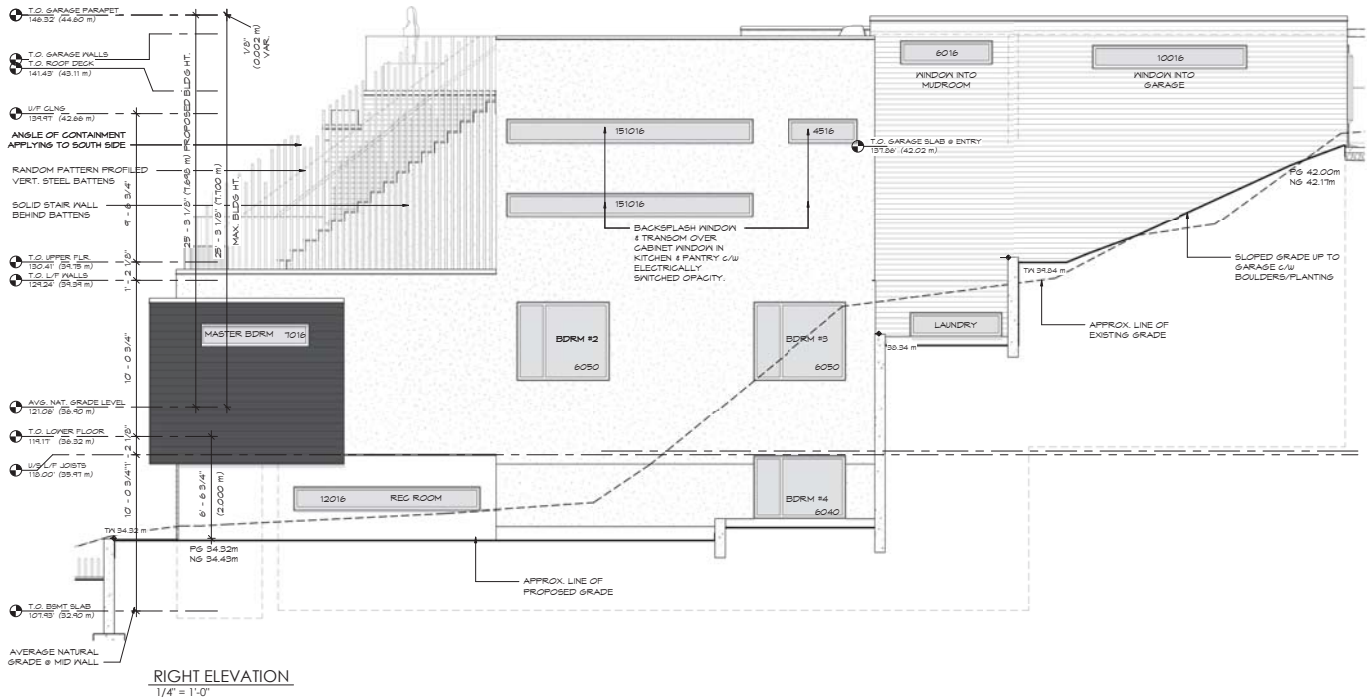


SITE PLAN - LOT 1
1/8" = 1'-0"



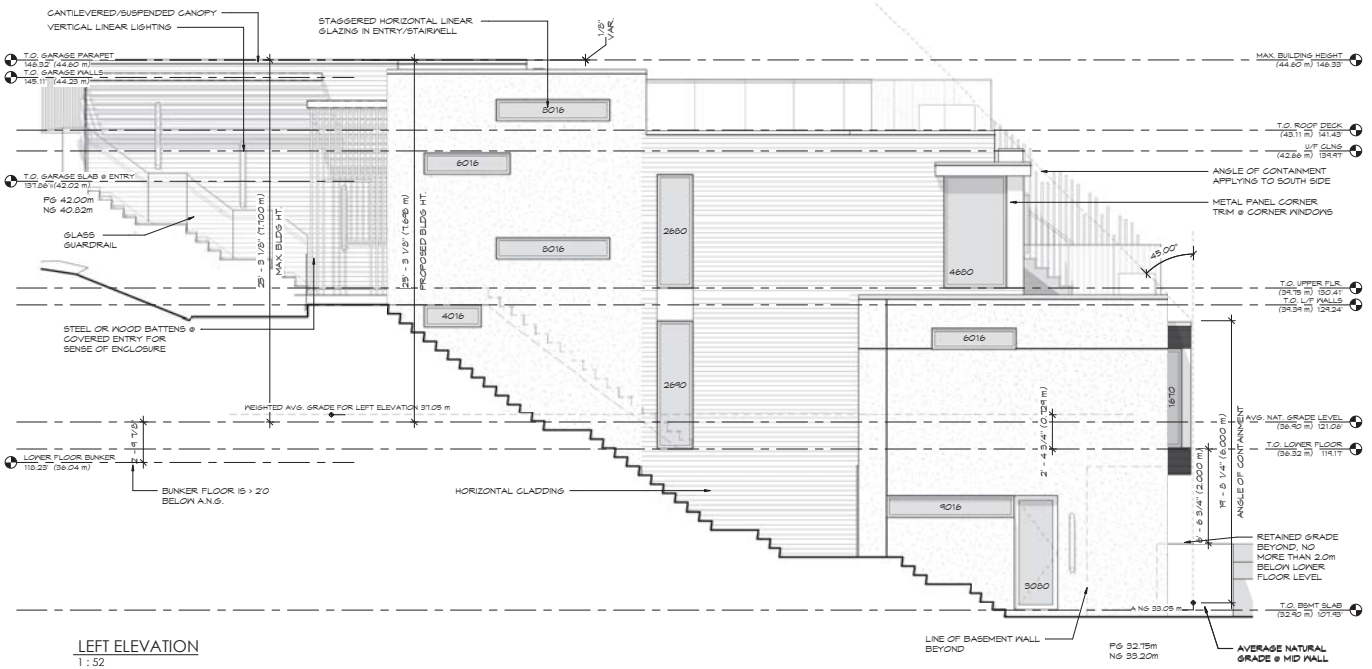
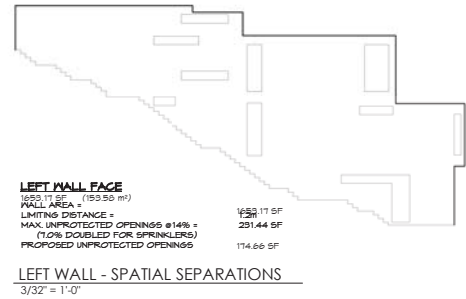
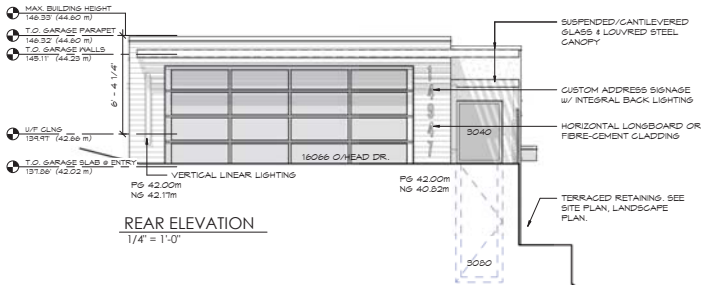
SITE SECTION LOT 1 @ EAST SETBACK
3/16" = 1'-0"





WALL AREA = 1916 24 SF
 LIMITING DISTANCE = 12.0 m
 MAX UNPROTECTED OPENINGS @ 14.0% = 223.41 SF
 (7% DOUBLED FOR SPRINKLERS)
 PROPOSED UNPROTECTED OPENINGS = 182.88 SF

RIGHT WALL - SPATIAL SEPARATIONS
 3/32" = 1'-0"



LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14941 BUENA VISTA AVE.
WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3846.16 SQ. FT. (362.23m²)

LOT COVERAGE: 50% = 1923.08 SQ. FT.
PERMITTED: 50% = 1923.08 SQ. FT.
PROPOSED: 46.52% = 1814.02 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1337 SQ. FT.
TOTAL AREA: 2337 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2337.07/3899.06) = 60%
PROPOSED: 54.96% (2330 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT: 3.0M
REAR: 3.0M
L. SIDE: 1.2M
R. SIDE: 1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0M/39.57
PROPOSED COMBINED YARD = 4.35M+3.00M = 7.35M

MAXIMUM HEIGHT: 1.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0M ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 1.650M

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
IN FLOOR RADIANT HEAT

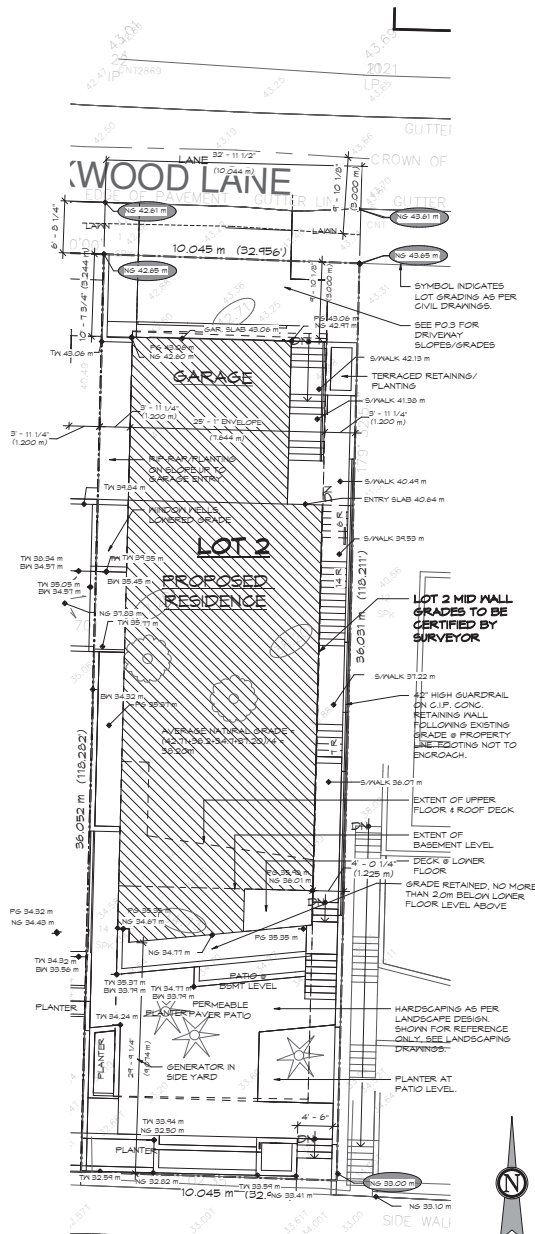
VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

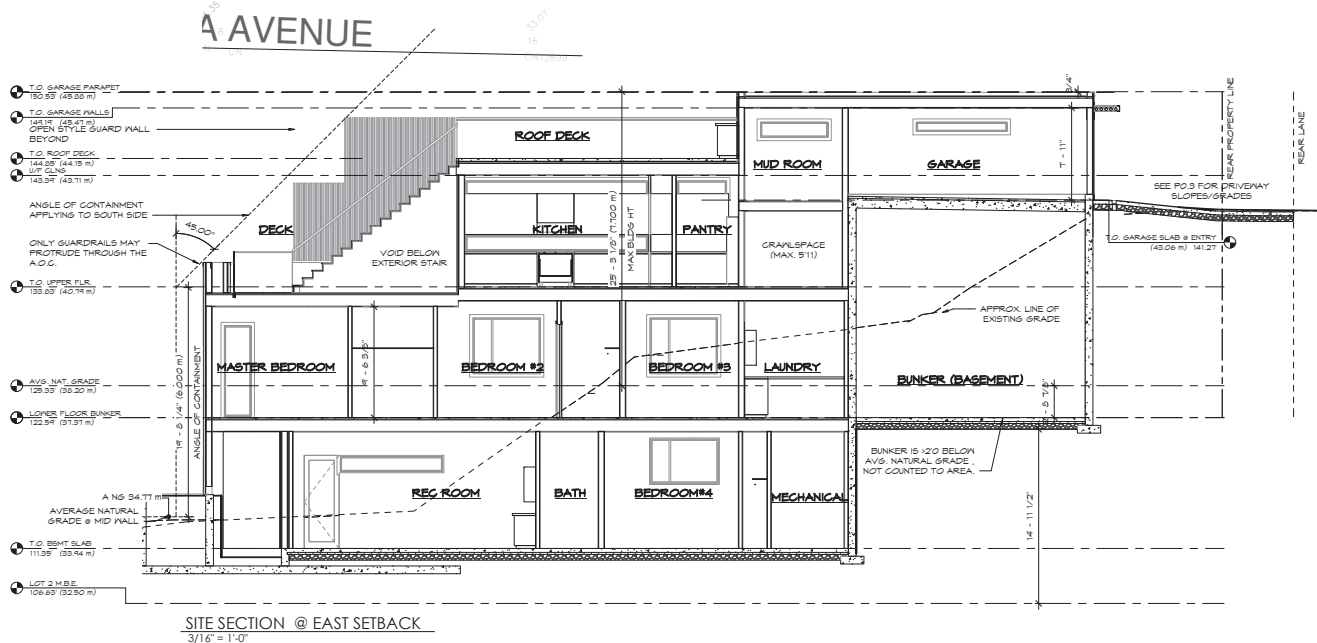
T.O. BSMT SLAB	1230 SF
BASEMENT AREA	1230 SF
T.O. LOWER FLOOR	1337 SF
LOWER FLOOR AREA	1337 SF
BUNKER	430 SF
T.O. UPPER FLOOR	1748 SF
UPPER FLOOR AREA	1000 SF
GARAGE	442 SF
ELEV.	23 SF
STAIRWELL	58 SF
T.O. ROOF DECK	1504 SF
ROOF DECK	1743 SF
TOTAL FLOOR AREA	5245 SF

GEODETIC HEIGHTS

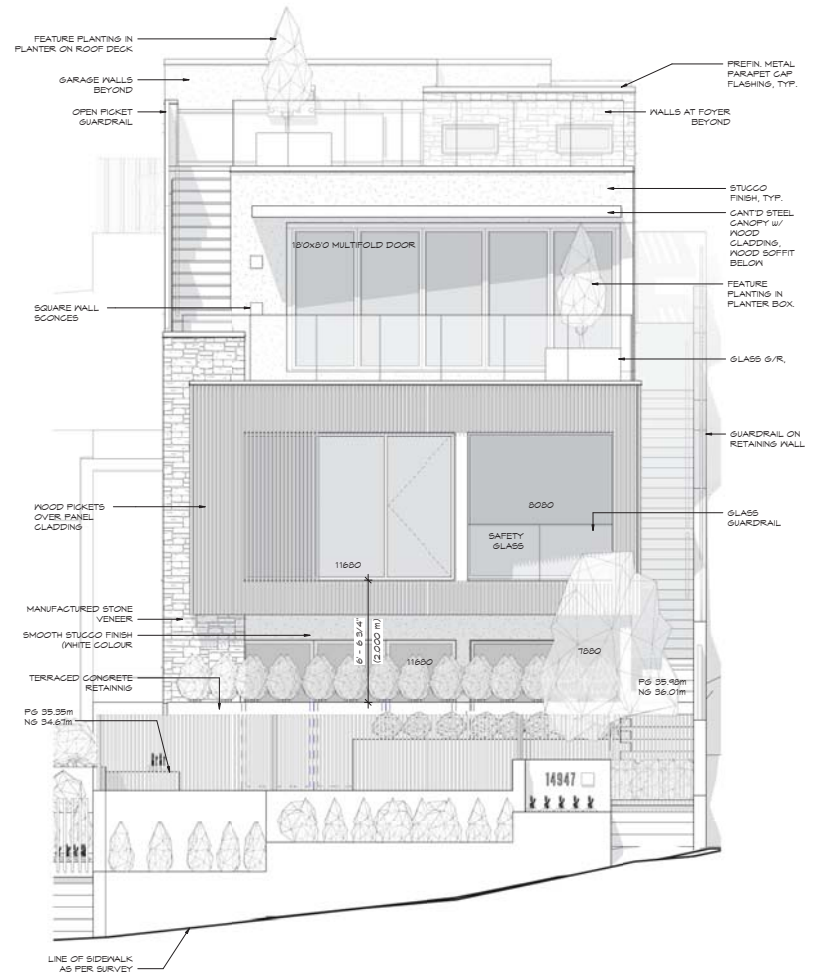
MAX. BUILDING HEIGHT	150.5'4"
T.O. GARAGE PARAPET	150.5'3"
T.O. GARAGE WALLS	148.1'6"
T.O. ROOF DECK	144.2'5"
LIFT CLING	143.3'6"
T.O. GARAGE SLAB @ ENTRY	141.2'
MUDROOM LEVEL	141.1'
T.O. UPPER FLR.	139.2'5"
T.O. L.F. WALLS	133.2'5"
AVG. NAT. GRADE	125.3'3"
T.O. LOWER FLOOR	122.5'4"
LOWER FLOOR BUNKER	122.5'4"
T.O. BSMT SLAB	111.3'5"
LOT 2 M.B.E.	106.6'5"



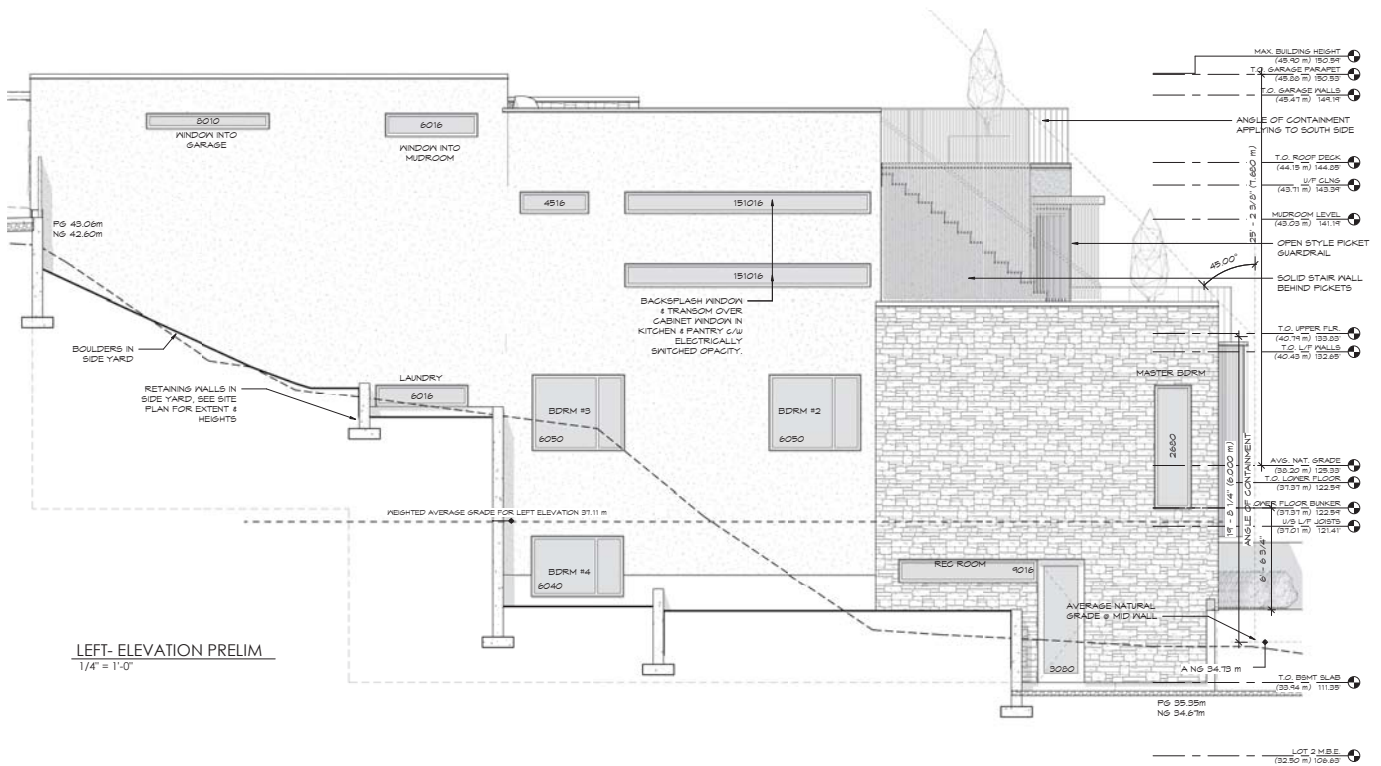
SITE PLAN - LOT 2
1/8" = 1'-0"



SITE SECTION @ EAST SETBACK
3/16" = 1'-0"

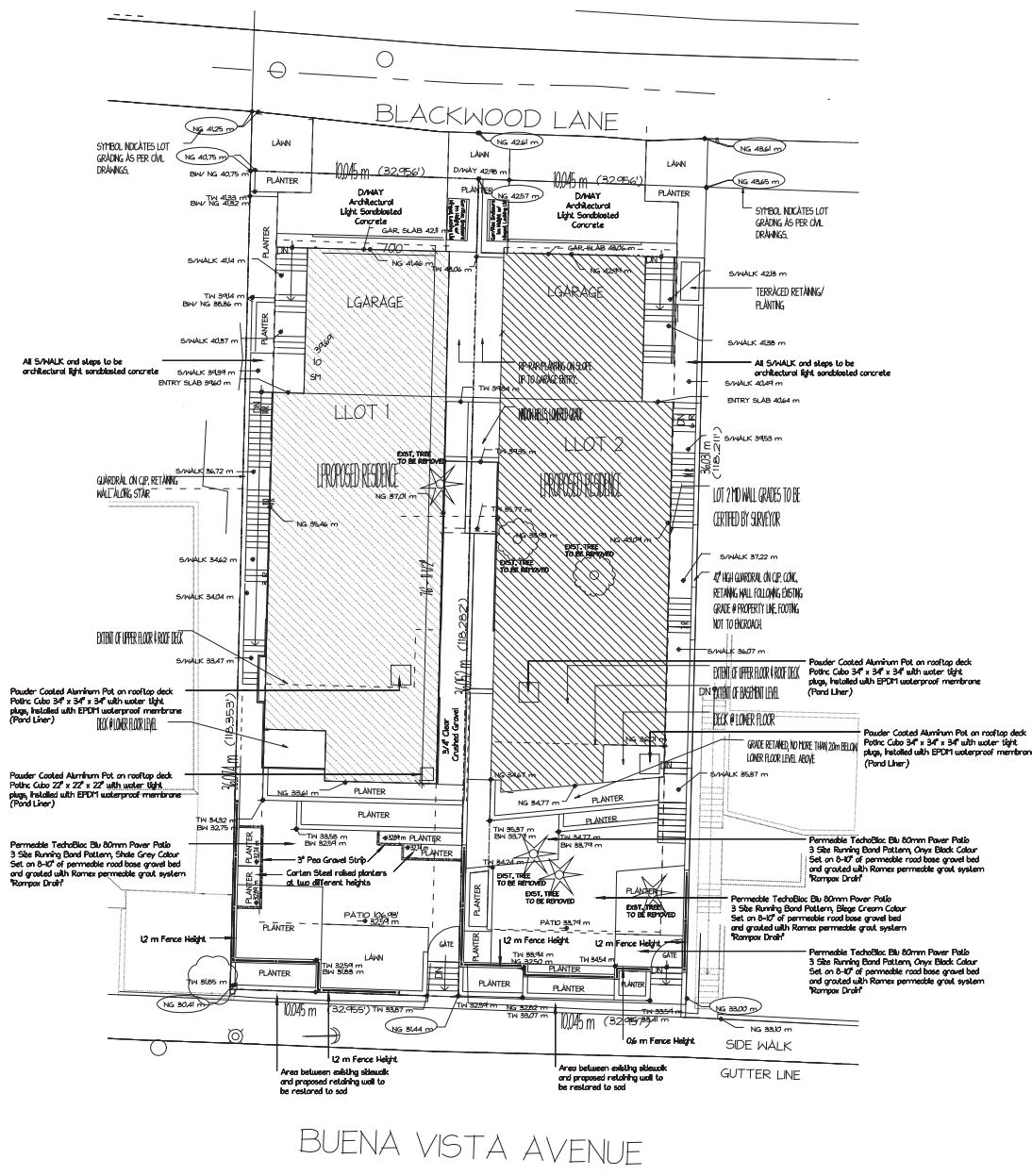


STREETSCAPE ELEVATION



LEFT WALL FACE
1646.44 SF (157.65 m²)
WALL AREA =
LIMITING DISTANCE = 1.50m
MAX UNPROTECTED OPENINGS @ 14.0% = 231.51 SF
(7% DOUBLED FOR SPRINKLERS)
PROPOSED UNPROTECTED OPENINGS = 235.42 SF

LEFT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"

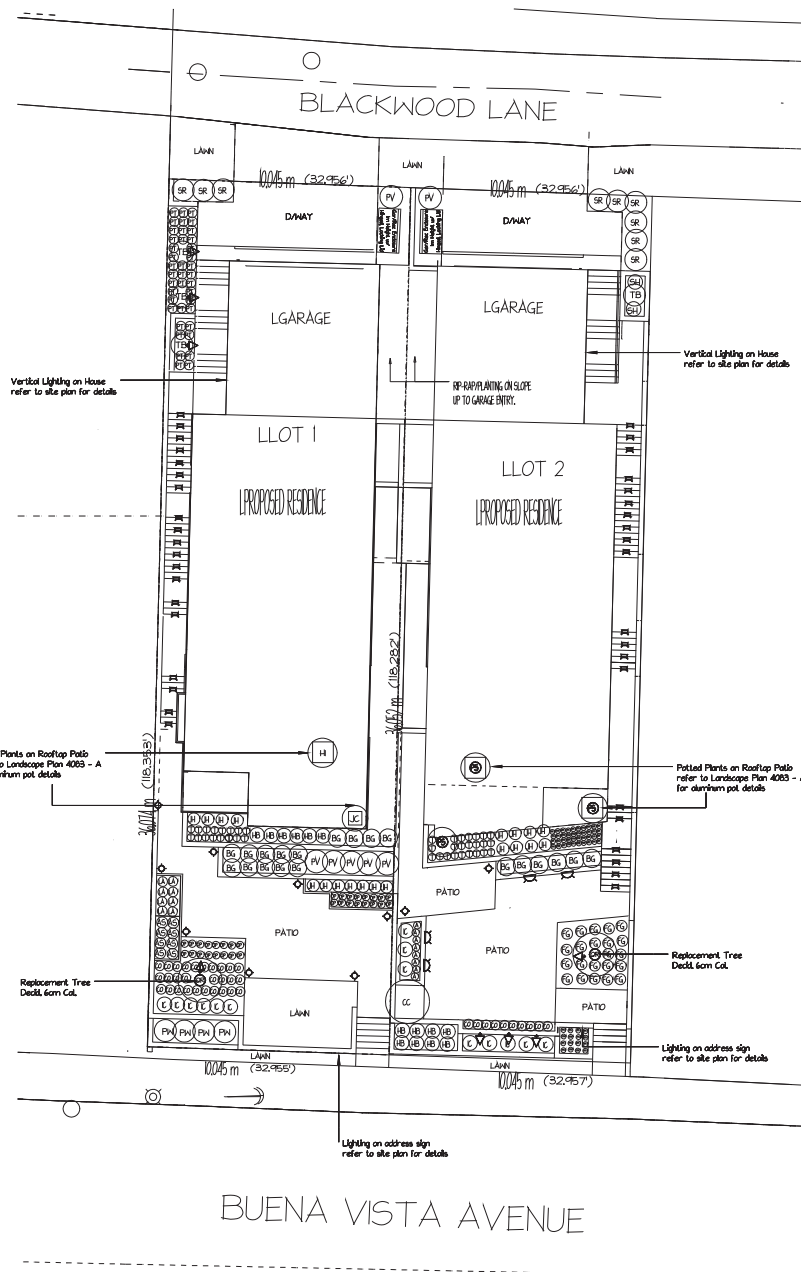


Note: Grades to be verified by contractor on site prior to construction. For further dimensions please refer to site plan. For planting and lighting details please refer to Landscape Plan 4063-B.

Subdivision of
14947 Buena Vista Ave
Lot 1 & 2

Landscape Plan

DRAWING NO: 4063-A	REVISION: 2
DRAWN BY: Trent Brown	CHECKED BY: Matt Vanderberg
DATE: Sep 15, 2020	
SCALE: 1/8" = 1'	VANDENBERG LANDSCAPES A Group of Savary



PLANTING LIST

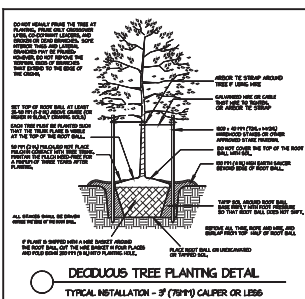
Symbol	Botanical Name	Common Name	Size	Qty.
ⓐ	Allium hollandum Purple Sensation	Purple Sensation Allium	1G	8
ⓑ	Artemisia schmidtiana Silvermound	Silvermound Artemisia	1G	8
Ⓒ	Buxus Green Gem	Green Gem Boxwood	2G	14
Ⓓ	Cotinus coccinea 'Aucou'	Golden Spirit Smoke Bush	5G	1
Ⓔ	Carex oshimensis EverSoft	EverSoft Sedge	1G	36
Ⓕ	Festuca glauca Taji Blue	Elgin Blue Fescue	1G	22
Ⓖ	Hebe baillifolia	Box Leaf Hebe	2G	14
Ⓗ	Hamamelis x intermedia 'All Gold'	All Gold Witch Hazel	10G	1
Ⓘ	Ilex crenata Sky Pencil	Sky Pencil Holly	3G	14
ⓓ	Juniperus chinensis 'Tortuosa'	Hollywood Juniper	5G	1
ⓕ	Juniperus horizontalis Golden Carpet	Golden Carpet Juniper	1G	15
ⓖ	Lythamochia aurea	Golden Creeping Jenny	1G	8
ⓗ	Ophiopogon japonicus Nana	Dwarf Mondo Grass	1G	56
ⓙ	Ophiopogon japonicus Nana	Black Mondo Grass	1G	32
ⓚ	Polystichum latissimifolium	Korean Rock Fern	1G	40
ⓓ	Panicum virgatum Northwind	Northwind Switch Grass	2G	7
ⓔ	Pittosporum tobira 'Intruder's Dream'	Japanese Pittosporum	1G	4
ⓖ	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	1G	2
ⓗ	Sarcococca nectarifolia	Fragrant Sweet Box	3G	4
ⓙ	Thymus praecox Purple Carpet	Purple Carpet Creeping Thyme	4"	34
ⓚ	Taxus canadensis Fastigiate Aurea	Golden Irish Yew	4"	4

TREES

ⓐ	Quercus rubra Kinshasa Spirit	Kinshasa Spirit Oak	6 cm Cal.	2
ⓑ	Pinus sylvestris TOPARY	Topary Scots Pine	4-5 ft.	3

LIGHTING LEGEND

- ⓐ - Kohler 15024277R, 2700K Low-voltage mini spot light, LED, set in concrete slab, Textured Architectural Bronze Color, UV.
- ⓑ - Kohler 15078427, 3000K Low-voltage mini spot light, LED, set in concrete slab, Textured Architectural Bronze Color, UV.
- Ⓒ - Kohler 16405633, 3000K All purpose recessed light, LED, set in power patios Stainless Steel, UV.
- Ⓓ - Kohler 1674842723, 3000K Accent spot light, LED, set in garden, Textured Black, UV.



Notes: Grades to be verified by contractor on site prior to construction. For further dimensions please refer to site plan. For proposed grades and paving details, please refer to Landscape Plan 4083 - A. All planting to be in accordance with the most recent edition of the Canadian Landscape Standard.

Subdivision of
14947 Buena Vista Ave
Lot 1 & 2

Landscape Plan

DRAWING NO:
4083-B

DRAWN BY:
Trent Brown

DATE:
Sep 15, 2020

REVISION:
2

CHECKED BY:
Matt Vandenberg

SCALE: 1/8" = 1'

VANDENBERG
LANDSCAPES
A change of scenery.