

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



DEVELOPMENT VARIANCE PERMIT NO. 436

1. This Development Variance Permit No. 436 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, White Rock Elem & Semiahmoo Sr Sec

PID: 026-188-899


As indicated on Schedule A

2. This Development Variance Permit No. 436 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 6.22.4 is varied to permit a *principal building* having a maximum height 12.4 metres, being measured to the "top of ridge" of the roof.
 - (b) Pursuant to Section 4.13.4 of the Zoning Bylaw, the "cupolas", having a maximum height of 15.7 metres, are deemed to be exempt from the maximum height of buildings subject to any specified limit on roof coverage.
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 26th day of April 2021.

This development variance permit has been executed at White Rock, British Columbia, the 26th day of April 2021.

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

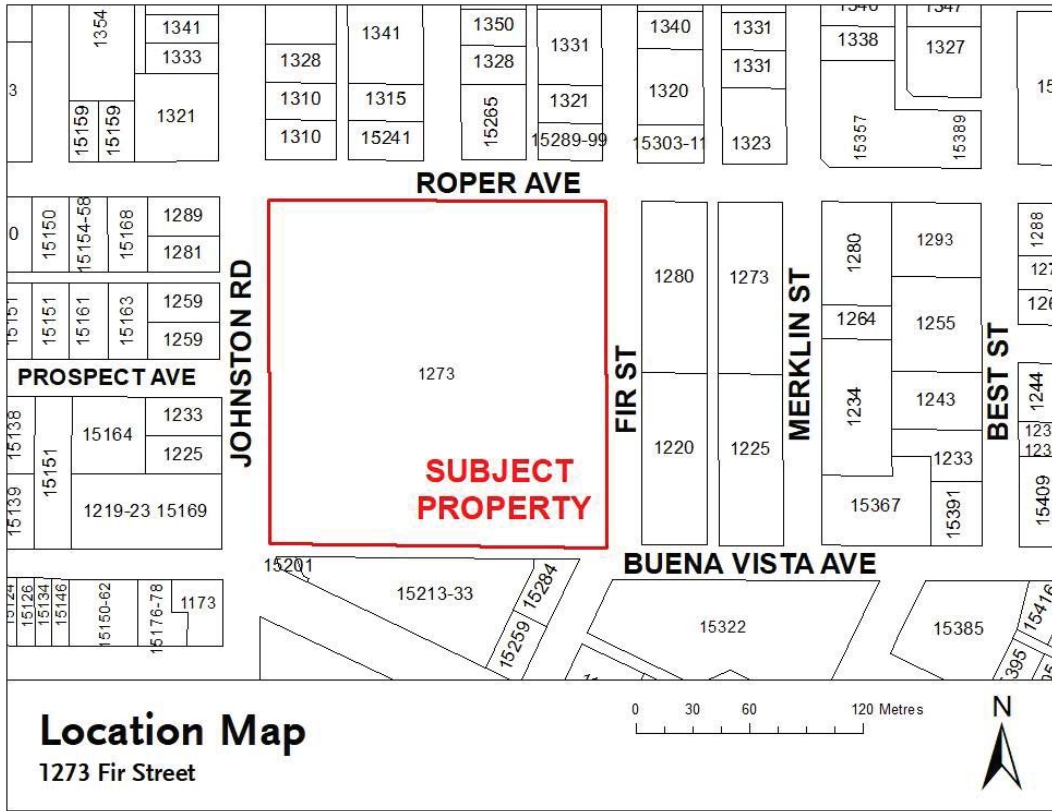


Mayor – Darryl Walker



Director of Corporate Administration – Tracey Arthur

Schedule A Location Map



Schedule B
Architectural Drawings
[cover page]

WHITE ROCK

ELEMENTARY SCHOOL CLASSROOM ADDITION

1273 FIR STREET, WHITE ROCK, BRITISH COLUMBIA

ISSUED FOR DEVELOPMENT VARIANCE PERMIT

EXISTING PHOTOGRAPH

N.T.S.



DRAWING LIST

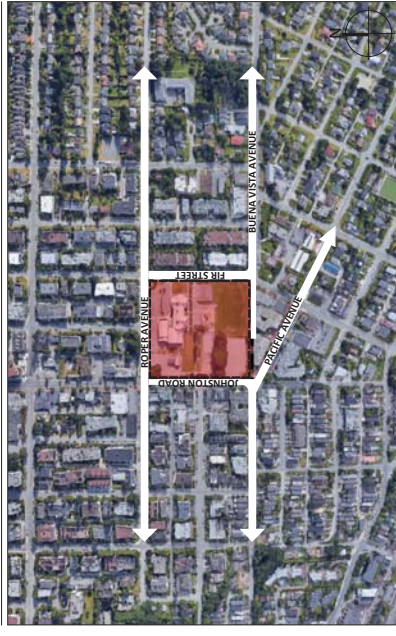
ARCHITECT	THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
CONTACT	2177 FV TW VICTORIA, BC, V8M 1K9 CAN
PHONE	(604) 581 8128
EMAIL	info@thinkspace.ca
00	CONTRACT
01	OVERALL SITE PLAN
01.0	OVERALL SITE PLAN
01.1	STEP PHOTOGRAPHY
02	PROVIDER INFORMATION
02.0	OVERALL FLOOR PLAN
02.1	OVERALL FLOOR PLAN
02.2	DETAILED ELEVATIONS
03	DETAILED ELEVATIONS
03.0	SHADOW STUDY
03.1	LANDSCAPE ARCHITECTURE
03.2	VIEW ANALYSIS/SCENES
03.3	VIEW ANALYSIS/SCENES
03.4	PROJECT IMAGES
LANDSCAPE ARCHITECT	THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
5340 HORNBELOW RD, VANCOUVER, BC, V6W 2A5	
PHONE (604) 684 7426	
L1	LANDSCAPE PLAN

RENDERING

N.T.S.



CONTEXT PLAN



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200810 Project Number	200810 Project Number
CLASSROOM ADDITION Project	CLASSROOM ADDITION Project
WHITE ROCK ELEMENTARY SCHOOL Project	WHITE ROCK ELEMENTARY SCHOOL Project
COVER SHEET Drawing	COVER SHEET Drawing
D0 Sheet Number	D0 Sheet Number

ISSUED FOR DVP 2R1
DATE: 2023.05.11
SCALE: REFERENCE ONLY
NO DATE DISCUSSION
1.1 2023.05.11 (2023.05.11)
1.2 2023.05.11 (2023.05.11)
1.3 2023.05.11 (2023.05.11)
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Vancouver, British Columbia
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PROJECT STATISTICS

STREET ADDRESS:
 1275 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.):

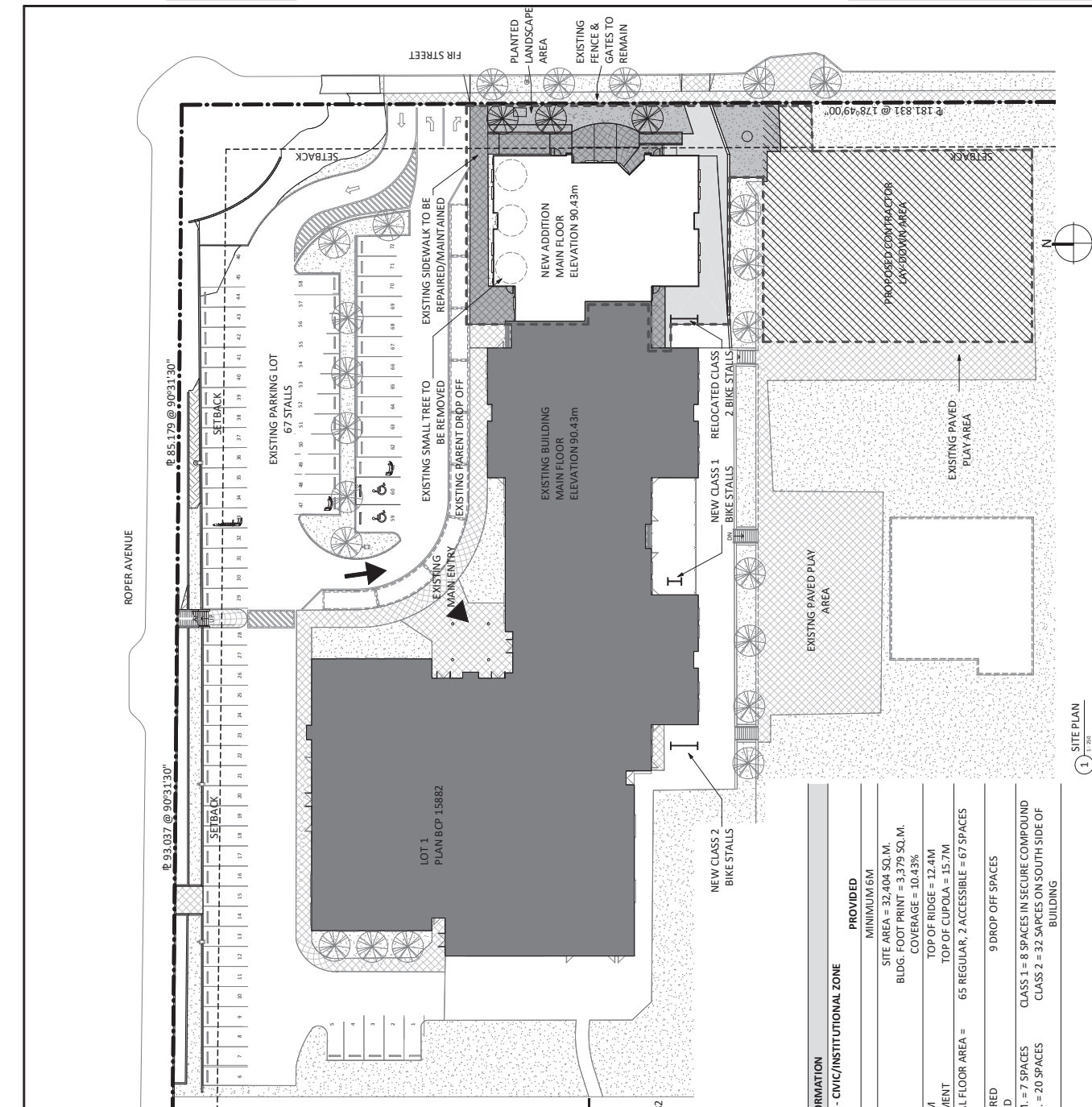
FLOOR	EXISTING	NEW	TOTAL
MAIN FLOOR	2,840	533	3,373
2ND FLOOR	1,276	513	1,789
TOTAL GROSS AREA	4,116	1,046	5,162

ZONING BYLAW & INFORMATION

P-1 - CIVIC/INSTITUTIONAL ZONE

REQUIRED	PROVIDED
MINIMUM SETBACKS, ALL LOT LINES	MINIMUM 6M
LOT COVERAGE	SITE AREA = 32,404 SQ. M. BLDG. FOOT PRINT = 3,79 SQ. M. COVERAGE = 10.43%

EXISTING BUILDING HEIGHT	CURRENT BYLAW = 10.7M
1999 BYLAW = NO REQUIREMENT	TOP OF RIDGE = 12.4M
EXISTING OFF STREET PARKING AS PER 4.14	TOP OF CUPOLA = 15.7M
EXISTING OFF STREET PARKING AS PER 4.15.2 & 4.15.3	65 REGULAR, 2 ACCESSIBLE = 67 SPACES
BIKE PARKING AS PER 4.16.3 (NOT REFERENCED IN P-1)	57 SPACES
EXISTING OFF STREET LOADING AS PER 4.15.2 & 4.15.3	9 DROP OFF SPACES
BIKE PARKING AS PER 4.16.3 (NOT REFERENCED IN P-1)	CURRENT BYLAW = 4 REQUIRED 1999 BYLAW = 1 REQUIRED
EXISTING OFF STREET LOADING AS PER 4.15.2 & 4.15.3	CLASS 1 = 0.25 SPACES PER 200 SQ.M. = 7 SPACES CLASS 2 = 0.75 SPACES PER 200 SQ.M. = 20 SPACES
BIKE PARKING AS PER 4.16.3 (NOT REFERENCED IN P-1)	CLASS 1 = 8 SPACES IN SECURE COMPOUND CLASS 2 = 32 SPACES ON SOUTH SIDE OF BUILDING



1 SITE PLAN 1:200

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EAST VIEW ACROSS ADDITIONAL SITE



VIEW OF ADDITION SITE



SOUTHEAST VIEW



NORTHEAST VIEW

EXISTING PHOTOGRAPHS

N.T.S.



FIR STREET - NEIGHBOURHOOD STREETSCAPE

N.T.S.



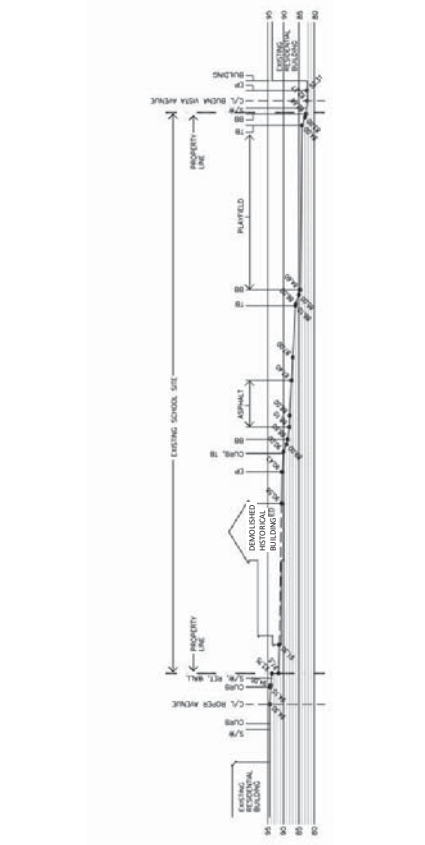
ROPER AVENUE - NEIGHBOURHOOD STREETSCAPE

N.T.S.

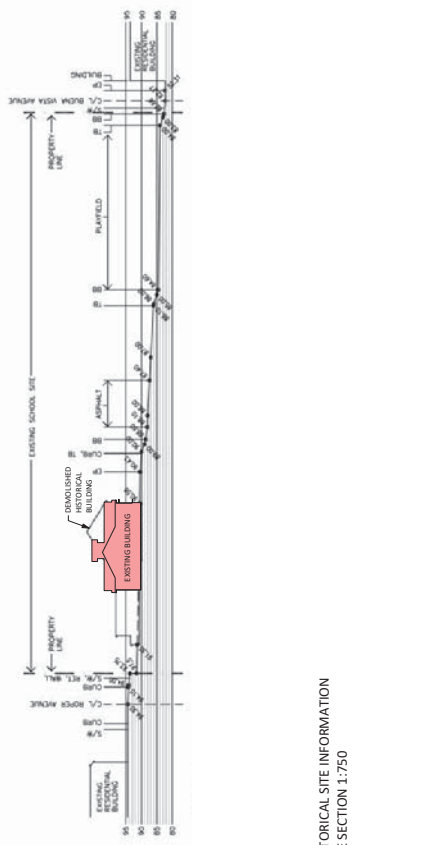
200810 Project Number	2021 Sheet Number
CLASSROOM ADDITION WHITE ROCK ELEMENTARY SCHOOL	
HISTORICAL SITE INFORMATION	

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ISSUED FOR DVP 2R1
DATE: 2021-01-11
DRAWN: KIMBERLY
CHECKED: KIMBERLY
NO. DATE DISCREPANCY
1 2021-01-11 02:00:00 DVP 2R1
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HISTORICAL SITE INFORMATION
SITE SECTION 1:750



HISTORICAL SITE INFORMATION
SITE SECTION 1:750



HISTORICAL SITE INFORMATION
AERIAL PHOTO OF DEMOLISHED BUILDING (2004)



HISTORICAL SITE INFORMATION
AERIAL PHOTO OF DEMOLISHED BUILDING WITH BUILDING OVERLAY



HISTORICAL SITE INFORMATION
PHOTO 1

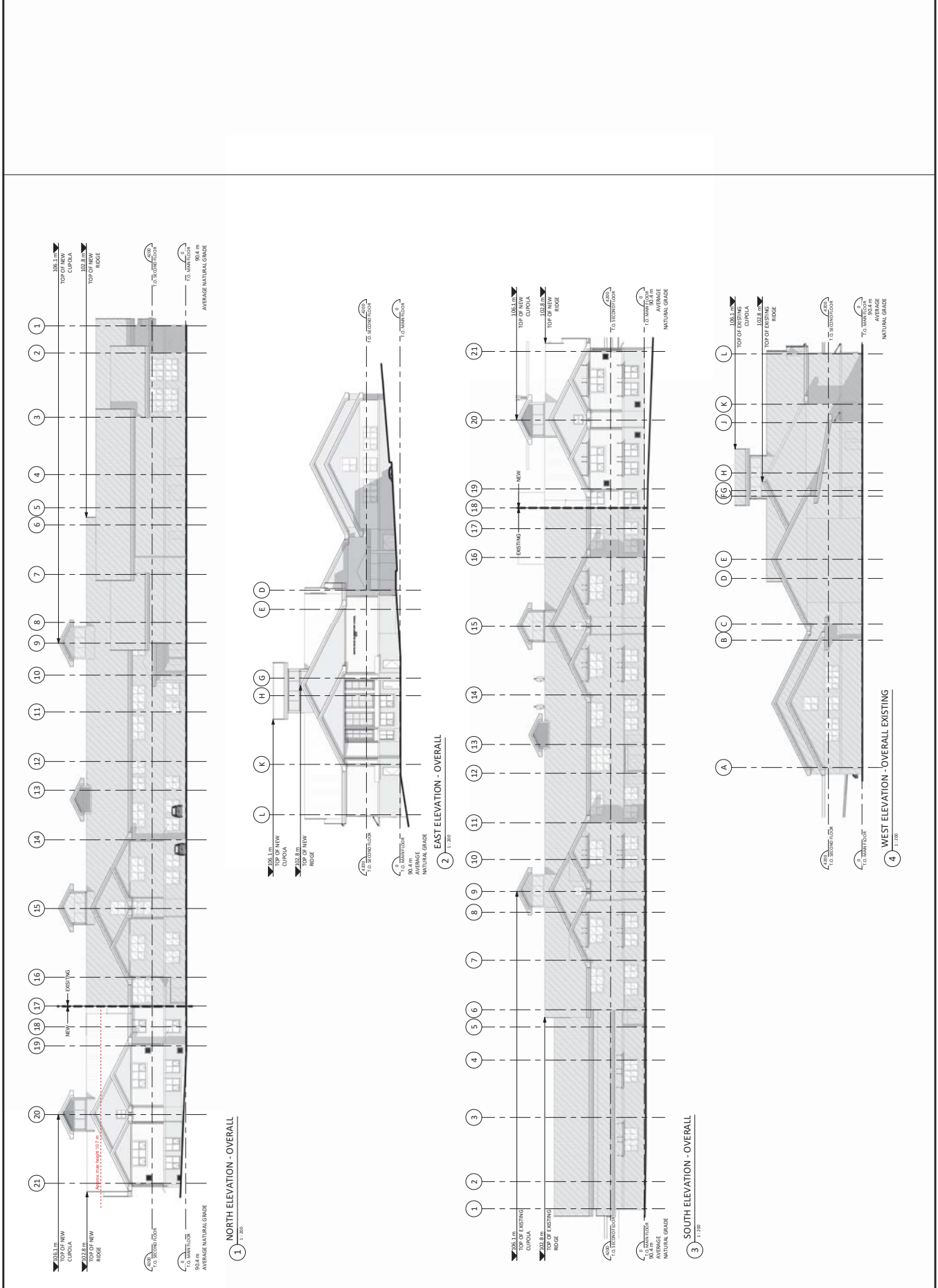


HISTORICAL SITE INFORMATION
PHOTO 2



HISTORICAL SITE INFORMATION
PHOTO 3

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Project Number
200810
 White Rock Elementary School
 Classroom Addition
 Detailed Elevations

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1 2023-11-03 10:00 AM DWP
 NO DATE CREATION
 03066 REVISED

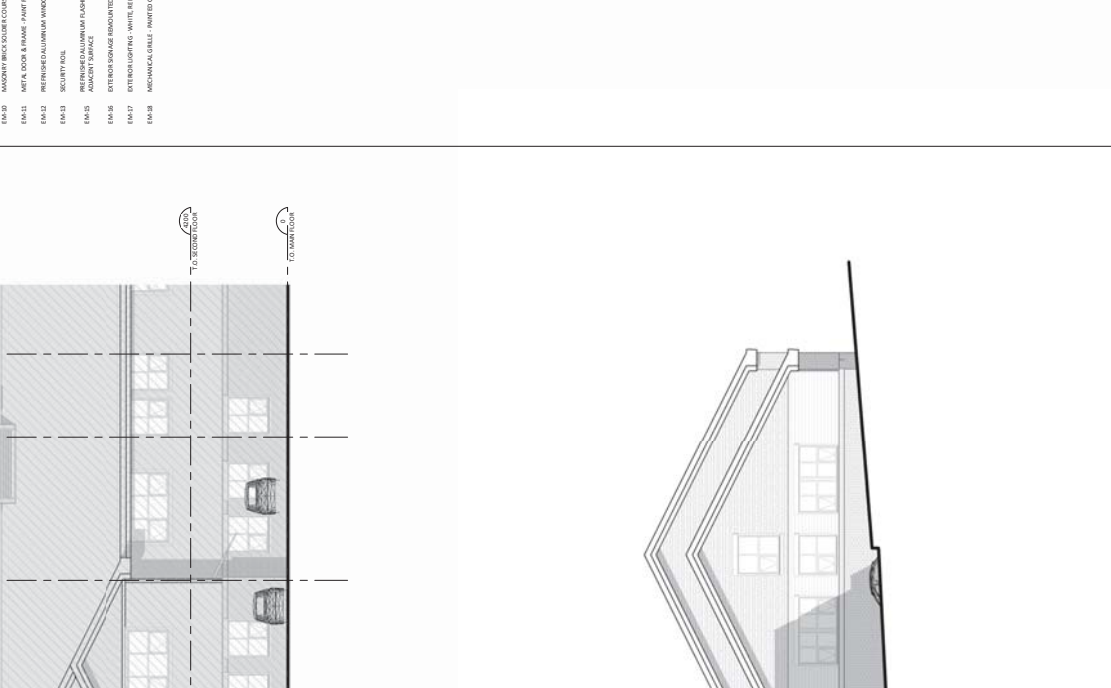
ISSUED FOR DWP
 2023-11-03
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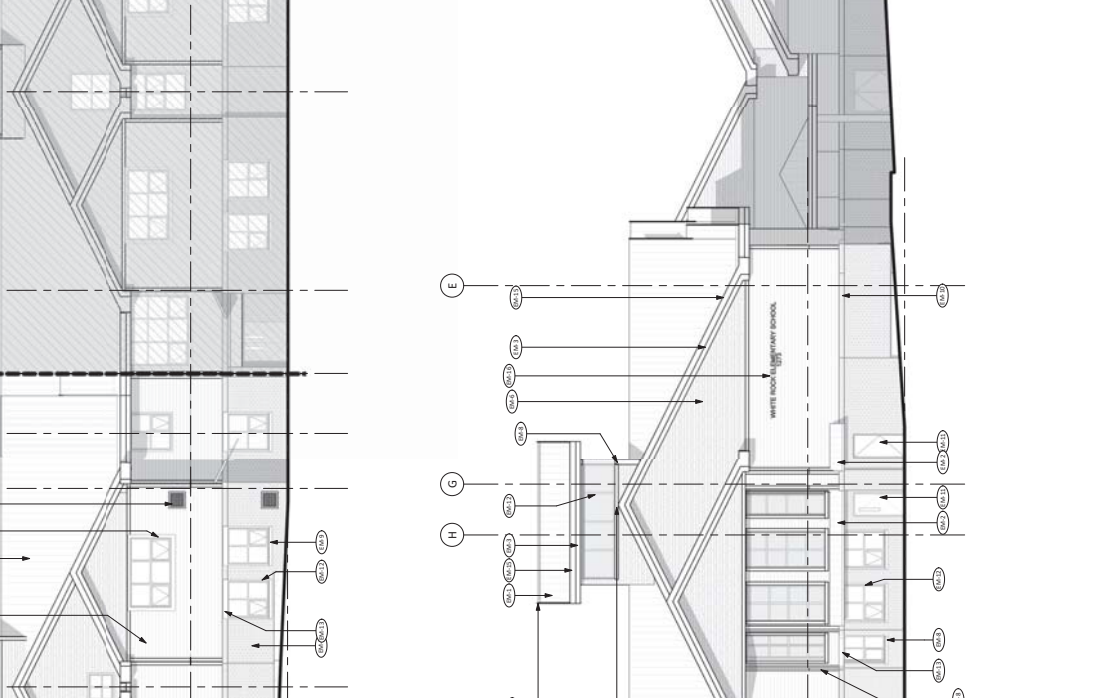
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ELEVATION KEYNOTES & MATERIALS

- EM-01 PREFINISHED ALUMINUM ROOFING - GREY TO MATCH EXISTING
- EM-02 PREFINISHED ALUMINUM SIDING - GREY TO MATCH EXISTING, ADJACENT CLADDING TO EXISTING OR SPECIFIC
- EM-03 PREFINISHED ALUMINUM FASCIA - WHITE
- EM-04 PLANK SIDING - GREY TO MATCH EXISTING
- EM-05 SHINGLES RANDOM SIDING - GREY TO MATCH EXISTING
- EM-06 MASSIVY BECK - COLOUR TO MATCH EXISTING
- EM-07 MASSIVY BECK - WHITE TO MATCH EXISTING
- EM-08 PRECAST CONCRETE WINDOW SILL - COLOUR TO MATCH EXISTING
- EM-09 MASSIVY BECK SQUARE CORNER - COLOUR TO MATCH EXISTING
- EM-10 METAL DOOR & FRAME - PAINT FINISH TO MATCH EXISTING
- EM-11 PREFINISHED ALUMINUM WINDOW
- EM-12 SECURITY FENCE
- EM-13 PREFINISHED ALUMINUM FLASHING - COLOUR TO MATCH ADJACENT SURFACE
- EM-14 EXTERIOR SPONGE EMBOSSMENT
- EM-15 EXTERIOR LIGHTING - WHITE REFER TO ELECTRICAL
- EM-16 MECHANICAL GRILLE - PAINTED GREY TO MATCH SIDING



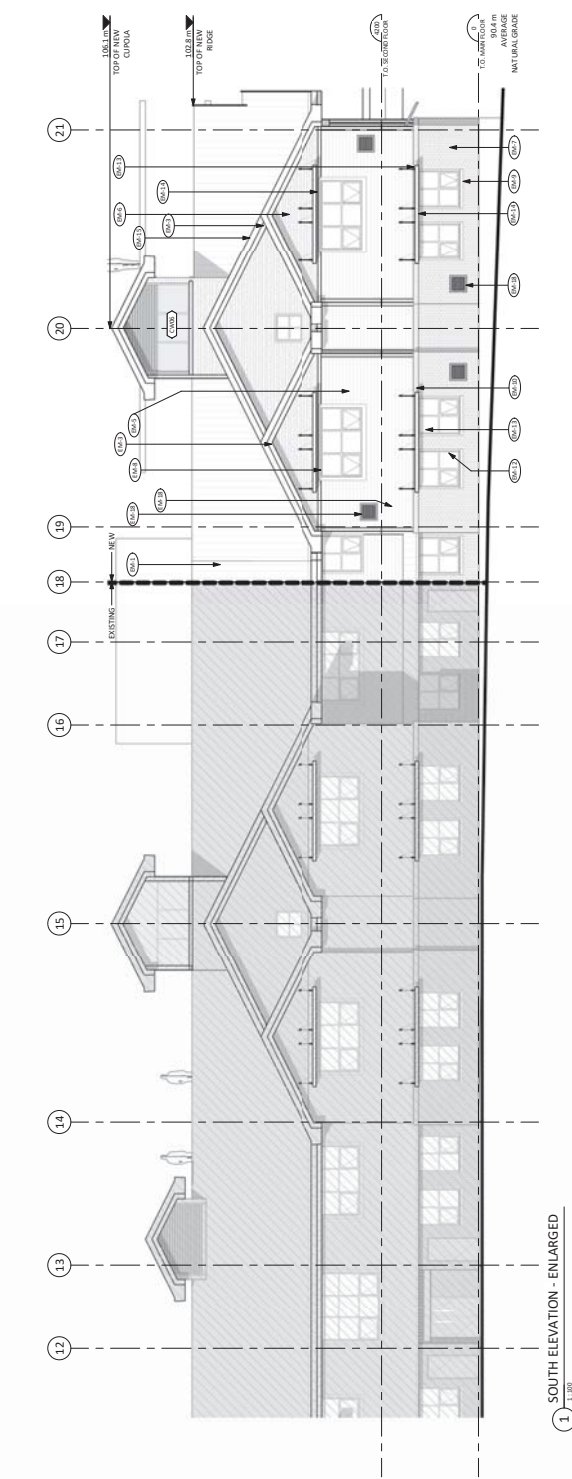
1 NORTH ELEVATION - ENLARGED
 1/8" = 1'-0"



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

ISSUED FOR DVP
DATE: 2008.11.22
NO. DATE DESCRIPTION
1 2008.11.02 0001010M DVP

- ELEVATION KEYNOTES & MATERIALS**
- EM-01 PREFINISHED ROOFING: GREY TO MATCH EXISTING
 - EM-02 PREFINISHED ALUMINUM FACIAL: WHITE
 - EM-03 PLANK SIDING: GREY TO MATCH EXISTING
 - EM-04 SINGLE BOARD SIDING: GREY TO MATCH EXISTING
 - EM-05 MASONRY BRICK: COLOUR TO MATCH EXISTING
 - EM-06 CLAMMITY TREATMENT: WHITE TO MATCH EXISTING
 - EM-07 PRECAST CONCRETE WINDOW SILL: COLOUR TO MATCH EXISTING
 - EM-08 MASONRY BRICK: COLOUR TO MATCH EXISTING
 - EM-09 PREFINISHED ALUMINUM WINDOW
 - EM-10 SECURITY FOL
 - EM-11 ALUMINUM HANDRAIL: DARK GREY
 - EM-12 PREFINISHED ALUMINUM FLASHING: COLOUR TO MATCH ADJACENT SURFACE
 - EM-13 MECHANICAL GRILLE: PAINTED GREY TO MATCH SIDING



1 SOUTH ELEVATION - ENLARGED
1:200

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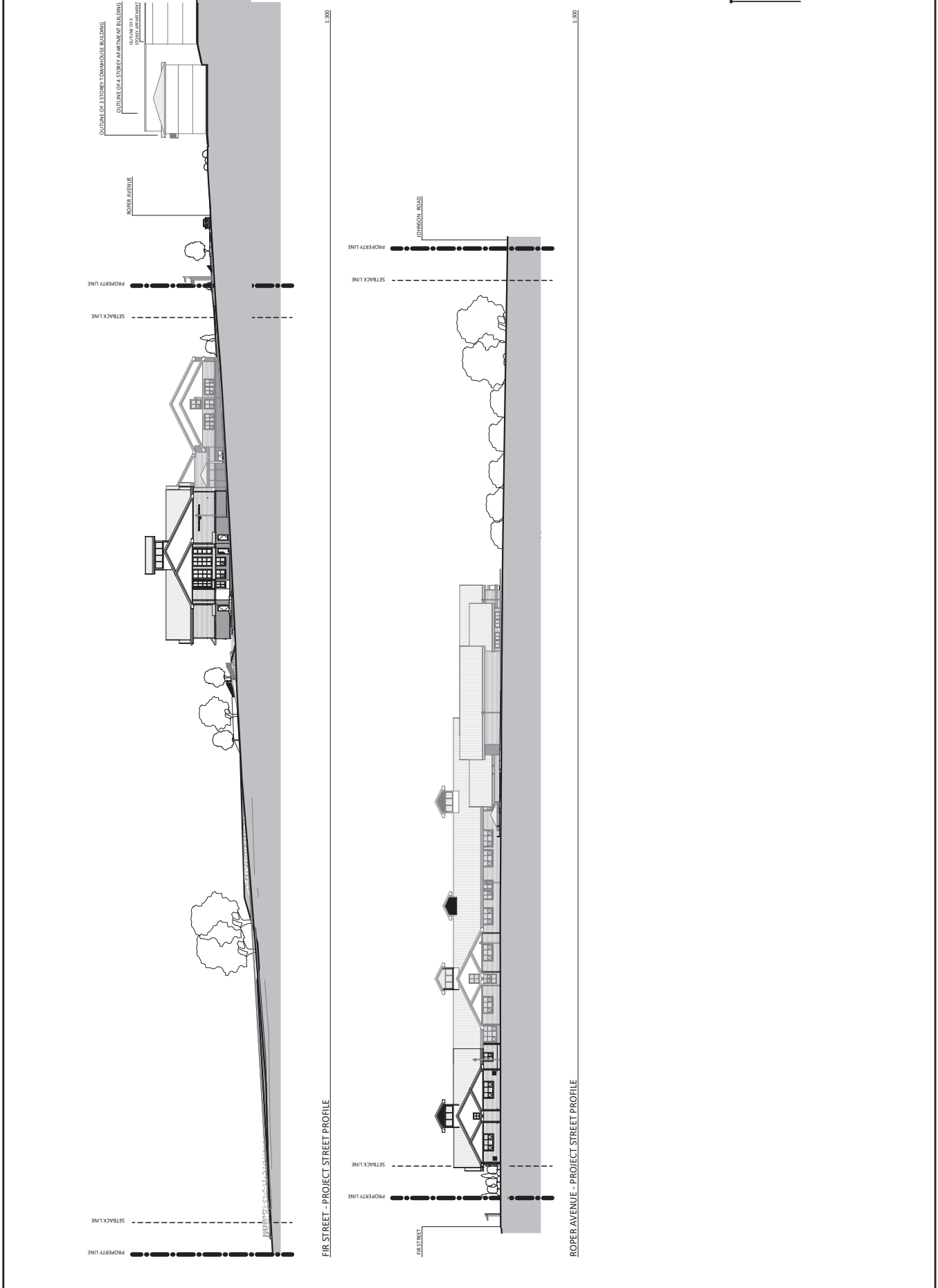
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200810 Project Number	05.0 Sheet Number
200810 Project	CLASSROOM ADDITION WHITE ROCK ELEMENTARY SCHOOL
	SITE SECTIONS

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ISSUED FOR DVP 2
DATE: 2008.11.29
SCALE: REDUCED 1/8"
NO. DATE DESCRIPTION
1 2008.11.29 1/8" 1/8" 2008.11.29
2 2008.11.29 1/8" 1/8" 2008.11.29
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10 AM SHADOW COLOUR

MARCH/SEPTEMBER 21ST



12 PM



2 PM



4 PM

N.T.S.



10 AM



12 PM



2 PM



4 PM

JUNE 21ST

N.T.S.



10 AM



12 PM



2 PM



4 PM

DECEMBER 21ST

N.T.S.

4 PM - SUNSET TYPICAL AT 4:16 PM. NOTE THESE SHADOWS REPRESENT SHADOWS FROM THIS SITE ONLY. MOST OF THIS AREA WILL BE IN SHADOW FROM OTHER BUILDINGS AT THIS TIME.



4 PM



2 PM



12 PM



10 AM

MARCH/SEPTEMBER 21ST



12 PM



2 PM



4 PM

JUNE 21ST

N.T.S.



12 PM



2 PM



4 PM

DECEMBER 21ST

N.T.S.

4 PM - SUNSET TYPICAL AT 4:16 PM. NOTE THESE SHADOWS REPRESENT SHADOWS FROM THIS SITE ONLY. MOST OF THIS AREA WILL BE IN SHADOW FROM OTHER BUILDINGS AT THIS TIME.

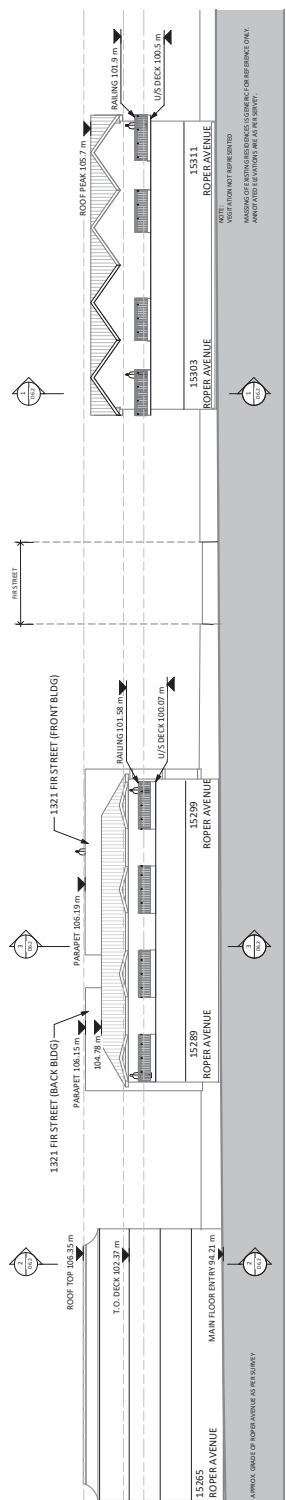
1 2023-12-09 10:00 AM DWP 2
NO. DATE DISCUSSION
COLLAR REVISIONS LIST
ISSUED FOR DWP 2
DATE: 2023.12.29

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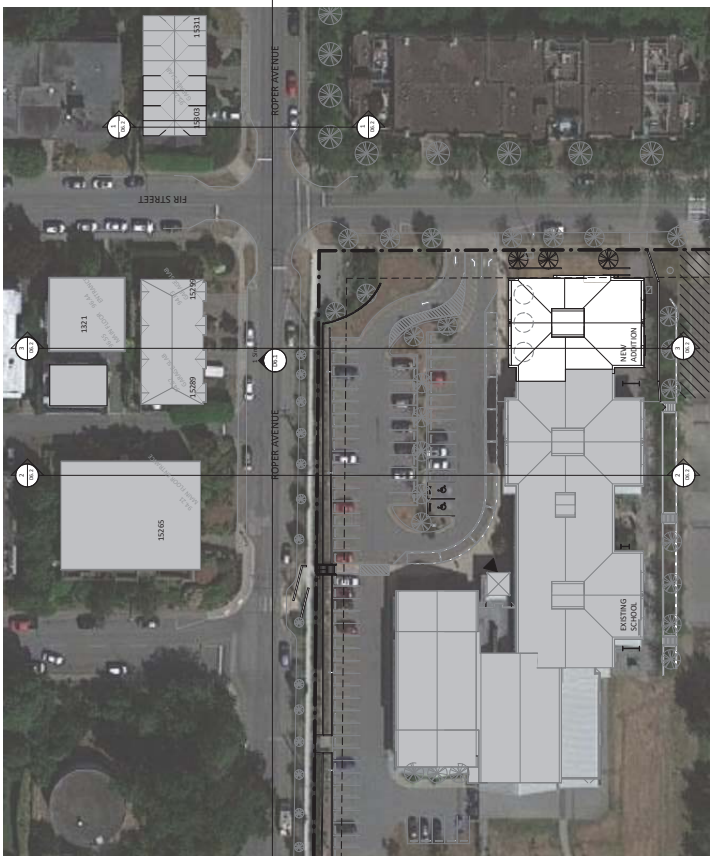
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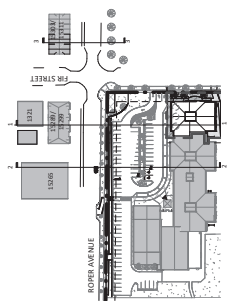
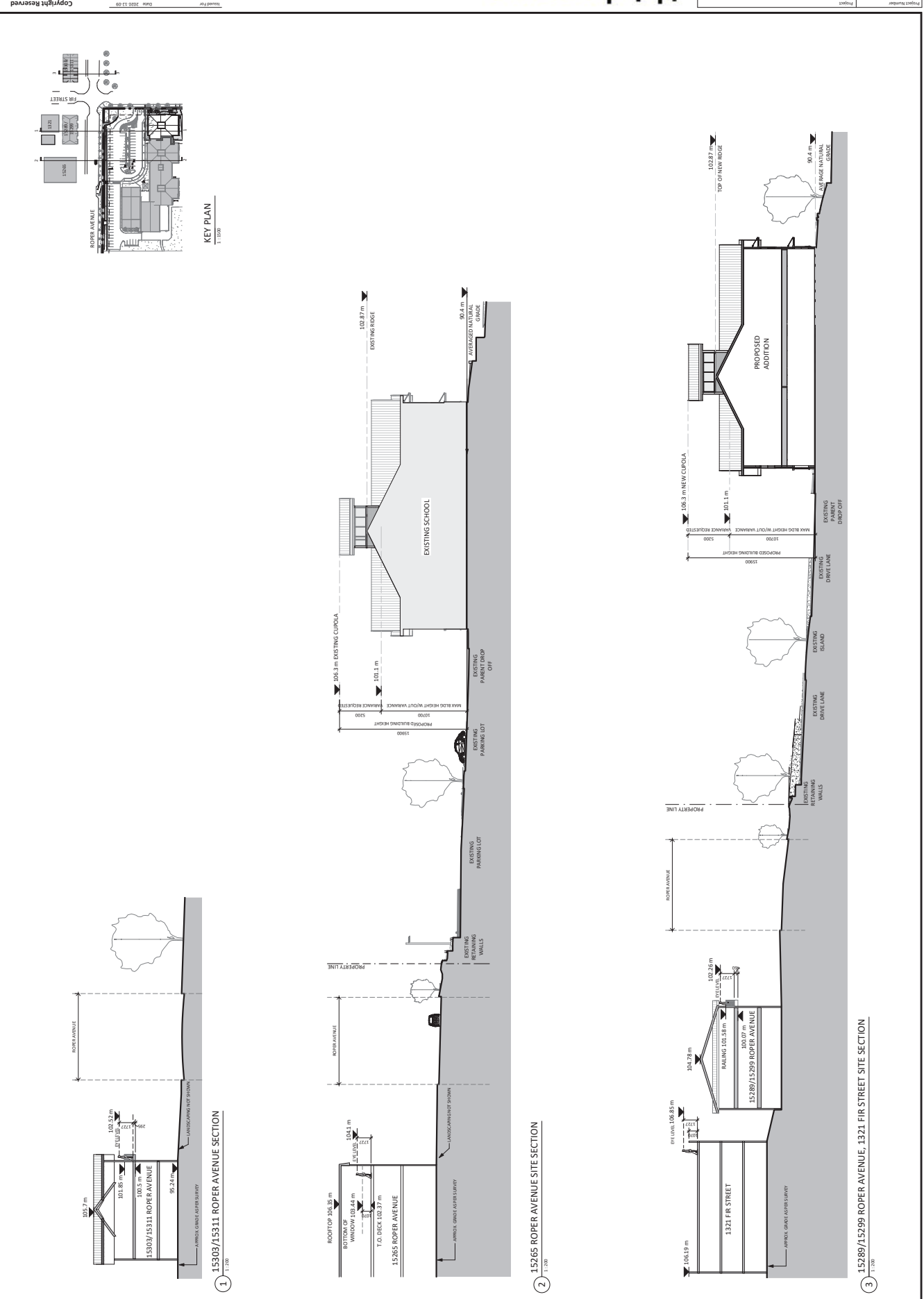
200810 Project Number	2023-12-09 Issue Date
WHITE ROCK ELEMENTARY SCHOOL CLASSROOM ADDITION	VIEW ANALYSIS CONTEXT
D6.1 Drawing	



1 ELEVATION FROM ROPER AVENUE
1/100



2 SITE PLAN
1/100

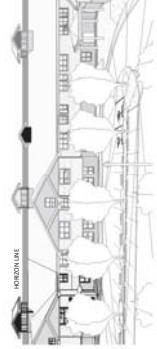


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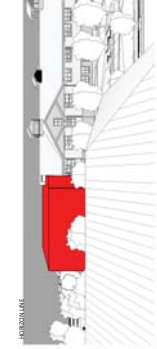


1 15265 ROPER SOUTH EAST VIEW
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

2 15265 ROPER SOUTH VIEW
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

3 15289 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

4 15289 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED



5 15311 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

6 15303 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

7 1321 FIR BACK BUILDING ROOFTOP
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

8 1321 FIR FRONT BUILDING ROOFTOP
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

VIEW ANALYSIS NOTES

- THESE ELEVATION SHOWN AT 17 METERS OF FLOOR JOINTS TO SHOW HEIGHT
- HEIGHTS ARE TO BE CONFIRMED FOR PERMITTING

9 15311 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

10 15303 ROPER BALCONY
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

11 1321 FIR BACK BUILDING ROOFTOP
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED

12 1321 FIR FRONT BUILDING ROOFTOP
PLAN: 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
SHOWING MASSING FOR SCHOOL AT PERMITTED BUILDING HEIGHT IN RED



AERIAL VIEW

NORTH EAST VIEW

SOUTH EAST VIEW

NTS

NTS

NTS