

April 3, 2023

Planning Department
City of White Rock
15322 Buena Vista Avenue
White Rock, B.C.
V4B 1Y6

RE: Revision to Development Permit application: (15704-15770 North Bluff Road, "Courtyard Commons")

To whom it may concern,

We are pleased to introduce ourselves, as we have been engaged by the owner (Waterstock Properties) to take over the architectural services for the proposed development located at 15704-15770 North Bluff Road, White Rock, BC known as "Courtyard Commons", from Urban Arts Architecture Inc.

Urban Arts Architecture Inc. have been notified and provided approval for our role to take over the project, per AIBC regulatory requirements. They have provided us the previous drawing documents for our use in preparing the updated drawings, including permission to use their schematic renderings which have been included to represent the overall aesthetics and form of the development, which remain largely unchanged.

We have been working on completing documentation for the upcoming building permit application. During this phase of coordination, some elements of the building were revised that impact the development permit. Below is a list of the revisions for reference:

- Some internal room layouts revised (garbage room, janitor room, storage rooms, service rooms). Layouts were adjusted to facilitate service requirements and more functional room use/access.
- Exit path from Building 1, south stair was adjusted to accommodate internal circulation and mitigate exterior driveway interference.
- Amenity and fitness room layouts revised.
- Removal of one elevator in each Building 1 & 3.
- Increase floor-to-floor height from typical 9'-6" to 10'-0".

The building floor-to-floor height change is proposed to provide sufficient headroom clearances within the residential units to accommodate the internal mechanical equipment and ducting. This system was selected to facilitate better occupant comfort, increased efficiency, and reduced energy consumption. With internal ducting and equipment, there will need to be drop-down bulkheads to conceal them, and to ensure that a minimum of 7'-6" to 7'-8" ceiling height is maintained at these locations, we are proposing a moderate increase in the floor-to-floor height, and subsequently increase the overall building height. The previously submitted DP, noted a geodetic elevation of the main roof parapet (excluding elevator overrun) of 101.65m for Building 1, 96.55m for Building 2, and 96.55m for Building 3. The revised proposed roof parapet geodetic heights are 102.65m, 97.10m & 97.55m respectively. Please refer to attached updated DP drawings.

We would like to clarify that no revisions are proposed for the exterior finishing or materials. The proposed revisions also do not affect the proposed density, unit counts, or site layout and will meet the requirements outlined in the proposed CD-67 zoning By-law.

Please find enclosed the updated development permit drawings with the above noted elements revised, for your information and records.

Sincerely,

A handwritten signature in black ink, consisting of a large loop followed by a horizontal line and a small flourish.

JESSIE ARORA

Principal, Architect AIBC
SAA, MAA, AAA, OAA, RA