

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT PERMIT NO. 423

1. This Development Permit No. 447 is issued to WS VIDAL PROPERTIES HOLDINGS LTD., INC.NO. BC1163846 as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

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 indicated on Schedule A

2. This Development Permit No. 447 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015*, "Chapter 1 as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the

procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

3. The terms, conditions and guidelines as set out in "*Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended that relate to the "Town Centre Transition Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-68 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Keystone Architecture and Planning Ltd. and van der Zalm + associates Inc. hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
- b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
- c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$500,000.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
- d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;
- e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.

7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended,

and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 20__.

This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

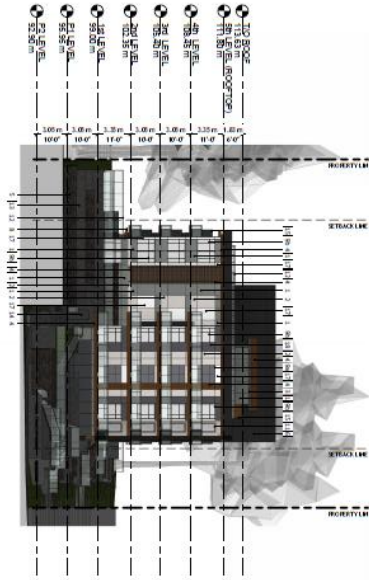
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule C – Elevations

1:100 = 1:50
South elevation (facing Thrift Ave.)

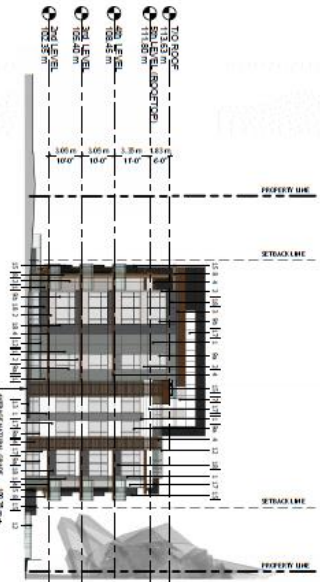


1:100 = 1:50
East elevation (facing Vidal St.)



MATERIAL LEGEND

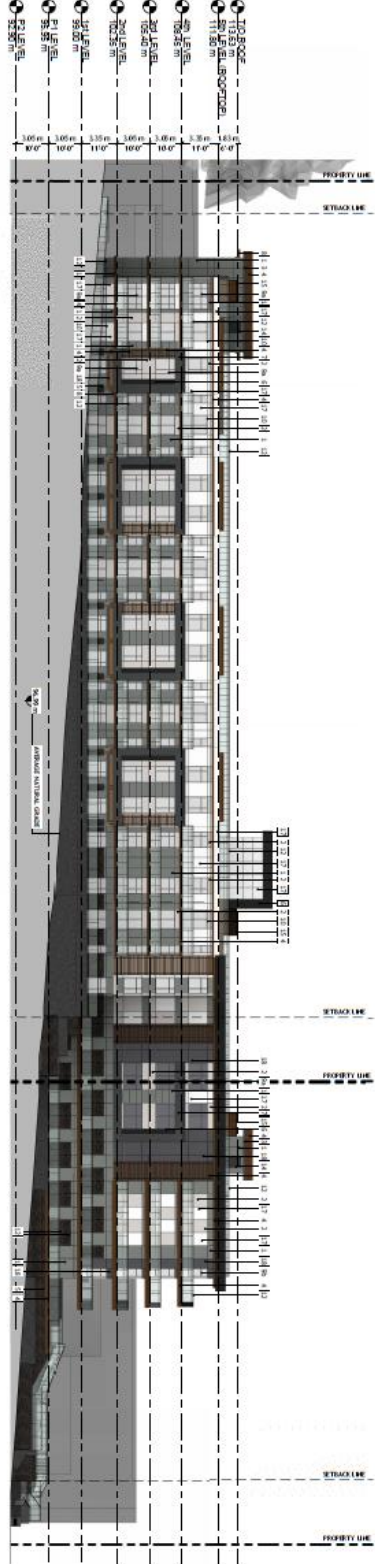
- 1 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
- 2 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
- 3 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
- 4 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
- 5 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
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- 11 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)
- 12 CHAMFER BOARD (SLOTTED) PAINTED WHITE (SEE PLAN SHEETS)



north elevation (facing highrise)

MATERIAL LEGEND

- 1 CHAMFER BOARD MATCHING PANEL, STAINED PINE/ALUMINUM ANGLE FINISHES
- 2 -LAMBE HARDWOOD - COLORED - ROYAL/GRAY - FINISH COLORED - CHAMFER BOARD
- 3 CHAMFER BOARD MATCHING PANEL, STAINED PINE/ALUMINUM ANGLE FINISHES
- 4 CHAMFER BOARD MATCHING PANEL, STAINED PINE/ALUMINUM ANGLE FINISHES
- 5 HANGING TRUSS/ROOF PANELS, ROYAL/GRAY - FINISH COLORED - WOODEN TRUSS
- 6 -LAMBE HARDWOOD - COLORED - ROYAL/GRAY - FINISH COLORED - WOODEN TRUSS
- 7 ALUMINUM SPOTLIGHT CANOPY, 4" CHAMFER, ANTI-OXIDATION
- 8 -TERAZZO BOARD - COLORED - DARK - ROYAL/GRAY - FINISH COLORED - WOODEN TRUSS
- 9 METAL TRUSS SYSTEM, ROYAL/GRAY - FINISH COLORED - WOODEN TRUSS
- 10 ALUMINUM PANELS, COMPACTLY PANEL
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- 100 ALUMINUM PANELS, COMPACTLY PANEL



west elevation (facing townhouses)



east perspective elevation



west perspective elevation



south perspective elevation



north perspective elevation



Schedule D – Renderings





Development Permit 447 – 1441 Vidal Street



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



Schedule E – Landscape Plans

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
(Symbol)	1	INTERLOCKED SLAB
(Symbol)	2	CONCRETE PAVING
(Symbol)	3	PERFORATED SLAB
(Symbol)	4	PERFORATED SLAB
(Symbol)	5	PERFORATED SLAB
(Symbol)	6	PERFORATED SLAB
(Symbol)	7	PERFORATED SLAB
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FENCING

KEY	REF.	DESCRIPTION
(Symbol)	1	PERFORATED SLAB
(Symbol)	2	CONCRETE PAVING
(Symbol)	3	PERFORATED SLAB
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(Symbol)	7	PERFORATED SLAB
(Symbol)	8	PERFORATED SLAB
(Symbol)	9	PERFORATED SLAB
(Symbol)	10	PERFORATED SLAB

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
(Symbol)	1	PERFORATED SLAB
(Symbol)	2	CONCRETE PAVING
(Symbol)	3	PERFORATED SLAB
(Symbol)	4	PERFORATED SLAB
(Symbol)	5	PERFORATED SLAB
(Symbol)	6	PERFORATED SLAB
(Symbol)	7	PERFORATED SLAB
(Symbol)	8	PERFORATED SLAB
(Symbol)	9	PERFORATED SLAB
(Symbol)	10	PERFORATED SLAB

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
(Symbol)	1	PERFORATED SLAB
(Symbol)	2	CONCRETE PAVING
(Symbol)	3	PERFORATED SLAB
(Symbol)	4	PERFORATED SLAB
(Symbol)	5	PERFORATED SLAB
(Symbol)	6	PERFORATED SLAB
(Symbol)	7	PERFORATED SLAB
(Symbol)	8	PERFORATED SLAB
(Symbol)	9	PERFORATED SLAB
(Symbol)	10	PERFORATED SLAB

LEGEND

KEY	REF.	DESCRIPTION
(Symbol)	1	PERFORATED SLAB
(Symbol)	2	CONCRETE PAVING
(Symbol)	3	PERFORATED SLAB
(Symbol)	4	PERFORATED SLAB
(Symbol)	5	PERFORATED SLAB
(Symbol)	6	PERFORATED SLAB
(Symbol)	7	PERFORATED SLAB
(Symbol)	8	PERFORATED SLAB
(Symbol)	9	PERFORATED SLAB
(Symbol)	10	PERFORATED SLAB

PLANT SCHEDULE ON-SITE

THREE	BOTANICAL COMMON NAME	COHT	SIZE	QTY
1	Aster multiflorus / Blue Aster	0.8.0	60cm dia	7
2	Conium maculatum / Common Hemlock	0.8.0	60cm dia	4
3	Pygmy Spruce / Dwarf Spruce	0.8.0	60cm dia	6
4	Pygmy Spruce / Dwarf Spruce	0.8.0	60cm dia	1
5	Pygmy Spruce / Dwarf Spruce	0.8.0	60cm dia	2

BUILDING LEVELS

KEY	DESCRIPTION
(Color)	PT LEVEL
(Color)	LEVEL 1
(Color)	LEVEL 2
(Color)	LEVEL 3

View Street
Property line
Ramp
Phased patio

View Street
Property line
Ramp
Phased patio

NOTES

1. All plantings are to be installed from date of property handover to the applicant's expense.
2. All plantings are to be installed from date of property handover to the applicant's expense.
3. All plantings are to be installed from date of property handover to the applicant's expense.
4. All plantings are to be installed from date of property handover to the applicant's expense.
5. All plantings are to be installed from date of property handover to the applicant's expense.
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10. All plantings are to be installed from date of property handover to the applicant's expense.

1:1	Scale	1:1
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1:3	Scale	1:3
1:4	Scale	1:4
1:5	Scale	1:5
1:6	Scale	1:6
1:7	Scale	1:7
1:8	Scale	1:8
1:9	Scale	1:9
1:10	Scale	1:10

VDZ+A

10001 LINDSEY STREET, SUITE 100, VANCOUVER, BC V6L 2K1
 TEL: 604.271.1111 FAX: 604.271.1112
 WWW.VDZ+A.COM

Project: **VDZ Street Development**

Location: **View Street, 37th Ave, White Rock, BC**

Client: **VDZ**

Scale: **1:100**

Drawing #: **L-02B**

VDZ Project #: **DP2018-59**

Drawing Title: **LANDSCAPE PLAN - MAIN FLOOR**



1 SITE PLAN - 6TH FLOOR
 Scale: 1:100

HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
	4	PERFORATED POLYPROPYLENE GRASS PAVING
	4	PERFORATED POLYPROPYLENE GRASS PAVING
	1	ARTIFICIAL TURF

FENCING

KEY	REF	DESCRIPTION
	7	GLASS RAILING

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
	2	SHRUB PLANTING
	3	POTTED PLANT

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	2	TRELLIS
	6	LOUNGE
	5	FIRE PIT
	2	SEATING TABLE
	4	DINING TABLE

PLANT SCHEDULE

TREES	BOTANICAL COMMON NAME	CONT.	QTY
	Aster palmatum 'Vernouilletii' / Dwarfed Japanese Maple	0 8 0	4
	Coronilla varia 'Princess Juliana' / French Coronilla	0 8 0	14

REVISIONS TABLE FOR DRAWINGS

No.	Date	Description	By
1	Mar 11, 2017	Issued for Permits/Issues	
2	Dec 15, 2017	Issued for 2D	
3	Jan 10, 2018	Revised for Comments	
4	Jan 4, 2018	Revised for 2D	
5	Mar 5, 2017	Issued for 2D	
6	Mar 5, 2017	Issued for Comments	
7	Dec 23, 2016	Issued for Comments	
8	Dec 23, 2016	Issued for Comments	
9	Dec 23, 2016	Issued for Comments	
10	Dec 23, 2016	Issued for Comments	
11	Dec 23, 2016	Issued for Comments	
12	Dec 23, 2016	Issued for Comments	
13	Dec 23, 2016	Issued for Comments	
14	Dec 23, 2016	Issued for Comments	
15	Dec 23, 2016	Issued for Comments	
16	Dec 23, 2016	Issued for Comments	
17	Dec 23, 2016	Issued for Comments	
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20	Dec 23, 2016	Issued for Comments	

REVISIONS TABLE FOR SHEET

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18	Dec 23, 2016	Issued for Comments	
19	Dec 23, 2016	Issued for Comments	
20	Dec 23, 2016	Issued for Comments	

Project: Vidal Street Development
Location: Vidal Street & Thrift Ave, White Rock, BC
Scale: 1:100
Sheet: L-03D

1:100 0' 10" 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180'



No.	Rev.	Description	Date
17	01	Issued for Permit Review	May 11, 2017
11	01	Issued for DP	Oct 18, 2011
10	01	Final Comments	May 11, 2011
9	01	Revised for DP	May 11, 2011
8	01	Revised for DP	March 13, 2011
7	01	Issued for Construction	Feb. 20, 2011
6	01	Issued for Construction	Dec. 23, 2010
5	01	Issued for Construction	Oct. 1, 2010
4	01	Issued for DP	June 15, 2010
3	01	Issued for DP	May 28, 2010
2	01	Issued for DP Review	May 15, 2010
1	01	Drawings	2010

REVISIONS TABLE FOR DRAWINGS
 This table is for information only and does not constitute a contract.

No.	Rev.	Description	Date

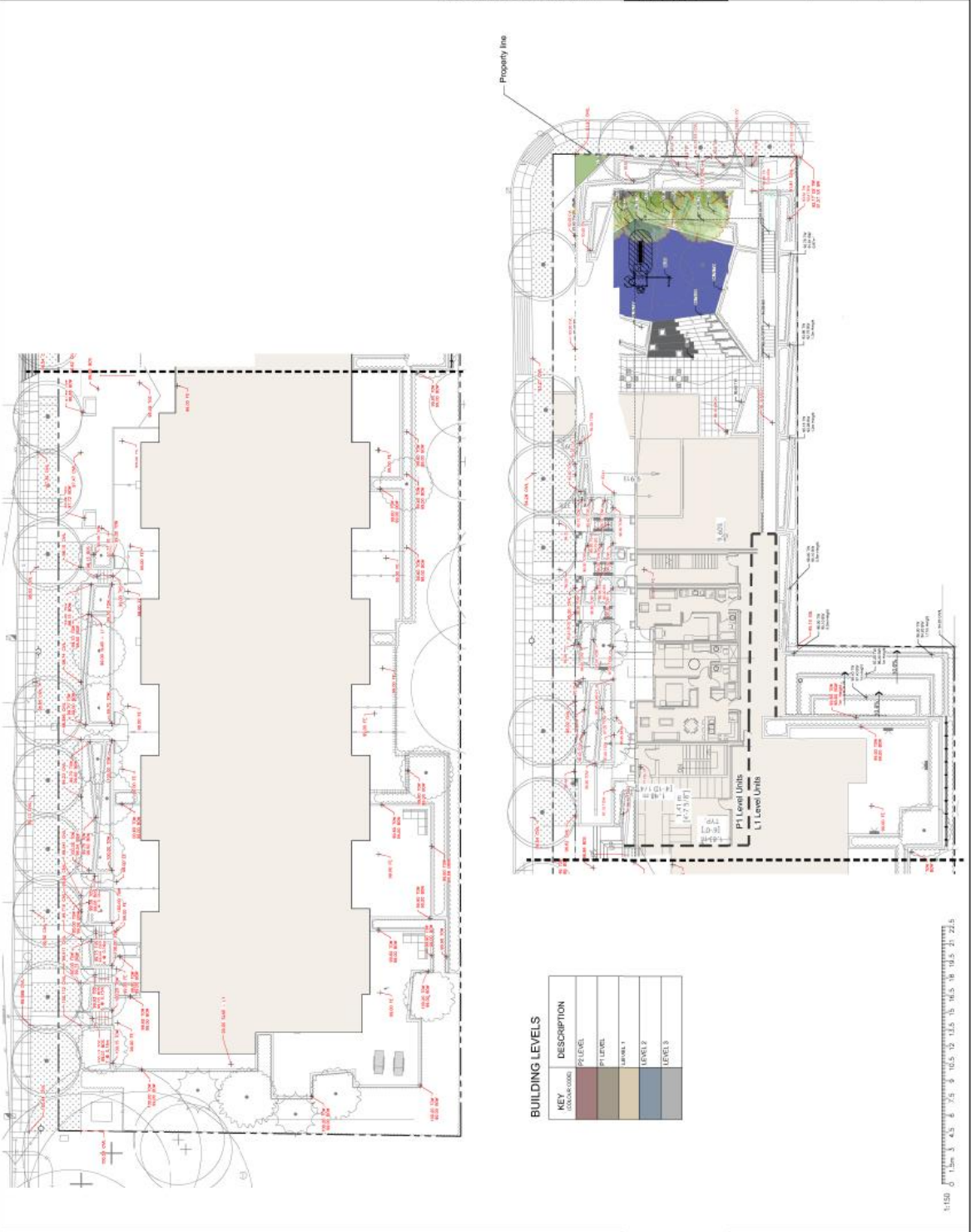
REVISIONS TABLE FOR SHEET

No.	Rev.	Description	Date

Project: **Vidal Street Development**
 Location: **Vidal Street & Thrift Ave., White Rock, BC**

Drawn: **DV** Checked: **SH** Approved: **invoc**
 Stamp: **invoc** Drawn Sheet Size: **A7/8" x 11"**

Scale: **1:150**



TREE PALETTE



PRECEDENT IMAGES

VDZ+A
 VISUAL DESIGN & ARCHITECTURE
 1001 LAMAR AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.8888 FAX: 303.733.8889
 WWW.VDZA.COM

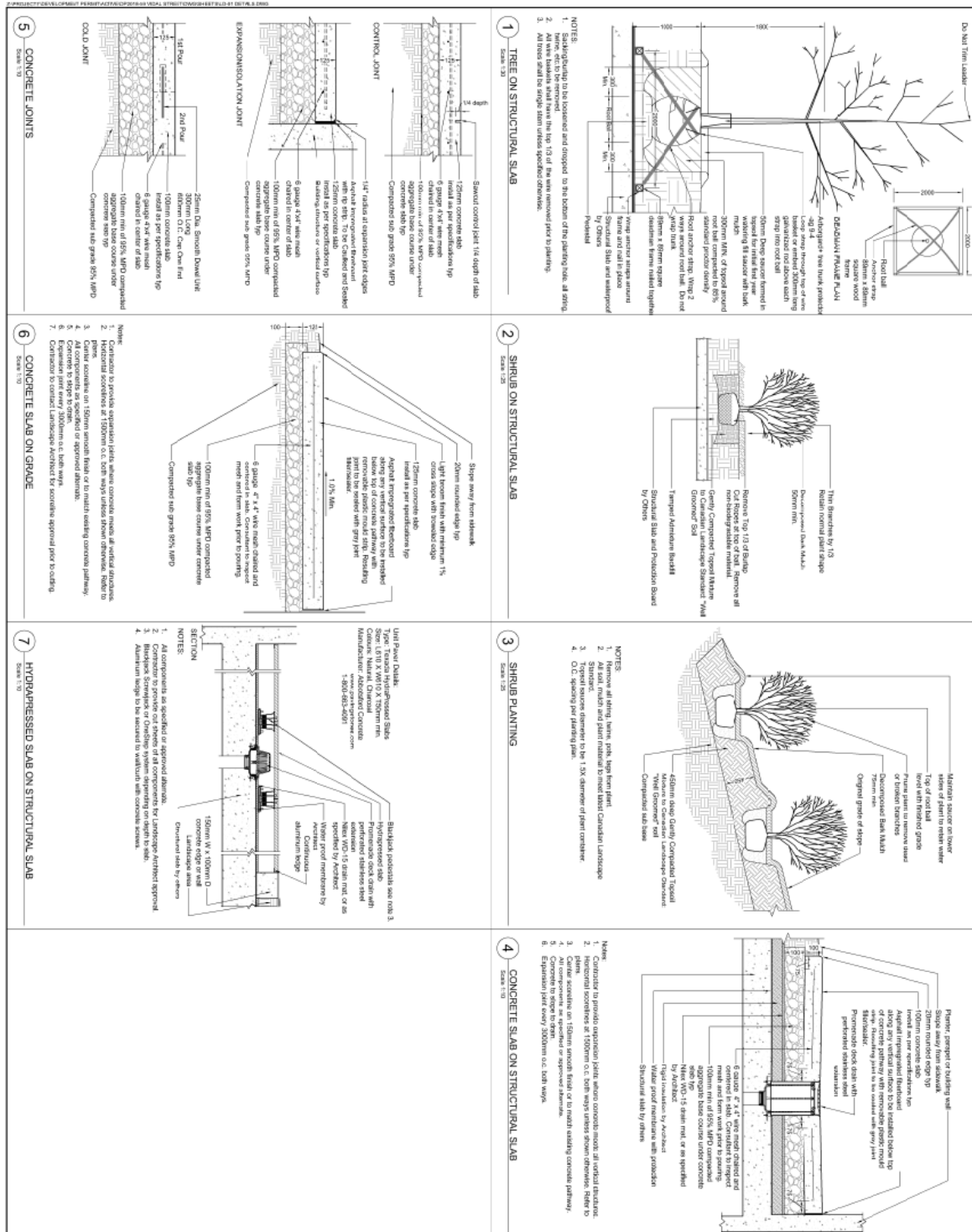


GRASSES, PERENNIALS AND GROUNDCOVERS PALETTE



No.	Plant Name	Quantity	Notes
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VDZ+A
 VISUAL DESIGN & ARCHITECTURE
 1001 LAMAR AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.8888 FAX: 303.733.8889
 WWW.VDZA.COM



VDZ+A
 1000 Lakeshore Drive, Suite 1000, White Rock, BC
 Tel: 250.781.1111
 Fax: 250.781.1112
 Email: info@vdz.com

REVISIONS TABLE FOR DRAWINGS

No.	Description	Date
1	Issue for Review	Jan 11, 2021
2	Issue for Review	Jan 11, 2021
3	Issue for Review	Jan 11, 2021
4	Issue for Review	Jan 11, 2021
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6	Issue for Review	Jan 11, 2021
7	Issue for Review	Jan 11, 2021
8	Issue for Review	Jan 11, 2021
9	Issue for Review	Jan 11, 2021
10	Issue for Review	Jan 11, 2021
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27	Issue for Review	Jan 11, 2021
28	Issue for Review	Jan 11, 2021
29	Issue for Review	Jan 11, 2021
30	Issue for Review	Jan 11, 2021

Location:
Vidal Street & Third Ave.
White Rock, BC

Project:
Vidal Street Development

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

Client:
Vidal Street Development

Contractor:
Vidal Street Development

Architect:
VDZ+A

Project No.:
DP2018-59

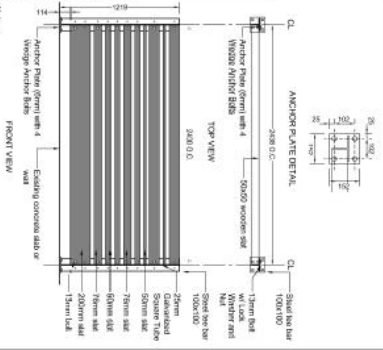
Drawing Title:
DETAILS

Drawing No.:
LD-01



Precedent Image

1 RUBBER PLAY SURFACE
Scale: 1/8" = 1'-0"



5 CEDAR FENCE
Scale: 1/8" = 1'-0"



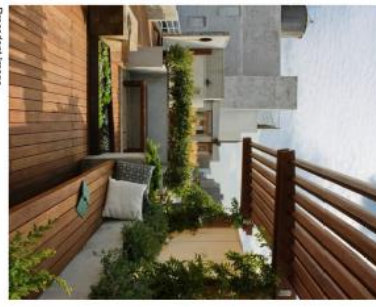
Precedent Image
Supplier: Kodama
Product: Zoma Lounge Sun Shade

2 LOUNGER SUN SHADE
Scale: 1/8" = 1'-0"



Precedent Image
Manufacturer: Gemstone Masonry & Landscape Supply Ltd.
Custom Natural Gas Fire Table
Or approved Equal

6 FIRE PIT
Scale: 1/8" = 1'-0"



Precedent Image
Shop Drawings to be submitted to Landscape Architect for Approval

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



Precedent Image

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



Precedent Image
Or retirement Equal

4 SUNDECK CHAIR
Scale: 1/8" = 1'-0"



Precedent Image

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

VDZ+A
ARCHITECTURE
1441 VIDAL STREET, SUITE 100
VICTORIA, BC V8W 2E1
TEL: 250-363-1177
WWW.VDZ+A.COM

No.	Description	Date
1	Issued for Planning Review	May 17, 2017
2	Issued for 2017	May 17, 2017
3	Revised for 2017	May 17, 2017
4	Revised for 2017	May 17, 2017
5	Revised for 2017	May 17, 2017
6	Revised for 2017	May 17, 2017
7	Revised for 2017	May 17, 2017
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13	Revised for 2017	May 17, 2017
14	Revised for 2017	May 17, 2017
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16	Revised for 2017	May 17, 2017
17	Revised for 2017	May 17, 2017
18	Revised for 2017	May 17, 2017
19	Revised for 2017	May 17, 2017
20	Revised for 2017	May 17, 2017

VDZ
ARCHITECTURE
1441 VIDAL STREET, SUITE 100
VICTORIA, BC V8W 2E1
TEL: 250-363-1177
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Project: Vidal Street Development
Location: Vidal Street & Third Ave, White Rock, BC

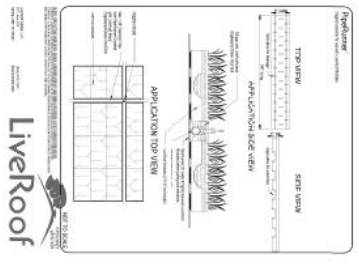
Client: Slava
Architect: VDZ+A
Original slope size: 4.5%
Scale: AS SHOWN
Date: 2017



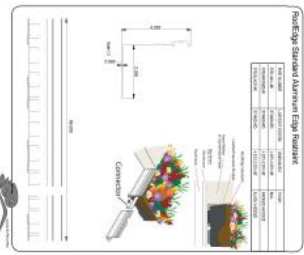


Precedent Image

1 GREEN ROOF
SHEET 01/05



5 PIPE RUNNER IRRIGATION
SHEET 05/05



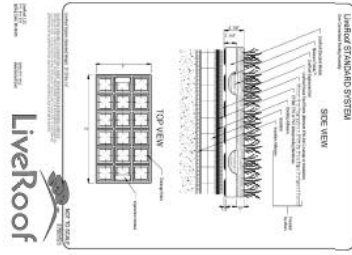
Precedent Image

2 ROOFEDGE STANDARD ALUMINUM EDGE RESTRAINT
SHEET 02/05



Precedent Image

6 PLAY STRUCTURE
SHEET 06/05



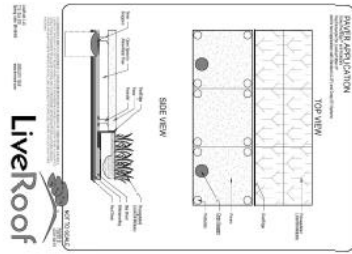
Precedent Image

3 LIVE ROOF S1 STANDARD SYSTEM
SHEET 03/05



Precedent Image

7 PLAY SPINNER
SHEET 07/05



Precedent Image

4 PAVER APPLICATION
SHEET 04/05

VDZ+A
ARCHITECTURE + INTERIOR DESIGN + LANDSCAPE ARCHITECTURE
1441 VIDAL STREET, SUITE 100, WASHINGTON, DC 20004
TEL: 202.462.1100 | FAX: 202.462.1101 | WWW.VDZ+A.COM

REVISIONS TABLE FOR DRAWINGS

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMITTING	MAY 11, 2021
2	1	ISSUED FOR PERMITTING	MAY 11, 2021
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REVISIONS TABLE FOR SHEET

NO.	REV.	DESCRIPTION	DATE
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Project: Vidal Street Development
Location: Vidal Street & Third Ave, White River, NC

Drawn: PM
Checked: JAV
Approved: JAV
Scale: AS SHOWN