

**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’.

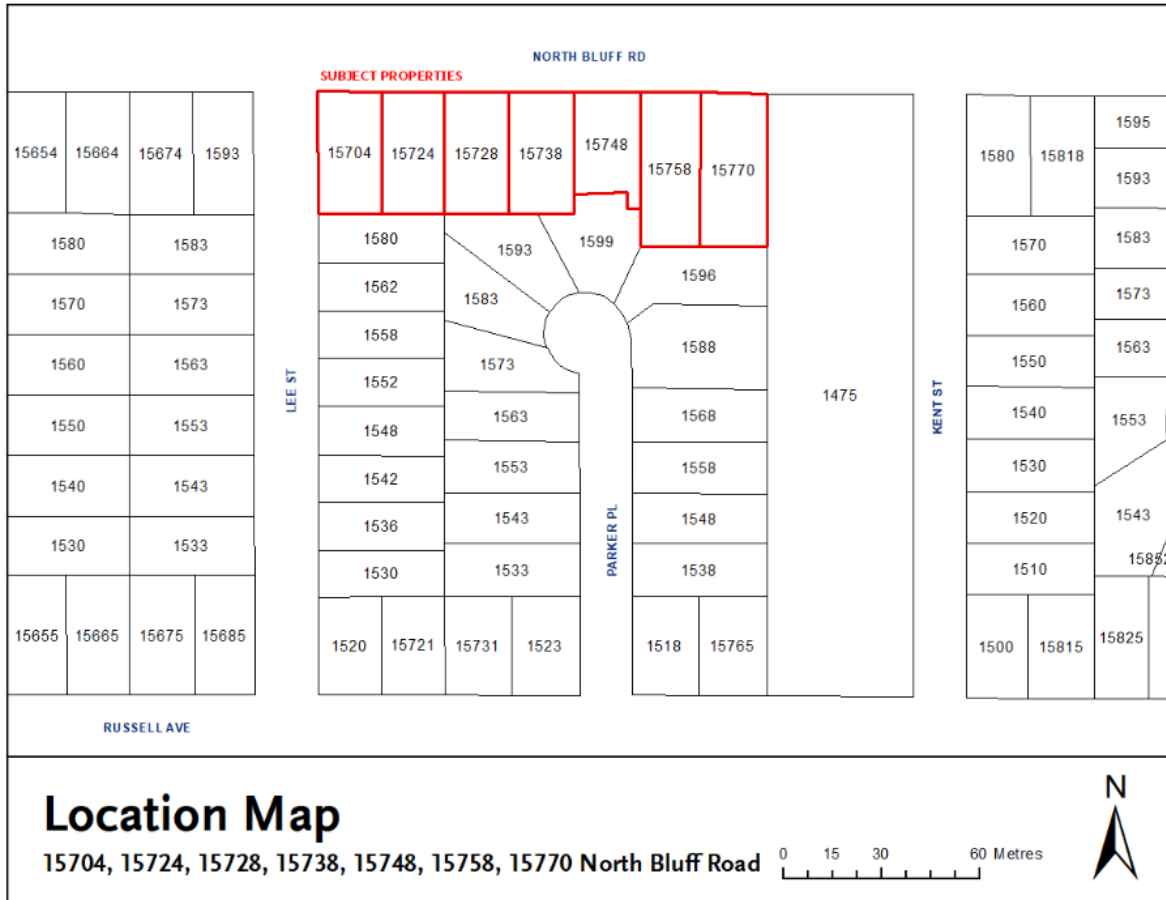
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435*”.

Public Information Meeting held this	9 th day of September,	, 2020
Read a first time this	27 th day of June	, 2022
Read a second time this	27 th day of June	, 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:

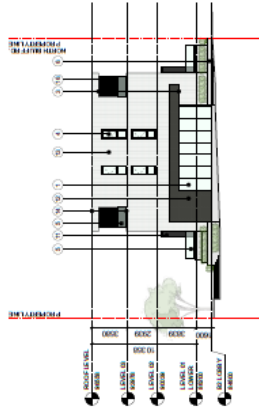
NOTES:
The owner is the provider of these specifications and any materials and methods of construction. It is the responsibility of the contractor to verify that the materials and methods of construction meet the requirements of the specifications and to obtain any necessary permits. The contractor shall be responsible for obtaining and paying for any necessary permits.



1 NORTH ELEVATION (NORTH BLUFF RD)
SCALE: 1/8"=1'-0"



2 BUILDING 1 - EAST ELEVATION (FACING PARK)
SCALE: 1/8"=1'-0"



3 BUILDING 2 - EAST ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING 3 - EAST ELEVATION
SCALE: 1/8"=1'-0"

MATERIALS LEGEND

- COMMON MATERIALS:

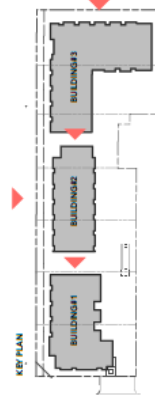
- 1 CLEAR GLASS (W/ LOW-E COATING)
- 2 WOOD-COLORED FIBRE CONCRETE PANELING
- 3 WOOD JOINT
- 4 VINYL GLAZING FRAMES (EMERALD GREY)
- 5 FRAMED GLASS BALCONY
- 6 CONCRETE PLANTER
- 7 MASONRY BRICK CLADDING (DARK GREY)
- 8 MASONRY BRICK CLADDING (WHITE)
- 9 METAL FLASHING (WHITE)
- 10 METAL FLASHING AT DARK BRICK (EMERALD GREY)
- 11 ALUMINUM COMPOSITE PANEL SQUARE STANCES

MATERIALS SPECIFIC TO BUILDING 1+2:

- 12 REINFORCEMENT PANELING (DARK GREY)
- 13 REINFORCEMENT PANELING (WHITE)
- 14 METAL FLASHING (WHITE)
- 15 ROOFTOP MECHANICAL EQUIPMENT ENCLOSURE (WHITE) (MATCH TO MATCH COMMON METAL FLASHING)
- 16 ALUMINUM FINISHY SCREEN

MATERIALS SPECIFIC TO BUILDING 3:

- 12 REINFORCEMENT PANELING (DARK GREY)
- 13 REINFORCEMENT PANELING (WHITE)
- 14 METAL FLASHING (WHITE)
- 15 ROOFTOP MECHANICAL EQUIPMENT ENCLOSURE (WHITE) (MATCH TO MATCH COMMON METAL FLASHING)
- 16 ALUMINUM FINISHY SCREEN



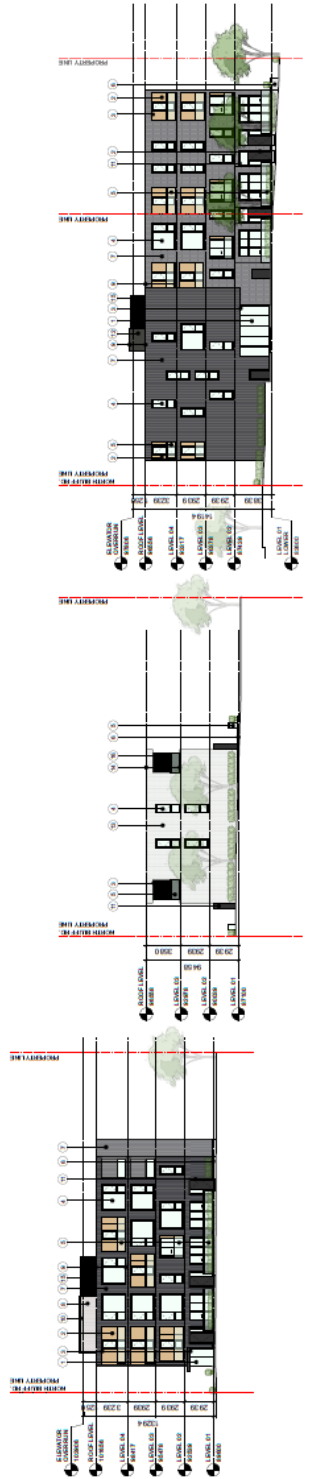
D: 2021.06.14 Re-issued for SDP
C: 2021.05.24 Re-issued for DP - Commercial/1
B: 2021.05.08 Re-issued for DP Application - Commercial
A: 2021.05.08 Re-issued for DP Application
REV. DATE: 2021.05.14
SCALE: 1/8"=1'-0"
DRAWN BY: OSM
CHECK BY: SC

WR-NBR-2
COURTYARD COMMONS
Elevation
A400
REV. DATE: 2021.05.14 SCALE: 1/8"=1'-0"
DRAWN BY: OSM CHECK BY: SC

NOTES:
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1 SOUTH ELEVATION
SCALE: 1/8"



2 BUILDING 2 - WEST ELEVATION
SCALE: 1/8"



3 BUILDING 3 - WEST ELEVATION
SCALE: 1/8"

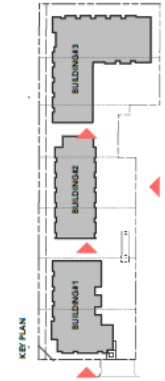
D 2019.14 Rev. 01/15/2020
C 2019.14 Rev. 01/15/2020
A 2019.14 Rev. 01/15/2020
REV. DATE: 01/15/2020

WORKSHEET
COURTYARD COMMONS

Elevation
A401

PLOT DATE: 2021.05.14 SCALE: 1/8"
DRAWN BY: GEM CHECK BY: SC

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- MATERIALS SPECIFIC TO BUILDING 2:**
- 12 FIBRE-CEMENT PANELING (DARK GREY)
 - 13 FIBRE-CEMENT PANELING (WHITE)
 - 14 METAL FLASHING (WHITE)
 - 15 ROOF TOP MECHANICAL EQUIPMENT ENCLASURE METAL FLASHING
 - 16 ALUMINUM PRIVACY SCREEN

- MATERIALS SPECIFIC TO BUILDING 1-2:**
- 7 MASONRY BRICK (CLOAKING PLAIN GREY)
 - 8 MASONRY BRICK (CLOAKING WHITE)
 - 9 METAL FLASHING AT DARK BRICK (DARK COLORED)
 - 10 METAL FLASHING AT WHITE BRICK (WHITE)
 - 11 ALUMINUM COMPOSITE PANEL (SOLAR SHADES)

- MATERIALS SPECIFIC TO BUILDING 1-3:**
- 1 CLEAR GLASS WITH LOW E COATING
 - 2 WOOD-COLORED FIBRE CEMENT PANELING
 - 3 WOOD SIDING
 - 4 VINYL CLADDING/PRIMES (DARK COLORED)
 - 5 FRAMELESS GLASS INFILL
 - 6 CONCRETE PANELING