

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2439**



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 8 Section 10 Township 1 New Westminster District Plan NWP13684
PID: 007-208-677
(1441 Vidal Street)

Lot 2 Section 10 Township 1 New Westminster District Plan NWS2236
PID: 001-267-761
(1443 Vidal Street)

Lot 1 Section 9 Township 1 New Westminster District Plan NWS2236
PID: 001-267-744
(1445 Vidal Street)

Lot 1 Section 10 Township 1 New Westminster District Plan EPP46879
PID: 029-484-413
(1465 Vidal Street)

Lot 41 Section 10 Township 1 New Westminster District Plan NWP35379
PID: 007-223-480
(14937 Thrift Avenue)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit (Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the 'CD-68 Comprehensive Development Zone (Thrift/Vidal Street).'

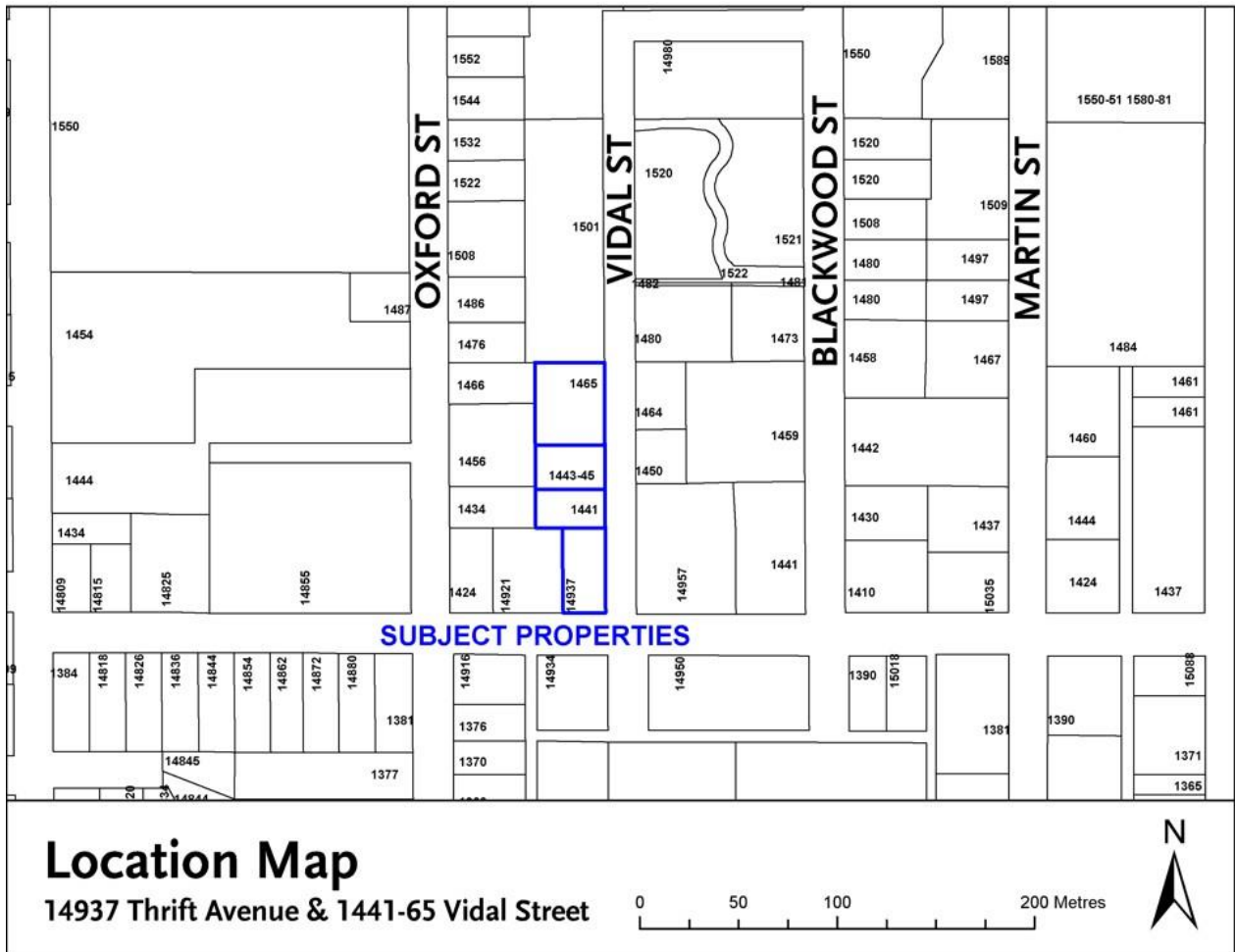
2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:
- (1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’, Section 7.68 CD-68 Comprehensive Development Zone’, and
- (2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.68 CD-68 Comprehensive Development Zone’.
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439*”.

Public Information Meeting held this	20 th day of	August, 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”

7.68 CD-68 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit rental residential building, being four storeys and with 70 dwelling units, on four consolidated sites of approximately 3,875.4 square meters (41,714 square feet or 0.958 acres).

1. Permitted Uses:

- (1) *multi-unit residential use*
- (2) *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:

- (1) The maximum *lot coverage* in the CD-68 zone is 39.6 %.

3. Gross Floor Area and Floor Area Ratio:

- (1) The gross floor area, including amenity areas, shall be no greater than 5,799 square metres (62,425 square feet).
- (2) The maximum density shall not exceed 1.5 times the lot area and the gross floor area ratio shall be no greater than 1.50 FAR

4. Regulations for Size, Shape and Siting of Building and Structures

- (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 20.32 metres (66.66 feet)
- (b) The minimum setbacks for *multi-unit residential uses* are as follows:

(i) Setback from interior (north) lot line	= 6.83 metres
(ii) Setback from exterior (south) lot line	= 24.47 metres
(iii) Setback from rear (west) lot line	= 7.87 metres
(iv) Setback from front (east) lot line	= 5.27 metres
(v) Setback from south interior side lot line	= 8.20 metres

5. Parking:

Parking for *multi-unit residential use* 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 twenty-three (123) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of twenty-one (21) spaces shall be provided for visitors and marked as “visitor”
- (c) A minimum of three (3) of the required one hundred and twenty-three (123) spaces shall be provided as accessible parking spaces and shall be clearly marked as such and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces,

one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other four spaces shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.

- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.
- (e) A minimum of twelve (12) stalls must have electric charging capacity.
- (f) A minimum of twelve (12) stalls must be roughed for electric charging capacity.

6. 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 70 Class I spaces shall be provided
- (b) A minimum of 14 Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

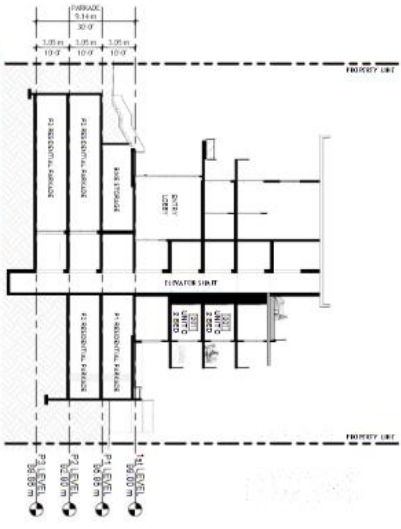
10. General:

Development in this zone shall substantially conform to the Plans prepared by Keystone Architecture dated October 18, 2021, and titled DP Resubmission that are attached hereto and on file at the City of White Rock.

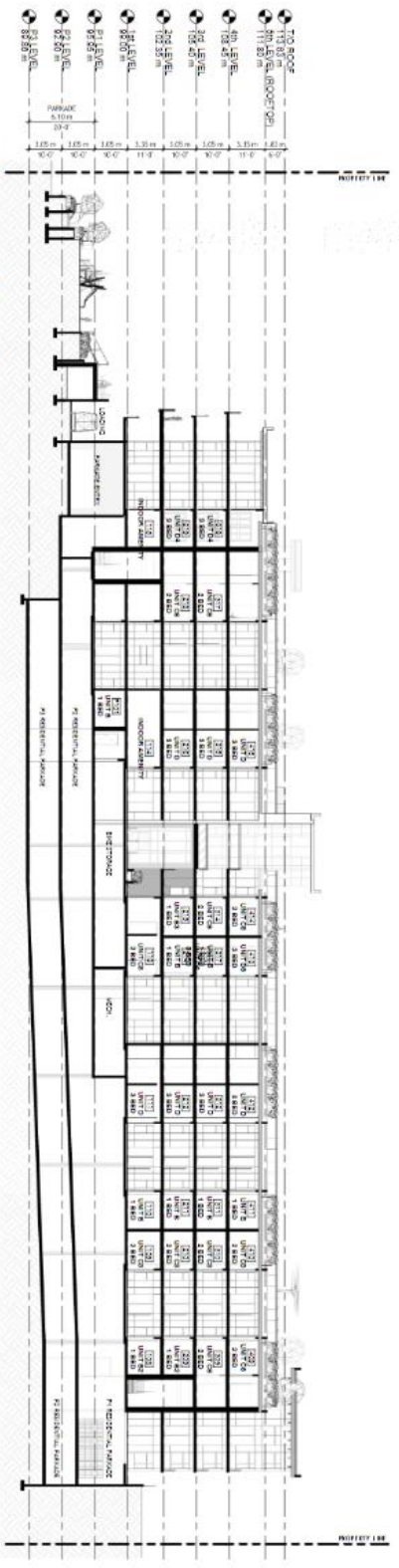


70 UNIT APARTMENT BUILDING
 PROPOSED 1ST FLOOR ELEVATION = 99.00m





site section a



site section b









roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



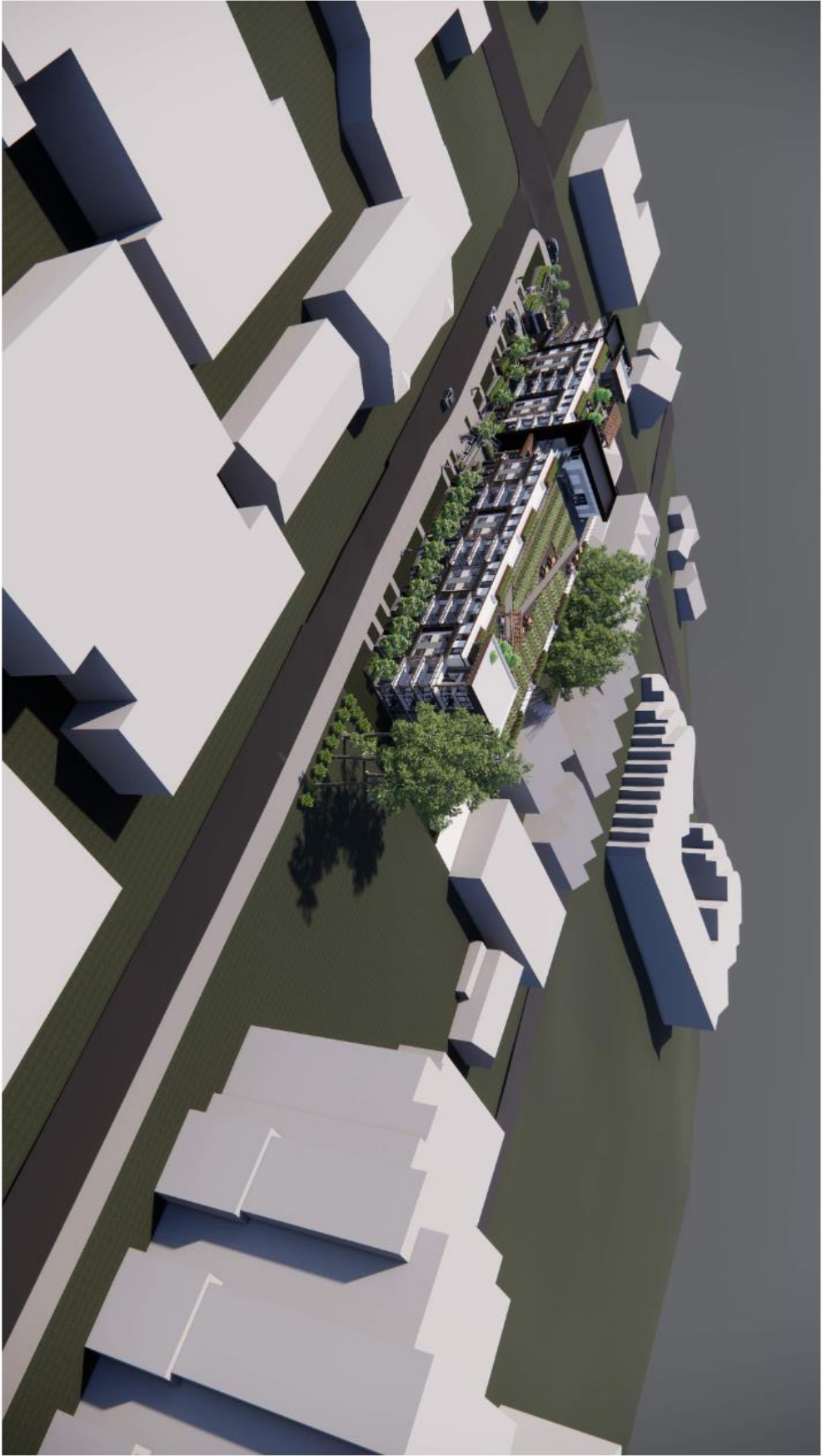
roof deck - green roof & plaza

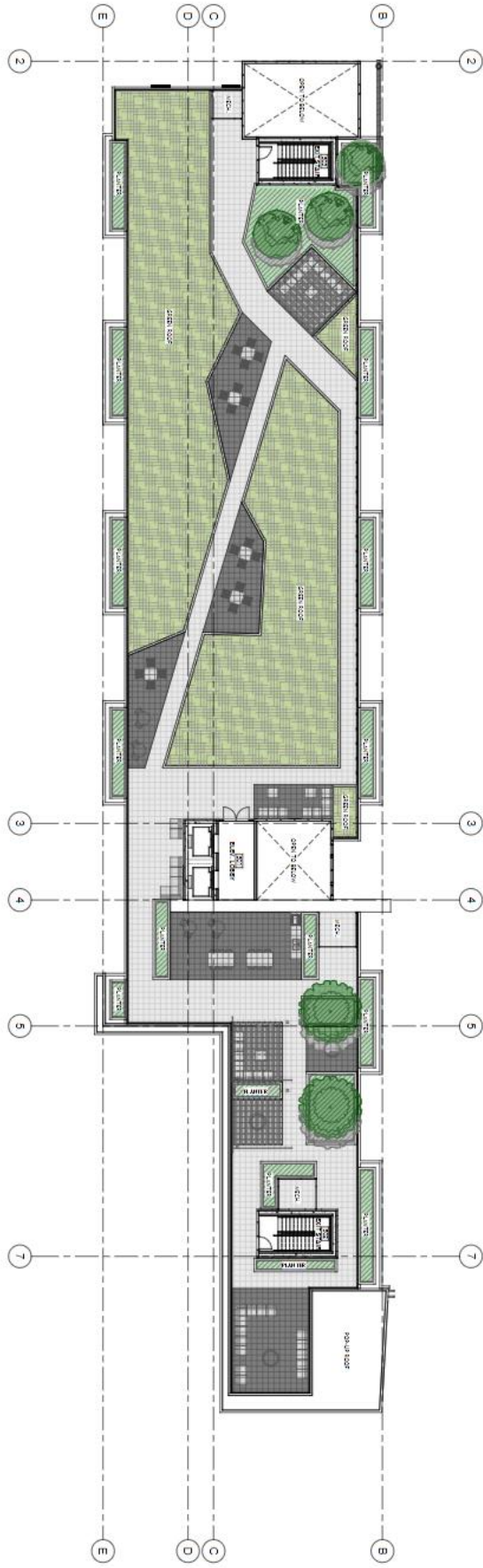


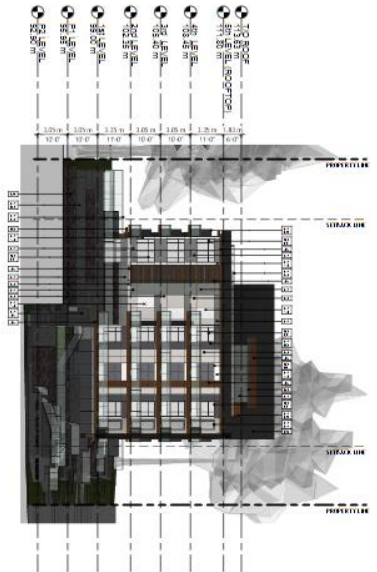
ground level greenspace - street view



ground level greenspace - aerial view







1/17/17
South elevation (facing Thrift Ave.)
 Scale = 1:50

MATERIAL LEGEND

1	Charred black aluminum mesh panel for the main atrium
2	Charred black double glazed curtain wall system (double glazed)
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50	Charred black double glazed curtain wall system (double glazed)



1/17/17
East elevation (facing Vidal St.)
 Scale = 1:50



east perspective elevation



west perspective elevation



south perspective elevation



north perspective elevation