

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2435**



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 4, BLOCK 39B, PLAN NWP17402, PART E1/2, SECTION 11, TOWNSHIP 1,
NEW WESTMINSTER LAND DISTRICT
PID: 010-289-461

(15770 NORTH BLUFF RD)

LOT 3, PLAN NWP17402, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND
DISTRICT
PID: 004-519-043

(15758 NORTH BLUFF RD)

LOT 305, PLAN NWP35289, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER
LAND DISTRICT
PID: 007-144-563

(15748 NORTH BLUFF RD)

LOT 2 EXCEPT: PARCEL "K" (REFERENCE PLAN 30172); SECTION 11 TOWNSHIP
1 NEW WESTMINSTER DISTRICT PLAN 13659
PID: 009-848-096

(15738 NORTH BLUFF RD)

LOT 1, PLAN NWP13659, PART E1/2, SECTION 11, TOWNSHIP 1, NEW
WESTMINSTER LAND DISTRICT, EXCEPT PLAN PCL L REF 30172

PID: 009-848-053

(15728 NORTH BLUFF RD)

LOT 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18697
PID:010-427-384

(15724 NORTH BLUFF RD)

LOT 1 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18697
PID: 010-427-325

(15704 NORTH BLUFF RD)

as shown on Schedule “1” attached hereto, from the ‘RS-1 One Unit Residential Zone’ to the ‘CD-67 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-67 Comprehensive Development Zone’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.62 CD-67 Comprehensive Development Zone’.

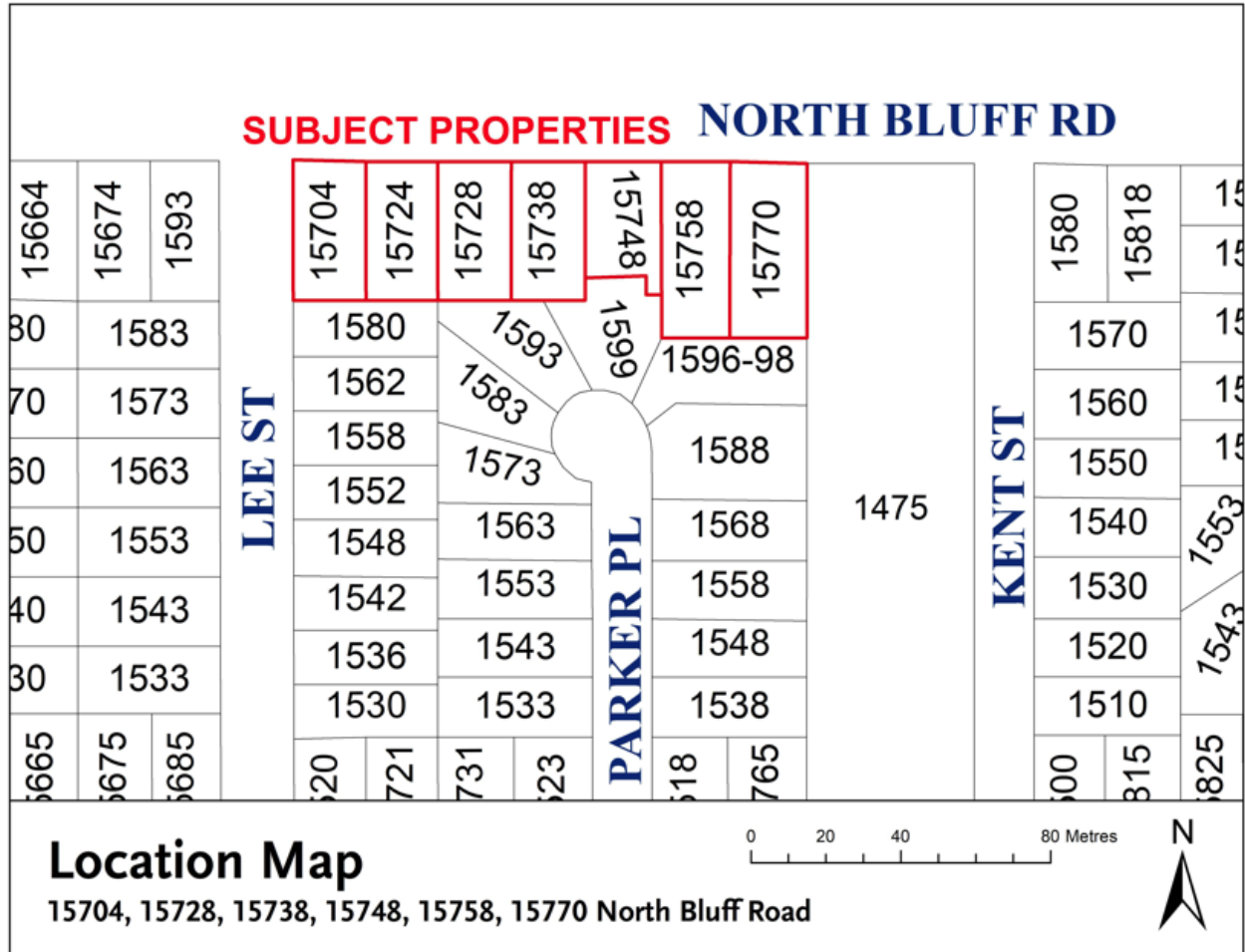
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435*”.

Public Information Meeting held this	9 th	day of September,	, 2020
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-67 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of multi residential development on a site of approximately 5,366.241 square metres.

1. Permitted Uses:
 - (a) *Townhouse* use
 - (b) *Apartment* 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 46%
3. Density:
 - (a) The maximum *gross floor area* shall not exceed 1.5 times the lot area.
 - (b) The maximum number of *dwelling units* must not exceed 87.
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	= 4.5 metres
(ii) Setback from rear (west) lot line	= 2.4 metres
(iii) Setback from interior side (north) lot line	= 2.0 metres
(iv) Setback from interior side (south) lot line	= 3.5 metres
 - (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (i) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Urban Arts Architecture dated June 17, 2022 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 one hundred and forty-eight (148) spaces shall be provided for the *multi-unit residential development*:
 - (a) Apartments: 1.2 per unit (54 units) 65
 - (b) Townhouses: 2.0 per unit (33 units) 66
 - (c) Visitors 0.3 per unit (54 units) 17
- (d) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and two (2) van accessible shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (e) A minimum of four (15) stalls must have electric charging capacity.
- (f) A minimum of four (15) 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 (89) Class I spaces shall be provided
- (b) A minimum of four (24) 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

SEAL:

NOTES:
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Urban Design Architecture
Contributor/Owner

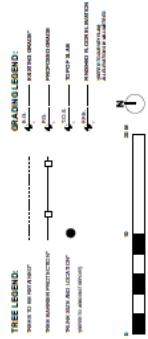
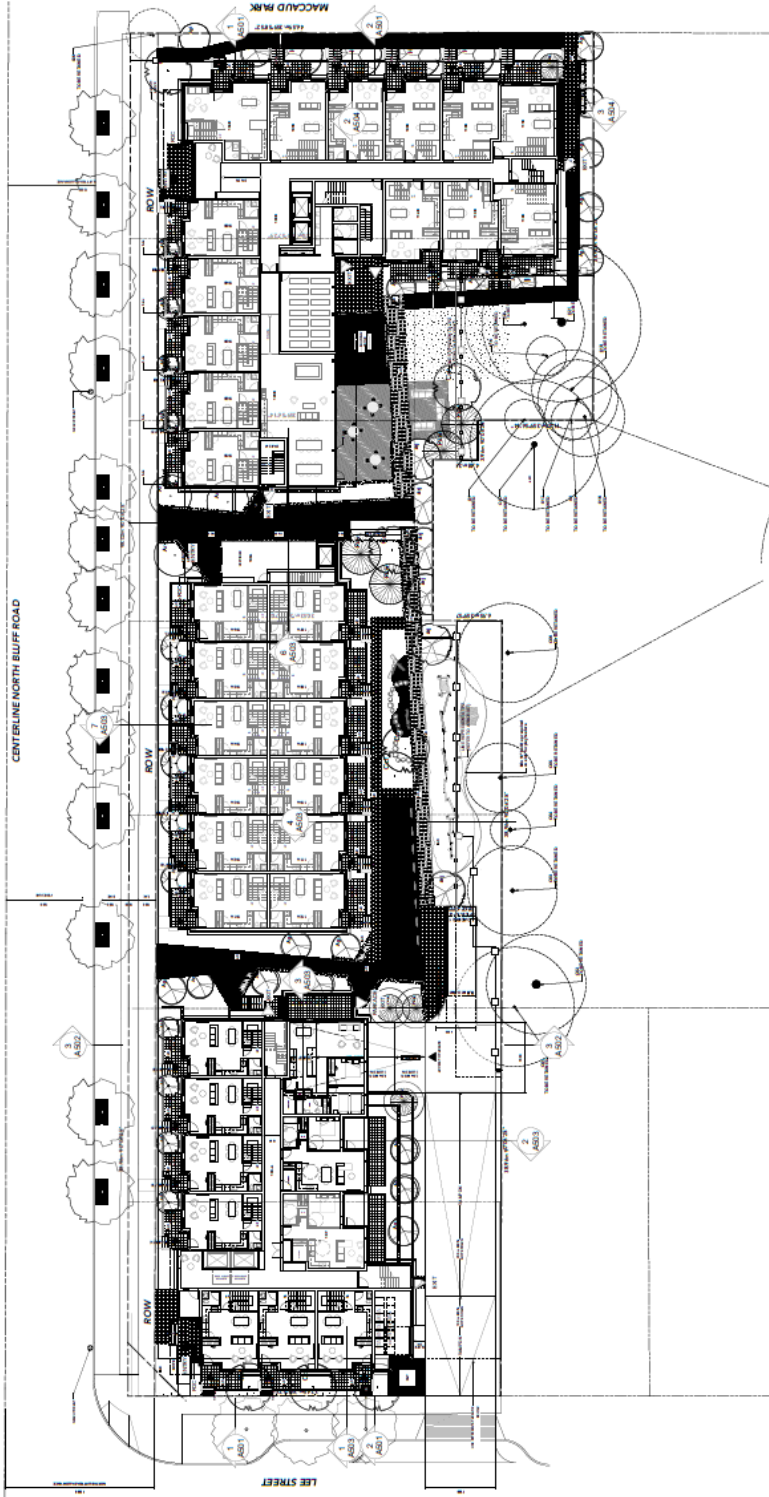
D 2021-08-14 Re-submitted for DP
C 2021-08-14 Re-submitted for DP - Comments Rev 1
B 2021-08-14 Re-submitted for DP Application - Comments
A 2021-08-14 Re-submitted for DP Application
REV: 2021-08-14

**COURTYARD
COMMONS**

Site Plan

A101

PROJECT DATE: 2021-08-14 SCALE: 1/8"=1'-0"
DRAWN BY: CEM CHECK BY: SC



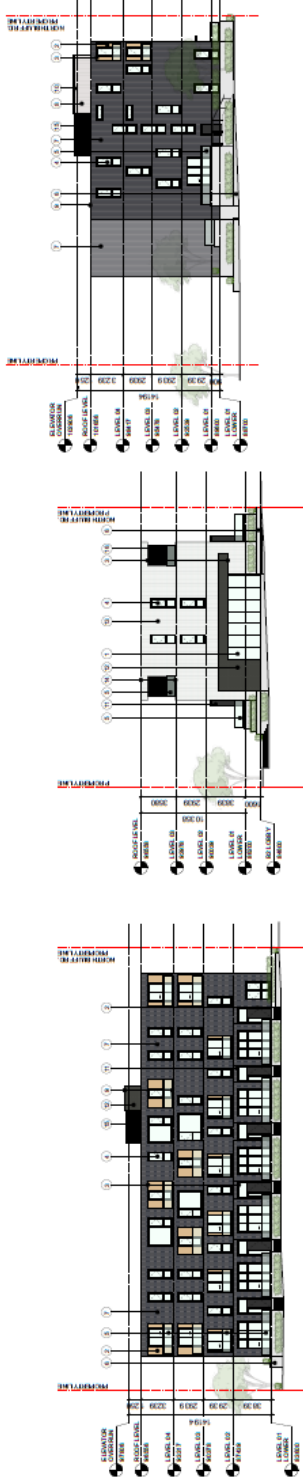
SEAL:

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Drawn by: [Name]



1 NORTH ELEVATION (NORTH BLUFF RD.)
SCALE: 1:100



2 BUILDING 3 - EAST ELEVATION (FACING PARK)
SCALE: 1:100

3 BUILDING 2 - EAST ELEVATION
SCALE: 1:100

4 BUILDING 1 - EAST ELEVATION
SCALE: 1:100

MATERIALS LEGEND

- COMMON MATERIALS:

- 1 CLEAR GLASS (GLASS WITH LOW-E COATING)
- 2 WOOD-COLORED FIBRE-CONCRETE PANELING
- 3 WOOD SHIRT
- 4 VINYL GLASS (FRAMES: CHAMICAL GREY)
- 5 FRAMESLESS GLASS (RALING)
- 6 CONCRETE PLANTER

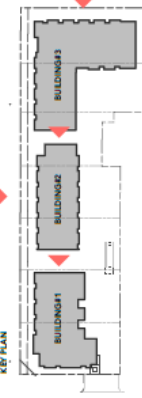
MATERIALS SPECIFIC TO BUILDING 1+2:

- 7 MASONRY BRICK CLADDING (DARK GREY)
- 8 MASONRY BRICK CLADDING (WHITE)
- 9 METAL FLASHING AT DARK BRICK (CHAMICAL GREY)
- 10 METAL FLASHING AT WHITE BRICK (WHITE)
- 11 ALUMINUM COMPOSITE PANEL SQUARE STANCHES

MATERIALS SPECIFIC TO BUILDING 3:

- 12 FIBRE-CONCRETE PANELING (DARK GREY)
- 13 FIBRE-CONCRETE PANELING (WHITE)
- 14 METAL FLASHING (WHITE)
- 15 ROOFTOP MECHANICAL EQUIPMENT ENCLOSURE (FRAMES: CHAMICAL GREY) (FRAMES: WHITE) (FRAMES: WHITE) (FRAMES: WHITE) (FRAMES: WHITE)
- 16 ALUMINUM FRAMED GLASS

KEY PLAN



D. 2021.05.14
C. 2021.05.14
B. 2021.05.14
A. 2021.05.14

REVISIONS

NO. 400-2	COURTYARD COMMONS	Elevation	A400
PL. OF DATE: 2021.05.14	SCALE: 1:100	CHECK BY: [Name]	DATE: [Date]

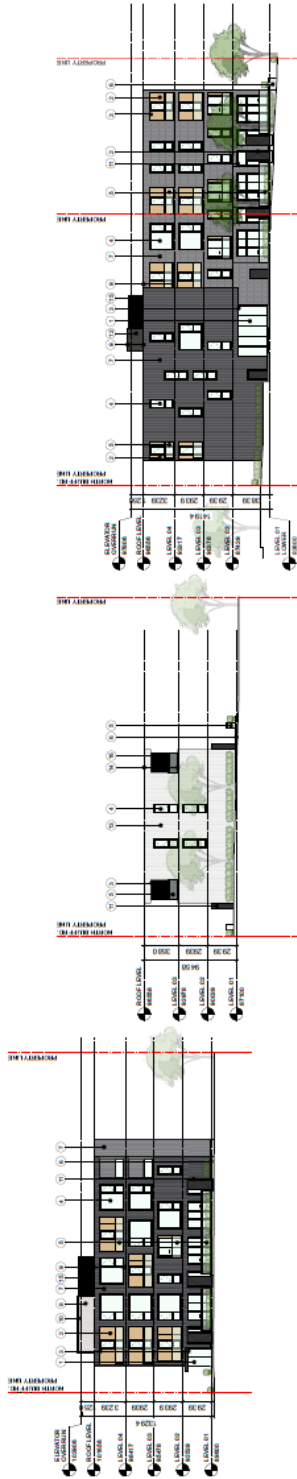
SEAL:

NOTES:
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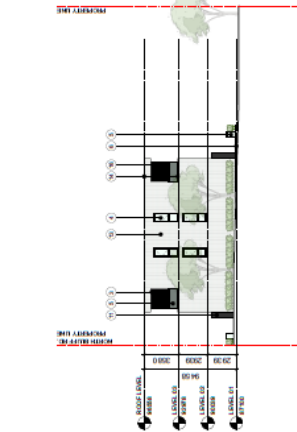
Client Name: _____
Date: _____



1 SOUTH ELEVATION
Scale: 1:200



2 BUILDING 1 - WEST ELEVATION (LEE STREET)
Scale: 1:200



3 BUILDING 2 - WEST ELEVATION
Scale: 1:200



4 BUILDING 3 - WEST ELEVATION
Scale: 1:200

COMMON MATERIALS:

1. CLEAR GLASS/CL with LOWE CONCRETE
2. WOOD-COLORED FIBRE CONCRETE PANELING
3. WOOD SCOTT
4. VINYL CLADDING FRAMES (CHROMIUM GREY)
5. FRAMED GLASS (PAVING)
6. CONCRETE PANELING

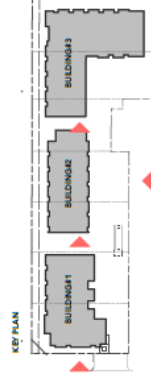
MATERIALS SPECIFIC TO BUILDING 1A:

7. MASONRY BRICK CLADDING (DARK GREY)
8. MASONRY BRICK CLADDING (WHITE)
9. METAL CLADDING AT DARK BRICK (CHROMIUM GREY)
10. VINYL CLADDING AT WHITE BRICK (WHITE)
11. ALUMINUM COMPOSITE PANEL (SCAR SHEDS)

MATERIALS SPECIFIC TO BUILDING 2:

12. FIBRE-CEMENT PANELING (DARK GREY)
13. FIBRE-CEMENT PANELING (WHITE)
14. METAL CLADDING (WHITE)
15. ROOFTOP MECHANICAL EQUIPMENT ENCLOSURE (WHITE)
16. ALUMINUM PRIVACY SCREEN

NOTES:
THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY URBAN ARCHITECTURE AND DESIGN IN WRITING.



D 2019-05-14 Prepared by: R222P
C 2019-05-14 Prepared by: R222P - Communications
A 2019-05-14 Prepared by: R222P - Communications
REV: 001 DATE: 05-14-2019

W01-002-2 COURTYARD COMMONS	
Elevation	
A401	
PLAT DATE: 2019-05-14	SCALE: 1:100
DRAWN BY: GEM	CHECK BY: SC