

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2397**



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:

THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended be further amended by rezoning the following lands as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-66 Comprehensive Development Zone (1539 Maple Street)'.

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655
PID: 005-767-121
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655
PID: 010-236-538
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-554
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-144-048
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-589
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-597
(1509 Maple Street)

1. 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)’ reference to Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’, being a new Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’.

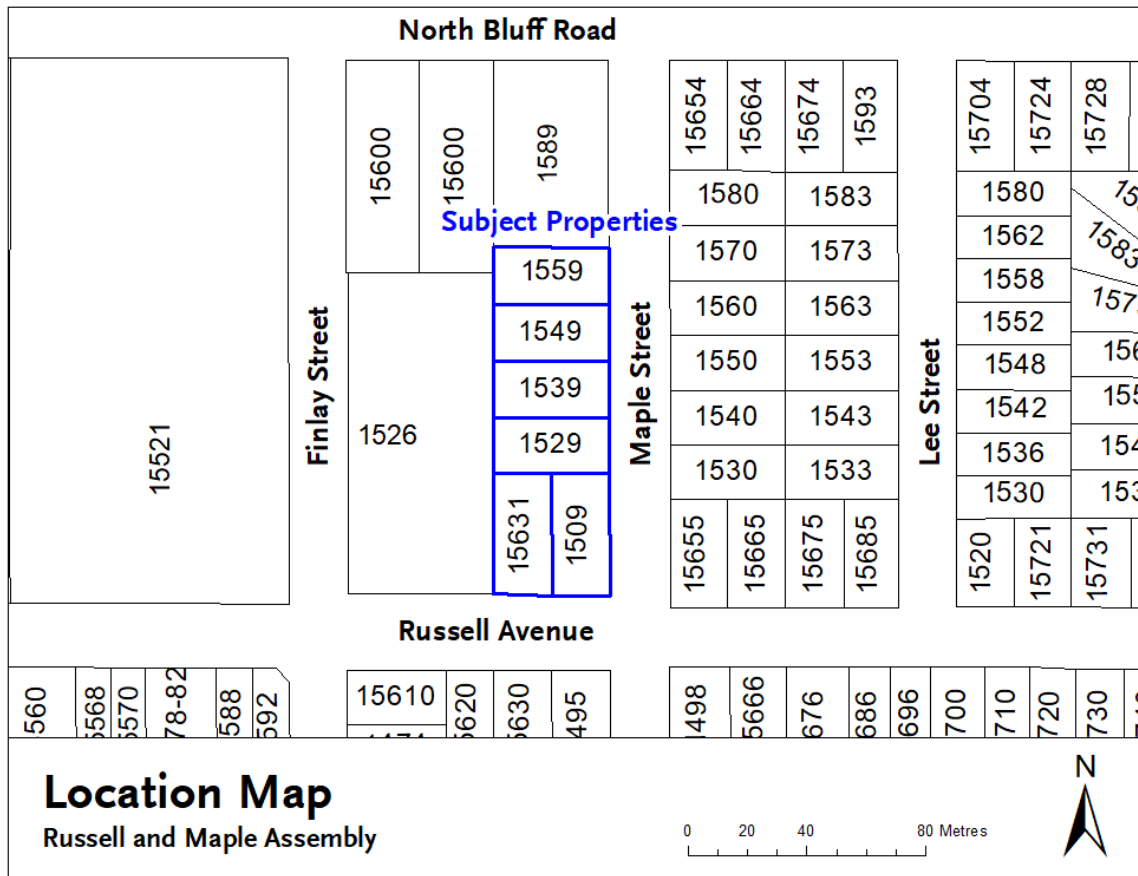
2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – 1539 Maple Street) Bylaw, 2021, No. 2397*”.

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|-------------------------------------|----|--------|-----------------|
| PUBLIC INFORMATION MEETING on the | 13 | day of | August, 2021 |
| RECEIVED FIRST READING on the | 20 | day of | September, 2021 |
| RECEIVED SECOND READING on the | 20 | day of | September, 2021 |
| PUBLIC HEARING held on the | 18 | day of | October, 2021 |
| RECEIVED THIRD READING on the | 25 | day of | October, 2021 |
| RECONSIDERED AND FINALLY ADOPTED on | | day of | |
| the | | | |

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

- (a) *multi-unit residential use*; and
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building*.

2. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

- (i) Block 1: 104.51 metres (342.88 feet)
- (ii) Block 2: 104.51 metres (342.88 feet)
- (iii) Block 3: 104.51 metres (342.88 feet)
- (iv) Block 4: 105.01 metres (344.52 feet)
- (v) Block 5: 105.51 metres (346.16 feet)

For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

3. Maximum Density (Floor Area):

- (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
- (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:

- (i) Setback from the north lot line = 1.82 metres (6.00 feet)
- (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
- (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
- (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

- (b) Despite section 7.66.4(a), limited portions of *principal buildings*, ancillary *structures*, and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached

hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

- (a) For *multi-unit residential uses*, *lot coverage* shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

- (a) A minimum of 108 standard parking spaces shall be provided for residents;
- (b) A minimum of 18 standard parking spaces shall be provided for visitors;
- (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
- (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16 of this Bylaw with the minimum number of spaces required as follows:

- (a) A minimum of 53 Class I spaces shall be provided; and
- (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

- (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
- (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging.

10. Conformity to Design Plans

Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.



RUSSELL AVE. BUILDING - BLOCK 1 & 2 EAST ELEVATION
1/8" = 1'-0"

| Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH |
|-----------|--|-----------|--|-----------|--|-----------|--|
| 1 | PERMANENT METAL PLATE GLASS UNIT - ON OUR 7400000 COPY | 4 | HAC ARCHITECTURAL METAL PLATE GLASS UNIT | 10 | PAVING ROOF TILE CLASH - ON OUR 7400000 COPY | 16 | PAVING ROOF TILE CLASH - ON OUR 7400000 COPY |
| 2 | PERMANENT METAL PLATE GLASS UNIT - ON OUR 7400000 COPY | 5 | HAC ARCHITECTURAL METAL PLATE GLASS UNIT | 11 | PAVING ROOF TILE CLASH - ON OUR 7400000 COPY | 17 | PAVING ROOF TILE CLASH - ON OUR 7400000 COPY |
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| 6 | PERMANENT METAL PLATE GLASS UNIT - ON OUR 7400000 COPY | 9 | HAC ARCHITECTURAL METAL PLATE GLASS UNIT | 15 | PAVING ROOF TILE CLASH - ON OUR 7400000 COPY | | |

ARCHITECTS
ANKENMAN MARCHAND

Project:
Client:
Russell and Maple
Project:
Russell Ave. Building
Elevations

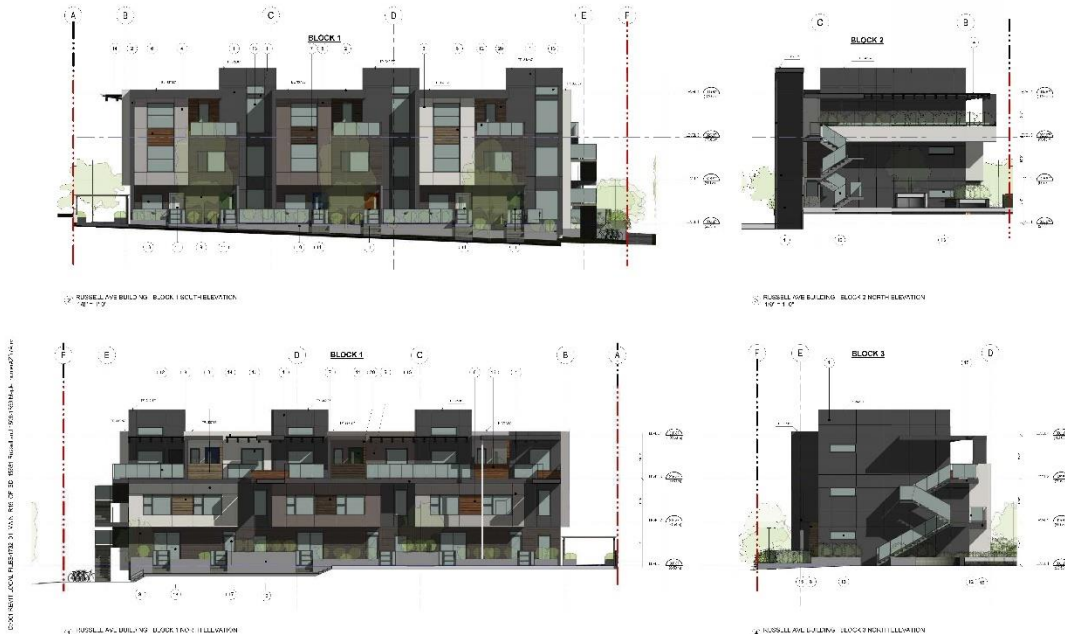
Project Name:
REZONING / CP

Date:
Description:

REVISION

No. Date Description

Scale: 1/8" = 1'-0" DWS NO: A210



RUSSELL AVE. BUILDING - BLOCK 1 & 2 SOUTH ELEVATION
1/8" = 1'-0"

| Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH | Key Value | MATERIAL FINISH |
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ARCHITECTS
ANKENMAN MARCHAND

Project:
Client:
Russell and Maple
Project:
Russell Ave. Building
Elevations

Project Name:
REZONING / CP

Date:
Description:

REVISION

No. Date Description

Scale: 1/8" = 1'-0" DWS NO: A220



All Drawings must be in accordance with the applicable codes and standards. Any codes and standards not specifically mentioned in the drawings shall be in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses.

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

DWG. NO: **A260**

