

**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	9 th day of December,	, 2020
Read a first time this	13 th day of June	, 2022
Read a second time this	13 th day of June	, 2022
Considered at a Public Hearing this	18 th day of July	, 2022
Read a third time this	day of	, 2022
Adopted this	day of	, 2022

Mayor

Director of Corporate Administration

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



LEGEND

LANDSCAPE MATERIALS	
PLANT	RECURRY PLANT
CONCRETE SLAB	
UT PAVING	
PERMEABLE PAVING	
PERMEABLE PAVING SET	
ASPHALT DRIVEWAY	
ASPHALT DRIVEWAY	
LANDscAPE	

SOFTSCAPE MATERIALS	
KEY	DESCRIPTION
(Symbol)	EXISTING TREE
(Symbol)	GROUND COVER PLANTING
(Symbol)	SHRUB PLANTING
(Symbol)	TREES PLANTING

SITE FURNISHINGS	
KEY	DESCRIPTION
(Symbol)	BENCH
(Symbol)	DECORATIVE LIGHT FIXTURES
(Symbol)	BELLARD LIGHT
(Symbol)	ALTO BLOCK STAINING
(Symbol)	DRIVEWAY

GRADINGS	
(Symbol)	(Description)

No.	Rev.	Description	Date
1	1.0	ISSUED FOR PERMIT	2022.02.17
1	1.1	ISSUED FOR PERMIT	2022.02.18
1	1.2	ISSUED FOR PERMIT	2022.02.18
1	1.3	ISSUED FOR PERMIT	2022.02.18
1	1.4	ISSUED FOR PERMIT	2022.02.18
1	1.5	ISSUED FOR PERMIT	2022.02.18
1	1.6	ISSUED FOR PERMIT	2022.02.18
1	1.7	ISSUED FOR PERMIT	2022.02.18
1	1.8	ISSUED FOR PERMIT	2022.02.18
1	1.9	ISSUED FOR PERMIT	2022.02.18
1	1.10	ISSUED FOR PERMIT	2022.02.18
1	1.11	ISSUED FOR PERMIT	2022.02.18
1	1.12	ISSUED FOR PERMIT	2022.02.18
1	1.13	ISSUED FOR PERMIT	2022.02.18
1	1.14	ISSUED FOR PERMIT	2022.02.18
1	1.15	ISSUED FOR PERMIT	2022.02.18
1	1.16	ISSUED FOR PERMIT	2022.02.18
1	1.17	ISSUED FOR PERMIT	2022.02.18
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1	1.45	ISSUED FOR PERMIT	2022.02.18
1	1.46	ISSUED FOR PERMIT	2022.02.18
1	1.47	ISSUED FOR PERMIT	2022.02.18
1	1.48	ISSUED FOR PERMIT	2022.02.18
1	1.49	ISSUED FOR PERMIT	2022.02.18
1	1.50	ISSUED FOR PERMIT	2022.02.18

Location:
 1403 State Road
 Whitehook, N.J.

Project:
 1403 State Road

Revision Table for Sheet

DATE: 02/18/2022

PROJECT: 1403 STATE ROAD

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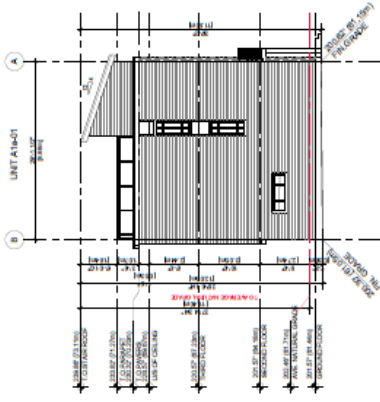
PROJECT: 1403 STATE ROAD

PROJECT: 1403 STATE ROAD

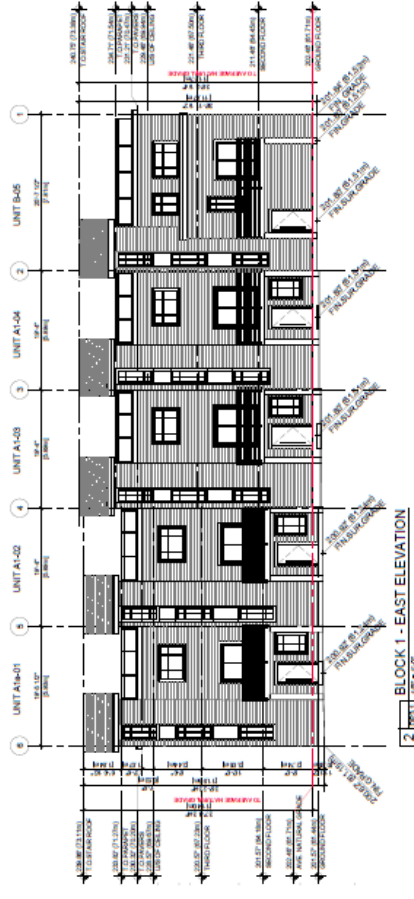
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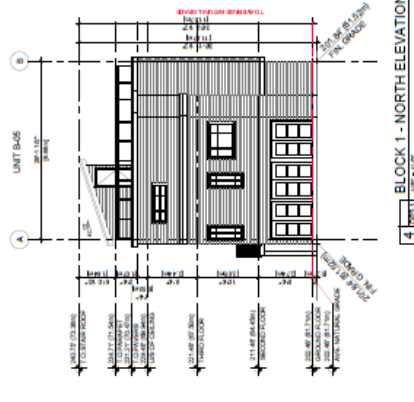
1 BLOCK 1 - WEST ELEVATION
1/8" = 1'-0"



3 BLOCK 1 - SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK 1 - EAST ELEVATION
1/8" = 1'-0"



4 BLOCK 1 - NORTH ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B. C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

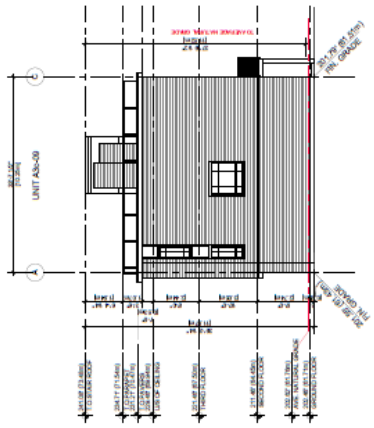
DP3.1 ELEVATIONS BLOCK 1

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





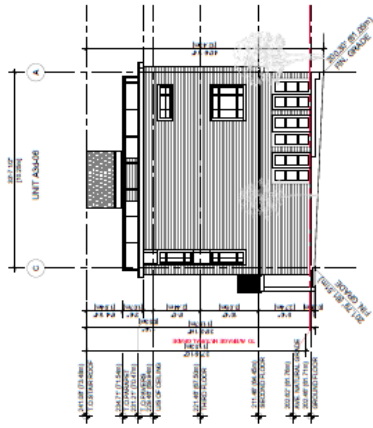
1 BLOCK 2 - EAST ELEVATION
1/8" = 1'-0"



3 BLOCK 2 - NORTH ELEVATION
1/8" = 1'-0"



2 BLOCK 2 - WEST ELEVATION
1/8" = 1'-0"



4 BLOCK 2 - SOUTH ELEVATION
1/8" = 1'-0"

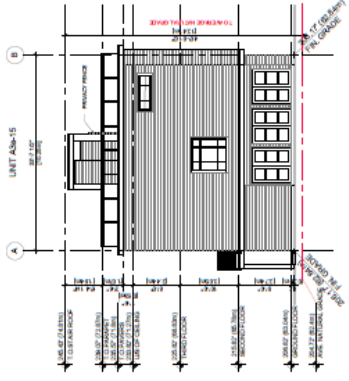
Proposed Residential Development
 1453 STAYTE ROAD, WHITE ROCK, B.C.
 VANHOME PROPERTIES INC.
 ATELIER PACIFIC ARCHITECTURE INC.
 March 15, 2022

DP3.2
 ELEVATIONS
 BLOCK 2
 SCALE 1/8" = 1'-0"





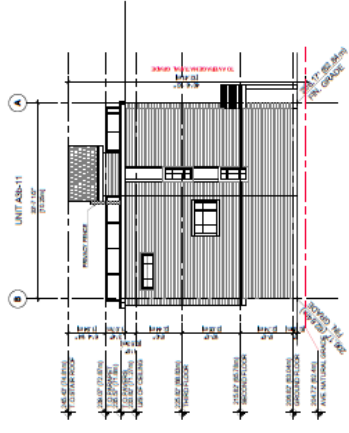
1 BLOCK 3 - WEST ELEVATION
1/8" = 1'-0"



3 BLOCK 3 - NORTH ELEVATION
1/8" = 1'-0"



2 BLOCK 3 - EAST ELEVATION
1/8" = 1'-0"



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

Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

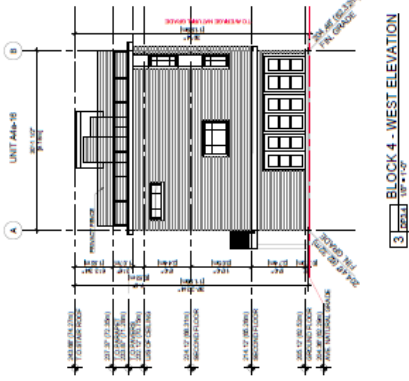
March 16, 2022

DP3.3

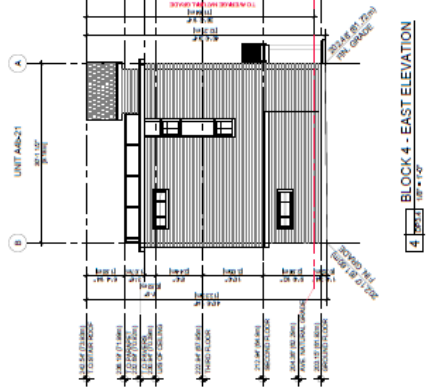
ELEVATIONS
BLOCK 3

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





3 BLOCK 4 - WEST ELEVATION
1/8" = 1'-0"



4 BLOCK 4 - EAST ELEVATION
1/8" = 1'-0"



1 BLOCK 4 - SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK 4 - NORTH ELEVATION
1/8" = 1'-0"

DP3.4
ELEVATIONS
BLOCK 4
SCALE 1/8" = 1'-0"



Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
VANANNE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
March 16, 2022