

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



**DEVELOPMENT VARIANCE PERMIT NO. 452**

1. This Development Variance Permit No. 452 is issued to **BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 36 (SURREY)** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract 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 1, Plan BCP15882, Section 11, Township 1, New Westminster Land District

PID: 026-188-899

As indicated on Schedule A

2. This Development Variance Permit No. 452 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of the "City of White Rock Zoning Bylaw, 2012, No. 2000," as amended, is varied as follows:
  - (a) Section 4.13.4 of the Zoning Bylaw, is varied to permit a maximum height of 15.82 metres for the "cupola" on the building addition.
4. Said lands shall be developed in accordance with all terms, conditions, and provisions of this permit and any plans and specifications attached to this permit which shall form a part hereof.
5. Terms and Conditions:
  - (a) The development shall generally conform to the drawings attached hereto as Schedule B.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
7. This permit does not constitute a Sign Permit, a Tree Management Permit or a Building Permit.

Authorizing Resolution passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

This development variance permit has been executed at White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

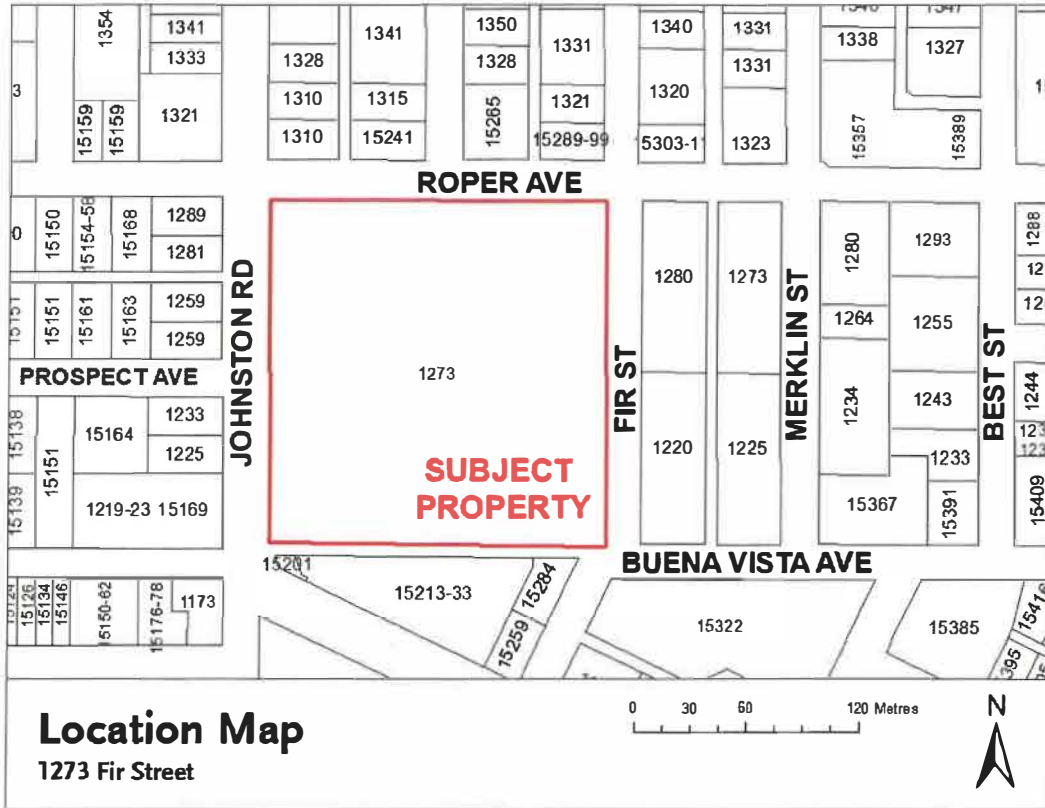
The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

\_\_\_\_\_  
Mayor – Megan Knight

\_\_\_\_\_  
Director of Corporate Administration – Tracey Arthur

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**Schedule A  
Location Map**



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**Schedule B**  
**Architectural Drawings**  
[cover page]

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# WHITE ROCK ELEMENTARY SCHOOL CLASSROOM ADDITION

1273 FIR STREET, WHITE ROCK, BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT  
VARIANCE PERMIT

EXISTING PHOTOGRAPH



N.T.S.

RENDERING



N.T.S.

**DRAWING LIST**

ARCHITECT: ARCHITECTURE PLANNING INTERIOR DESIGN  
300-10190-152A SC. | Surrey, BC V4R 1J7  
PHONE: (604) 581-8128 | WWW: www.thinkspace.ca

BY: CONNOR WHEAT  
DATE: 2024-05-27  
DES: EXTERNAL CONSULTANTS

DATE: 2024-05-27

NO.	REVISIONS	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
2	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
3	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
4	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
5	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
6	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
7	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
8	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
9	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27
10	ISSUED FOR DEVELOPMENT PERMIT	2024-05-27

DATE: 2024-05-27



**thinkspace**  
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300 - 10190 152A SC. | Surrey, BC | V4R 1J7  
t 604.581.8128 | w thinkspace.ca

Project Number	200810
Project	CLASSROOM ADDITION
Address	1273 Fir Street, White Rock, BC V4R 1J7
Sheet	COVER SHEET
Scale	
Date	2024-05-27

CONTEXT PLAN



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## PROJECT STATISTICS

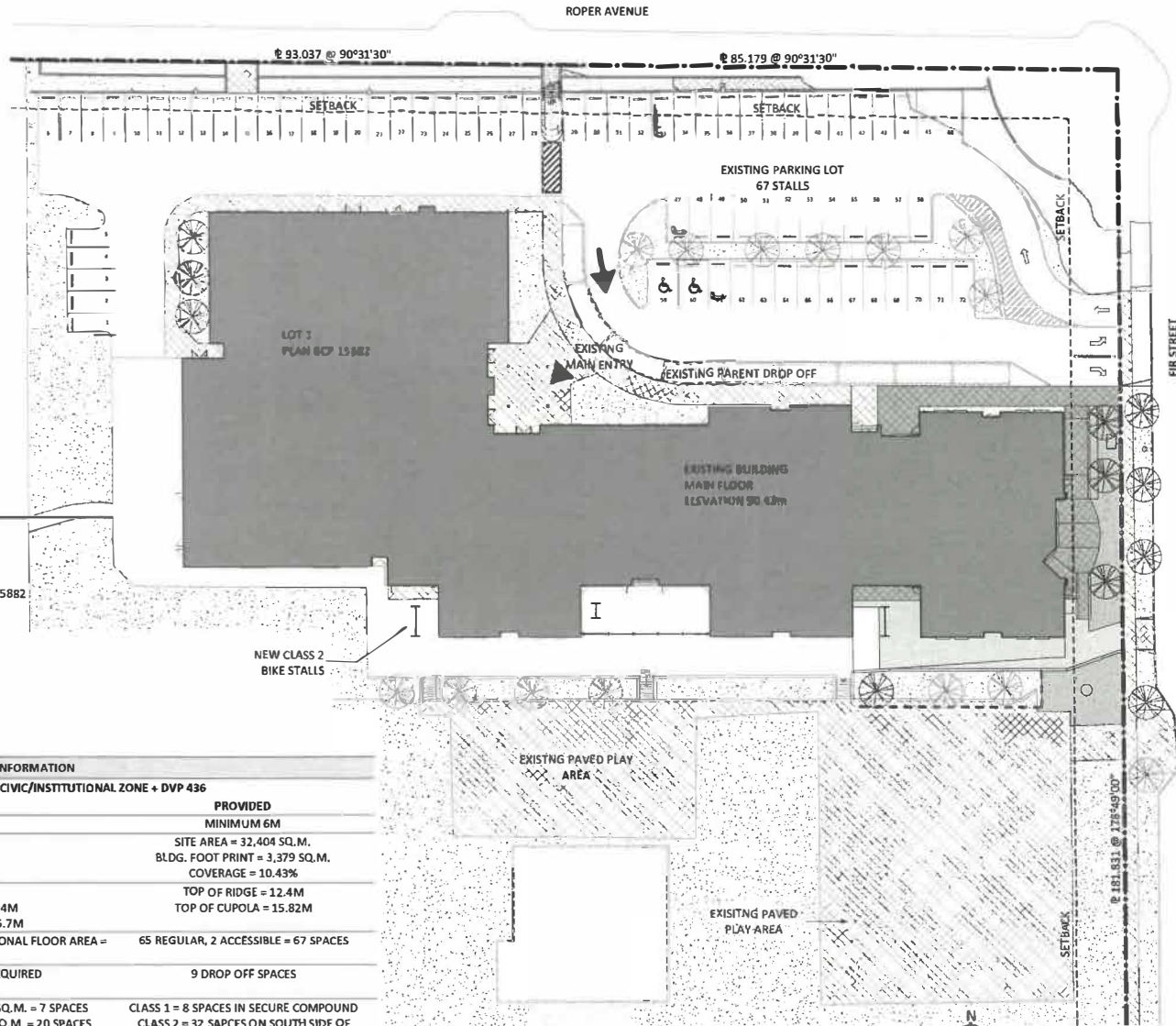
STREET ADDRESS:  
1273 FIR STREET, WHITE ROCK, BC

LEGAL DESCRIPTION:  
LOT 1, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN BCP 15882

SITE AREA = 32,404 sq.m.

FLOOR AREA (sq.m.):	EXISTING	NEW	TOTAL
MAIN FLOOR	2,840	533	3,373
2ND FLOOR	1,276	513	1,789
TOTAL GROSS AREA	4,116	1,046	5,162

ZONING BYLAW & INFORMATION		
ZONING	P-1 - CIVIC/INSTITUTIONAL ZONE + DVP 436	
	REQUIRED	PROVIDED
MINIMUM SETBACKS, ALL LOT LINES	6M	MINIMUM 6M
LOT COVERAGE	MAX 50%	SITE AREA = 32,404 SQ.M. BLDG. FOOT PRINT = 3,379 SQ.M. COVERAGE = 10.43%
EXISTING BUILDING HEIGHT	DVP HEIGHT TOP OF RIDGE = 12.4M TOP OF CUPOLA = 15.7M	TOP OF RIDGE = 12.4M TOP OF CUPOLA = 15.82M
EXISTING OFF STREET PARKING AS PER 4.14	1 SPACE PER 92 SQ.M. OF INSTITUTIONAL FLOOR AREA = 57 SPACES	65 REGULAR, 2 ACCESSIBLE = 67 SPACES
EXISTING OFF STREET LOADING AS PER 4.15.2 & 4.15.3	CURRENT BYLAW = 4 REQUIRED	9 DROP OFF SPACES
BIKE PARKING AS PER 4.16.3 (NOT REFERENCED IN P-1)	CLASS 1 = 0.25 SPACES PER 200 SQ.M. = 7 SPACES CLASS 2 = 0.75 SPACES PER 200 SQ.M. = 20 SPACES	CLASS 1 = 8 SPACES IN SECURE COMPOUND CLASS 2 = 32 SPACES ON SOUTH SIDE OF BUILDING



1 SITE PLAN  
1:100

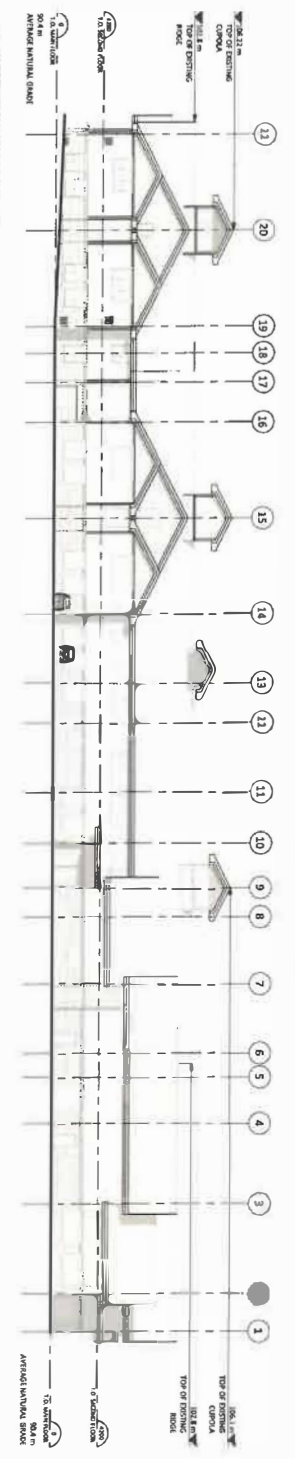
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DATE	DESCRIPTION
2023-11-17	REVISED PER COMMENTS
2023-11-17	REVISED PER COMMENTS
2023-11-17	REVISED PER COMMENTS
2023-11-17	REVISED PER COMMENTS
2023-11-17	REVISED PER COMMENTS

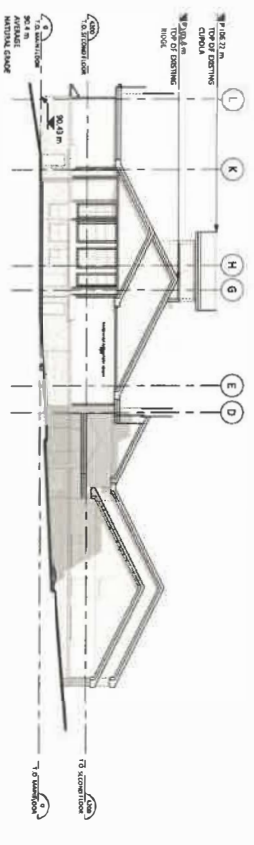


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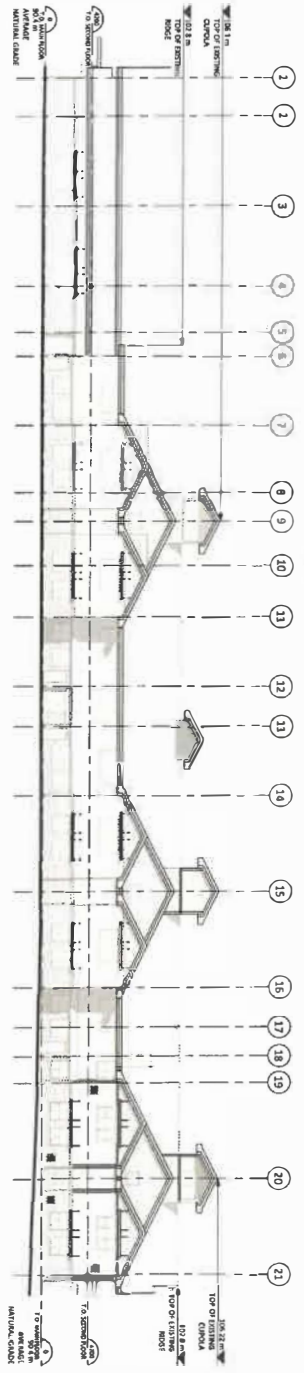
Project Name	WHITE ROCK ELEMENTARY SCHOOL CLASSROOM ADDITION
Project Number	200810
Drawn By	OVERALL SITE PLAN
Scale	D1.0



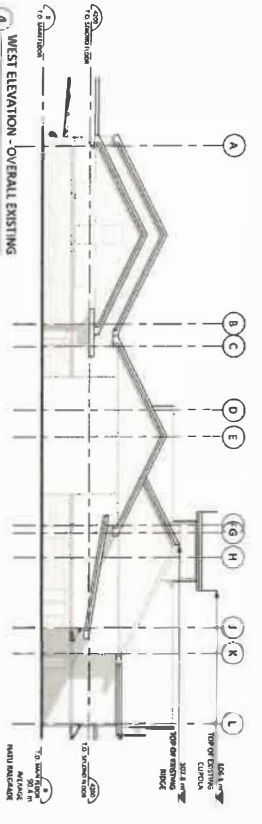
1 NORTH ELEVATION - OVERALL



2 EAST ELEVATION - OVERALL



3 SOUTH ELEVATION - OVERALL



4 WEST ELEVATION - OVERALL EXISTING



Revision	Date	Description
1	2019-01-27	DVP REVISION 3
2		
3		
4		
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