

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 28, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Major Development Permit Application - 1454 Oxford Street (14-009)

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.

EXECUTIVE SUMMARY

In 2014, the City received concurrent applications for an official community plan (OCP) amendment, a zoning bylaw amendment and a major development permit (DP) tied to a proposal at 1454 Oxford Street. The proposal was for a 121 unit multi-family development including two residential towers (i.e., 21 and 24 storeys) and a shared two-storey podium. The development would include 409 underground parking spaces. The noted OCP and zoning amendment bylaws were adopted by Council in 2017 following two public hearings, presentations to the Advisory Design Panel, and a technical review by City staff. As part of the approvals process, Council also entered into a Phased Development Agreement (PDA) with the proponent and adopted a PDA Bylaw. The PDA was used to secure a community amenity contribution of \$3.6M and the dedication of a 0.92 acre parcel of wooded lands, which were required before the consideration of issuance of a DP; both contributions have now been provided to the City. This PDA also prevents future changes to the zoning or subdivision bylaw from impacting the development for a period of ten years after the date of the adoption of the PDA Bylaw (June 12, 2017).

Now that the required contributions have been provided, the DP is being brought forward for consideration of issuance. It is important to note that the approved, property-specific zoning, requires that development substantially conform to the architectural designs as referenced in the CD-46 Zone. Staff have undertaken a comprehensive review of the project and have concluded that the designs are compliant with the CD-46 Zone provisions. Further, staff believe that the DPA guidelines applicable to the project have been satisfied. As such, staff are recommending that Council authorize the issuance of Development Permit No. 400, following which, applications for building permits could be made to the City.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion 2017-274 June 12, 2017	THAT Council gives final reading to “Official Community Plan Bylaw 1837, 2008, Amendment No. 23 (Oxford/Overall), 2015, No. 2123” [CARRIED]
Motion 2017-275 June 12, 2017	THAT Council gives final reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-46 – 1454 Oxford Street) Bylaw, 2015, No. 2056”. [CARRIED]
Motion 2017-275 June 12, 2017	THAT Council gives final reading to “Phased Development Agreement (1454 Oxford Street) Bylaw, 2016, No. 2158”. [CARRIED]

INTRODUCTION/BACKGROUND

Previous Council Consideration

In 2014, the City of White Rock received concurrent applications for an official community plan (OCP) amendment, a zoning bylaw amendment and a major development permit tied to 1454 Oxford Street (see Location and Orthographic Maps in Appendix A). The project proposes a 121 unit multi-family development including two residential towers (i.e., 21 and 24 storeys) with a shared two-storey podium. The development would include 409 parking spaces (i.e., 49 visitor and 360 resident) designed within a three-storey below ground parkade (see Figure 1 below).



Figure 1: Rendering of Multi-Family Development at 1454 Oxford Street

Bylaws related to the official community plan amendment and the zoning bylaw amendment received first and second reading in November 2015, following which there was a statutory public hearing, held December 7, 2015. Subsequent to the hearing, Council gave third reading to the bylaws and accepted a negotiated community amenity contribution of \$3.4M plus the transfer of approximately 0.96 acres of land to the City; it was later clarified by the Applicant that the area to be conveyed to the City was 0.92 acres therefore an adjustment to the amenity contribution, to \$3.6M, was made.

On September 19, 2016 Council rescinded the readings given to the OCP amendment bylaw and the zoning amendment bylaw so that a Phased Development Agreement (PDA) could be created to secure the amenity and land contributions while setting out the project construction phasing and servicing requirements. The PDA was given first and second reading on September 19, 2016 along with renewed readings given to the zoning and OCP amendment bylaws. A second public hearing was held on November 22, 2016 to receive feedback on the three bylaws for which third readings were given on December 5, 2016. On June 12, 2017 Council gave final readings to the OCP and zoning amendment bylaws and the PDA bylaw thereby establishing the principles of development for the project. The community amenity contribution of \$3.6M and the dedication of 0.92 acres of land have been received by the City as stipulated in the executed PDA.

Scope of Current Application

At this time, the Applicants are seeking the issuance of a major development permit (DP), now that the contributions required by the PDA have been provided to the City. Generally, such applications would be reviewed primarily against applicable development permit area (DPA) guidelines for the form and character for the building, found in the OCP. In this case, the property has been rezoned to a property-specific Comprehensive Development No. 46 (CD-46) Zone. The CD-46 Zone, attached as Appendix B, provides site-specific regulations for permitted use, lot coverage, density, building height, building siting (setbacks), resident and visitor parking, loading, and bicycle parking. The CD-46 Zone further dictates the form of the building in detail by requiring that development “substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock”. The incorporation of these designs into the property-specific zoning is important as it relates to the City’s application of DPA guidelines to the project.

The *Local Government Act*, in Section 516 (7), provides that when a zoning bylaw is “frozen” via a Phased Development Agreement, a development permit which would vary the siting, size or dimensions of building, structures, or uses in the zoning bylaw does not apply to the development unless the developer agrees in writing. This limits the ability of the development permit to adjust the form of the building from that which is specified in the zoning bylaw.

Staff have undertaken a comprehensive review of the project and have concluded that the designs are compliant with the CD-46 Zone provisions, including the referenced architectural and landscape designs. Further, staff believe that the DPA guidelines applicable to the project, being those that do not present a conflict with the approved zoning of the property, have been satisfied. As such, staff are recommending that Council authorize the issuance of DP No. 400, attached to this report as Appendix C.

ANALYSIS

Site Context

The subject property is vacant and approximately 0.709 hectares (1.75 acres) in area. As noted, the former easternmost portion of the property, referred to in the Phased Development Agreement as the “Treed Area”, has now been dedicated to the City by adjusting the lot line with the City-owned parcel at 1487 Everall Street. The mature stand of trees within these lands are considered a defining characteristic of the “Everall Neighbourhood” recognized in Policy 8.2.5 of the OCP as the area bounded by North Bluff Road, Thrift Avenue, Oxford Street, and Vidal Street.

Figure 2 identifies the subject property in addition to recent developments within 200 metres of the site. As illustrated, the Evergreen Baptist Campus of Care, immediately north of the property, is a multi-building facility within which assisted living and care facility services are offered in buildings ranging in height from two (2) to eight (8) storeys. The lands south of the property are owned by the City of White Rock and house the Oxford Water Utility Station and Treatment Plant. Recent developments in the area include the Fantom (10 storeys), the Royce (5 storeys), and the Beverley (12 storeys) projects. Lands opposite Oxford Street fall within the City’s “Mature Neighbourhood” designation, as set out in the OCP, and are largely comprised of single family dwellings being two to three storeys in height; a similarly low density use of land can be seen south of Thrift Avenue.



Figure 2: Context image showing composition of subject property, dedicated lands and Everall Neighbourhood

Official Community Plan – Policy Framework

The former OCP land use designation of the property (prior to adoption of the current OCP in 2017), was “Multi-Unit Residential (High Density)”. This designation supported multi-unit

buildings typically being more than four storeys in height and having a density of between 51 and 120 units per acre.

The current designation of the property, under OCP Bylaw No. 2220, adopted in 2017, is “Town Centre Transition”. Within this designation the OCP (prior to amendment by Bylaw No. 2387) contemplates multi-unit residential uses ranging from low-rise to high-rise buildings. In the context of the Everall Neighbourhood, Policy 8.2.5 of the Plan recognizes potential increases in height where doing so would respect allowable densities while enabling greater tree retention.

OCP Height and Density – Prior to Amendment by OCP Amendment Bylaw No. 2387

In OCP Bylaw No. 2200, the maximum density, now measured on a “gross floor area ratio” (FAR), and conceptual height are recognized in Figures 9 and 10 of the Plan, respectively.

Prior to potential amendment by Bylaw No. 2387 (public hearing held June 21, 2021) the maximum density tied to the property was set at 2.0 times the area of the lot (2.0 FAR), plus 40% increase (up to 2.8 FAR) if market rental housing is provided. The FAR density already approved by the CD-46 Zone for this property is approximately 4.5 FAR. The heights contemplated in Figure 10, as they apply to the lands on the east side of Oxford Street, range from 12 storeys along North Bluff Road down to four storeys at Thrift Avenue. As noted, the height proposed in this project includes one 21 storey tower and one 24 storey tower, which was already approved in the CD-46 zone.

In light of the potential for policy changes over time, the OCP recognizes the need “to ensure that development applications are reviewed and processed in a consistent manner”. To this end, Policy 8.13.1 of the OCP provides that the maximum density established in previously approved developments, where the zoning allows for FAR beyond the maximums outlined in the Plan, will be recognized. The OCP also provides that exceeding the conceptual height guidelines in the OCP will not necessitate OCP amendment.

OCP Height and Density – Following Amendment by OCP Amendment Bylaw No. 2387

OCP Amendment Bylaw No. 2387 would change the OCP heights in Figure 10 to “maximums” instead of “conceptual height guidelines”, however these maximum heights would still only be applied when a new rezoning proposal is received.

Under the new OCP provisions as amended by Bylaw No. 2387 (public hearing held June 21, 2021), the maximum height and density of buildings would be four storeys and 1.5 FAR, or six storeys and 2.5 FAR with an affordable housing component. In the context of the Everall Neighbourhood, Policy 8.2.5 of the Plan that would support increased height has been removed as no longer applicable in the new height policy approach.

In both versions of the OCP (pre- and post-Bylaw No. 2387), the existing CD-46 zoning allows greater height and density than allowed by the OCP if a new rezoning application were received. The existing CD-46 zoning of the property continues to determine the uses and scale of development can be built on the property.

Bylaw No. 2387 also includes an additional policy (8.13.7) that notes, for clarification, “to the extent that existing site-specific (Comprehensive Development) zoning on a property inhibits the ability of buildings to fully achieve Development Permit Area guidelines in Section 22, the guidelines shall not prevent the issuance or amendment of a Development Permit in that zone.”

Zoning Bylaw – Comprehensive Development Zone No. 46

As noted, the property-specific CD-46 Zone establishes standards related to permitted use, lot coverage, density, building height, building siting (setbacks), resident and visitor parking, loading, and bicycle parking (see Appendix B). The CD-46 Zone permits a multi-unit residential use with a maximum gross floor area (GFA) of 32,522 square metres and a maximum residential floor area of 27,607 square metres; the differences between the two reflects the area of the common spaces such as circulation, storage, and amenity spaces. The CD-46 Zone establishes a maximum number of dwelling units at 121 units. The composition of units as presented in the architectural designs, incorporated into draft DP No. 400, are as follows:

Table 1: Breakdown of dwelling units by size (no. of bedrooms)

	2 Bedroom + Den	3 Bedroom	3 Bedroom + Den	Total
North Tower (Phase 1)	48 (62%)	1 (<1%)	29 (37%)	78 (100%)
South Tower (Phase 2)	0 (0%)	0 (0%)	43 (100%)	43 (100%)
Total	48 (40%)	1 (<1%)	72 (60%)	121 (100%)

It is noted that Policy 11.1.1 of the City’s Official Community Plan encourages “family-friendly” housing within multi-unit residential developments by seeking a minimum of 10 percent of the units as three bedroom units and a minimum of 35 percent of the units as either two or three bedroom units. The subject proposal would uphold this policy objective by providing 100 percent of the units as a mix of two (40%) and three (60%) bedroom units.

As it relates to parking, the CD-46 Zone requires a minimum of 400 spaces with 360 of these being dedicated for residents and 40 spaces made available for visitors. This supply works out to a rate of approximately three (3.0) spaces per dwelling unit for residents and 0.33 spaces per unit for visitors, whereas the general standards of the zoning bylaw would require 1.2 spaces per apartment unit (for residents) and 0.3 per unit for visitors. Applying the standard parking rates to the project would have necessitated 182 parking spaces (total). The Phased Development Agreement stipulates that ten (10) percent of all parking spaces must be equipped with a Level 2 electric vehicle charging station, which is with the same requirement for electric vehicle charging in Section 4.17.1 of the zoning bylaw. All parking will be provided within a three-level underground parkade. The parkade will also include space for bicycle parking (minimum 122 spaces), storage, and garbage/recycling. 26 Class II (outdoor) bicycle parking stalls have been incorporated into the design of the project and are included in front of the main (east) entrance to the building as well as in spaces along Oxford Street and in front of the ramp to the parkade.

The property-specific CD zoning also establishes a minimum requirement of six (6) accessible parking spaces, whereas the newly-introduced rates for accessible parking would have necessitated a supply of two van-accessible spaces and two standard accessible spaces. City staff have confirmed with the Applicant that two-van accessible stalls can be incorporated into the parkade without changes to the zoning and the dimensioning of the standard accessible stalls, including the provision of a 1.5 metre access aisle, will be satisfied as required by the zoning. The van-accessible spaces are provided by the Applicant but would not have been mandatory, as the van-accessible parking provisions in the zoning bylaw came into effect after the Phased Development Agreement “froze” the zoning for the property.

Two loading spaces have been provided within the central, off-street, access (round-about). This design is considered advantageous as it will lessen the potential for disturbance to the flow of

vehicle traffic along Oxford Street. The loading spaces are situated outside of the parkade, allowing for improved maneuverability / access. A porte-cochere is also incorporated into the design to provide some refuge from the elements when accessing the central foyer serving both of the residential towers (see Figure 3).



Figure 3: Porte-Cochere on the eastern side of the development; public pathway illustrated in foreground

Development Permit Area Guidelines & Advisory Design Panel (ADP) Review

The subject property falls within the “Multi-Family Development Permit Area” as illustrated in Schedule B to the Official Community Plan. Guidelines pertaining to the form and character of development within this DPA are set out in Section 22.6 of the Plan. The Applicant has submitted a summary of the project’s adherence to the Multi-Family Development Permit Area Guidelines (see Appendix D). Staff consider the submitted response to be in conformance with the applicable DPA Guidelines and the related design requirements established in the CD-46 Zone.

The development maximizes open space and preserves natural habitat that is emblematic of the Everall Neighbourhood area, namely, the existing stand of mature Douglas Firs on the eastern portion of the site. The provision of substantial landscaping improvements and outdoor amenity areas across the southwestern portion of the development softens its interface with the public

realm along Oxford Street, improving the transitional relationship with the single-family residential neighbourhoods to the west (see Figure 4).



Figure 4: Rendered view looking northeast from Oxford Street

The slight terracing, southeasterly orientation, and curved massing of the development also reduces view impacts to the Belaire and the Evergreen Baptist Campus of Care complex to the north. Through its extensive use of high-performance glazing, strong horizontality, natural materials (e.g. wood, stone veneer, etc.) and its warm colour palette, the form and character of the development reflects a west coast contemporary design. The emphasis placed upon multiple bedroom dwelling units, along with the ample provision of private (i.e., open balconies) and shared amenity spaces (i.e., indoor and outdoor amenity areas, swimming pool, fitness room, lounge/media room, outdoor patios, and a children's play area) promotes family-friendly living. The location of utility and mechanical areas, including vehicular access and loading space, are adequately screened from public view through the design and landscaping regime.

The proposal further promotes green development within the community. The use of large sunken balconies promotes low-angle wintertime sunlight solar exposure, while providing shade for residents in the summer. By minimizing the amount of lot coverage (i.e., 36%), the project is able to promote an ecologically-friendly approach to stormwater management. The dedication of the wooded area east of the development further contributes to the opportunity for the long term conservation of these naturalized lands.

Finally, the project offers a unique opportunity to contribute to the City's ongoing efforts to establish an 'east-west green spine' identified in OCP Policy 15.2.2 as a means of connecting the Town Centre to Centennial Park. To this end, the PDA requires the installation of a 6.096 metre (20 foot) public pathway along the northern boundary of the property. This pathway will connect Oxford Street to the recently-enlarged public lands abutting Everall Street, enabling pedestrian

access through the block. A statutory right-of-way has been provided along the northern property line to secure the public's access across the pathway. A diagram of this trail is included below, with the portion applicable to this project noted as section 6.



Advisory Design Panel Review

The Advisory Design Panel first reviewed the application on July 21, 2015 and requested a subsequent review pending the receipt of a response to the items summarized in Table 2 below; the table includes the Applicant's response to the items raised by the Panel. The Application returned to the ADP on October 6, 2015, at which time the Panel approval of the project proceeding to Council.

Table 2: Summary of Applicants' Response to ADP Comments

ADP Comment	Applicant Response
Exploration of ground level design improvements	Introduction of: <ul style="list-style-type: none"> - Outdoor patio/kitchen area - Bocce court and play area - Indoor/outdoor fitness areas
Improving the project's connection to the street and to the neighbourhood	Public Pathway (SROW) widened to 20 feet
Addressing the location of the buildings relative to one another (e.g. further spacing)	Towers shifted further south Building separation increased
Exploration of other built forms (e.g. three smaller buildings)	Not pursued, as alternative configurations would impact park space and view potential
Retention of treed area and overall density	Density allows the 'treed area' to be retain in public ownership
Location of pool and hot tub (indoor vs. outdoor)	Pool and hot tub moved indoors
Addressing scale and massing to minimize visual impacts (e.g. reduce massiveness of buildings)	The building orientation was revised, but the original scale and massing maintained

Improving accessibility in approach to the building	Ramps proposed along the pathway
Need for accessible units and accessibility to amenities	5% of units will not be accessible Amenity spaces now accessible
Positioning of the project relative to street access and in context with other proposals	Majority of the views are southwest Vehicular access is located near the north

Environmental (Ravine Lands and Significant Trees) DPA Guidelines

In addition to being subject to the Multi-Family Development Permit Area guidelines, which apply to the form and character of development, the Application is also subject to the “Environmental (Ravine Lands and Significant Trees)” DPA guidelines set out in Section 23.4 of the OCP. The purpose of this DPA is to ensure the protection of healthy, mature stands of trees which are recognized for the important function they serve for the local ecosystem.

The previous approval of the OCP amendment and rezoning applications for this project enabled the City to require the execution of a Phased Development Agreement and the transfer of a 0.92 acre “Treed Area” to the municipality. This “Treed Area” is comprised of a mature stand of Douglas Firs, some of which are upwards of 120 years old and 40 metres (131 feet) in height. This ecological asset can now be managed, and maintained, by the City for the benefit of current and future generations.

Phasing of Development & Construction Management

Per the terms of the Phased Development Agreement, Phase 1 will involve the construction of the entire underground parking structure, including the core and structure for both towers within the underground building structure. Phase 1 will also include the construction of ‘Tower A’ (the 21-storey building located on the northwest portion of the site), which will include a mixture of 78 dwelling units that vary in bedroom composition from two bedroom to three bedroom and den units. These units will range in size from approximately 119.4 square metres (1,290 square feet) to approximately 360.9 square metres (3,885 square feet) in area.

Phase 2 of the development will involve the construction of ‘Tower B’, the 24-storey building located on the southwest corner of the site. This building will be entirely composed of 43 three bedroom and den dwelling units, ranging from approximately 275 square metres (2,960 square feet) to 485.9 square metres (5,230 square feet) in size.

The Applicant is aware that a Construction Management Plan is required and must ensure that appropriate construction parking areas are identified and secured, and that staging must have a minimal impact on public roads. A finalized construction management plan will be completed and submitted as part of the Phase 1 and 2 Building Permit applications. The Applicant has indicated they will seek to use leased parking spaces in the Town Centre and permit spaces at Centennial Area, as well as the underground on-site parkade once completed.

FINANCIAL IMPLICATIONS

The Phased Development Agreement was used by the City to require the payment of a \$3.6M community amenity contribution (CAC) prior to the issuance of a development permit. The value of this CAC contribution was determined in accordance with Council’s Density Bonus / Amenity Contribution Policy, No. 511. The \$3.6M CAC contribution has now been received by the City.

Table 3 below summarizes the Development Cost Charges (DCCs) and related fees to be provided to the City prior to the issuance of a building permit for the development. These fees are directed towards the incremental costs of supporting infrastructure improvements necessary to support growth attributed to residential development. Payment of DCCs would be phased in accordance with the phasing of construction.

Table 3: Development Cost Charge (DCC) Summary

	Fee (per Unit)	Units Subject to Fee	Sub-Total
City of White Rock DCCs	\$11,253.30	121	\$1,361,649.30
TransLink DCCs (<i>rate effective Jan 1, 2021</i>)	\$1,545	121	\$186,945
Metro Vancouver (Regional) DCCs	\$3,530	121	\$427,130
Surrey School District SSACs (<i>“medium high” rate</i>)	\$700	121	\$84,700
Total			\$2,060,424.30

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As outlined in the Previous Council Direction section of this report, now-approved applications for an OCP amendment and a zoning bylaw amendment followed the procedural and legislative requirements established by the City’s Planning Procedures Bylaw and the *Local Government Act*, respectively. A Public Information Meeting (PIM) was held on April 9, 2014 at the First United Church; 133 people signed into the PIM. Further, statutory public hearings were held on December 7, 2015 and November 22, 2016. The development permit review process does not include a formal presentation of the project to the public, as the basis for the review is limited to evaluating the form and character of the proposal against applicable zoning standards and, more specifically, applicable DPA guidelines, as set out in the Official Community Plan.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The development permit application was circulated internally to several City departments. Minor adjustments to the site plan, specifically including the introduction of a walkway along the southern perimeter of the property and a small ancillary building / enclosure adjacent to the southern parkade stairwell, were made to support the needs of the City’s Fire Department. Additional details (e.g., identification of barrier free parking spaces, bicycle parking spaces, garbage/refuse storage areas, etc.) were added to the site plan to demonstrate compliance with the requirements of the CD-46 Zone and applicable general provisions of the Zoning Bylaw.

CLIMATE CHANGE IMPLICATIONS

As noted in the Applicant’s submission, the buildings have been designed to meet high sustainability standards as well as the 2010 ASHRAE energy performance requirements. The transfer of the wooded lands to the City will enable the long term retention of a mature stand of Douglas Fir trees which will help with the sequestering of carbon dioxide, a known contributor to climate change. Finally, more intensive use of urban, serviced, lands lessens the need for sprawl into the periphery while also lessening the need for private automobile use.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not applicable.

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council:

1. Consider authorizing issuance of Development Permit No. 400;
2. Reject Development Permit No. 400, and provide the Applicant with guidance on what revisions, unrelated to the zoning bylaw regulations for the property, would be necessary to support the issuance of a development permit; or
3. Defer consideration of Development Permit No. 400 and refer it back to staff with specific direction from Council on additional required information or revisions.

Staff recommends Option 1, under the recommendations of this corporate report.

CONCLUSION

The subject development proposal was considered by the City upon receipt of OCP and zoning amendment applications in 2014. These applications, in addition to a Phased Development Agreement, were approved by the City in 2017. The current development permit application pertains to the appropriateness of the form and character of the development as considered against applicable DPA guidelines. Further, there is an environmental development permit tied to the project as it relates to the potential impact of development on significant trees; a large area of the most heavily-wooded lands has now been dedicated to the City of White Rock allowing for the long term conservation of this natural resource. Given the site-specific (CD-46) zoning bylaw provisions that apply to the property and largely dictate the form of the building, City staff believe the application satisfies the applicable DPA Guidelines as set out in the Official Community Plan and recommends that DP No. 400 be approved.

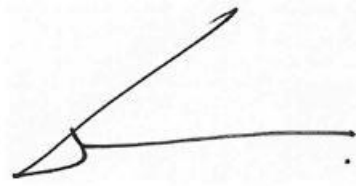
Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Carl Isaak". The signature is fluid and cursive, with the first name "Carl" being more prominent than the last name "Isaak".

Carl Isaak, RPP, MCIP
Director of Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a series of loops and a final horizontal stroke.

Guillermo Ferrero
Chief Administrative Officer

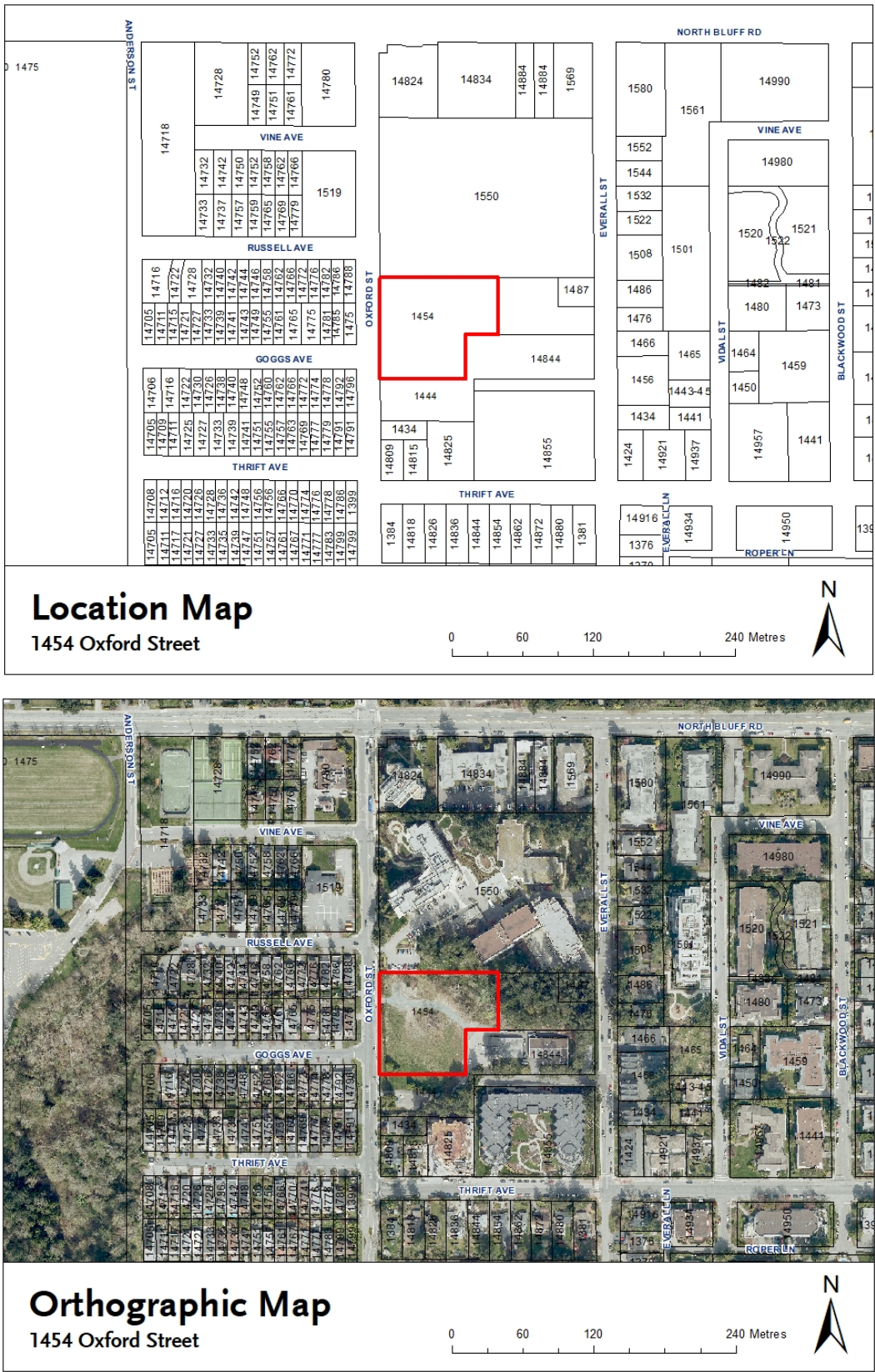
Appendix A: Location and Orthophoto Maps

Appendix B: Comprehensive Development Zone No. 46 (CD-46)

Appendix C: Draft Development Permit No. 400

Appendix D: Multi-Family Development Permit Area Guidelines – Response Table

Appendix A: Location and Orthographic Maps



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2056**



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:


1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the western approximately 1.75 acres of the following lands:

Lot 1 Section 10 Township 1 New Westminster District Plan EPP25563
PID: 029-076-234
(1454 Oxford Street)

as shown on Schedule "1" attached hereto, from the 'P-1 Civic/Institutional Use Zone' to the 'CD-46 Comprehensive Development Zone'.
2. The "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)', Section '7.46 CD-46 Comprehensive Development Zone (1454 Oxford Street)'; and
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' as Section '7.46 CD-46 Comprehensive Development Zone'.
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-46 – 1454 Oxford Street) Bylaw, 2015, No. 2056".

PUBLIC INFORMATION MEETING on the	9 th day of	April, 2014
RECEIVED FIRST READING on the	23 rd day of	November, 2015
RECEIVED SECOND READING on the	23 rd day of	November, 2015
PUBLIC HEARING held on the	7 th day of	December, 2015
RESCINDED FIRST READING on the	19 th day of	September, 2016
RESCINDED SECOND READING on the	19 th day of	September, 2016

RECEIVED NEW FIRST READING on the	19 th	day of	September, 2016
RECEIVED NEW SECOND READING on the	19 th	day of	September, 2016
PUBLIC HEARING held on the	22 nd	day of	November, 2016
RECEIVED THIRD READING on the	5 th	day of	December, 2016
RECONSIDERED AND FINALLY ADOPTED on the	12 th	day of	June, 2017

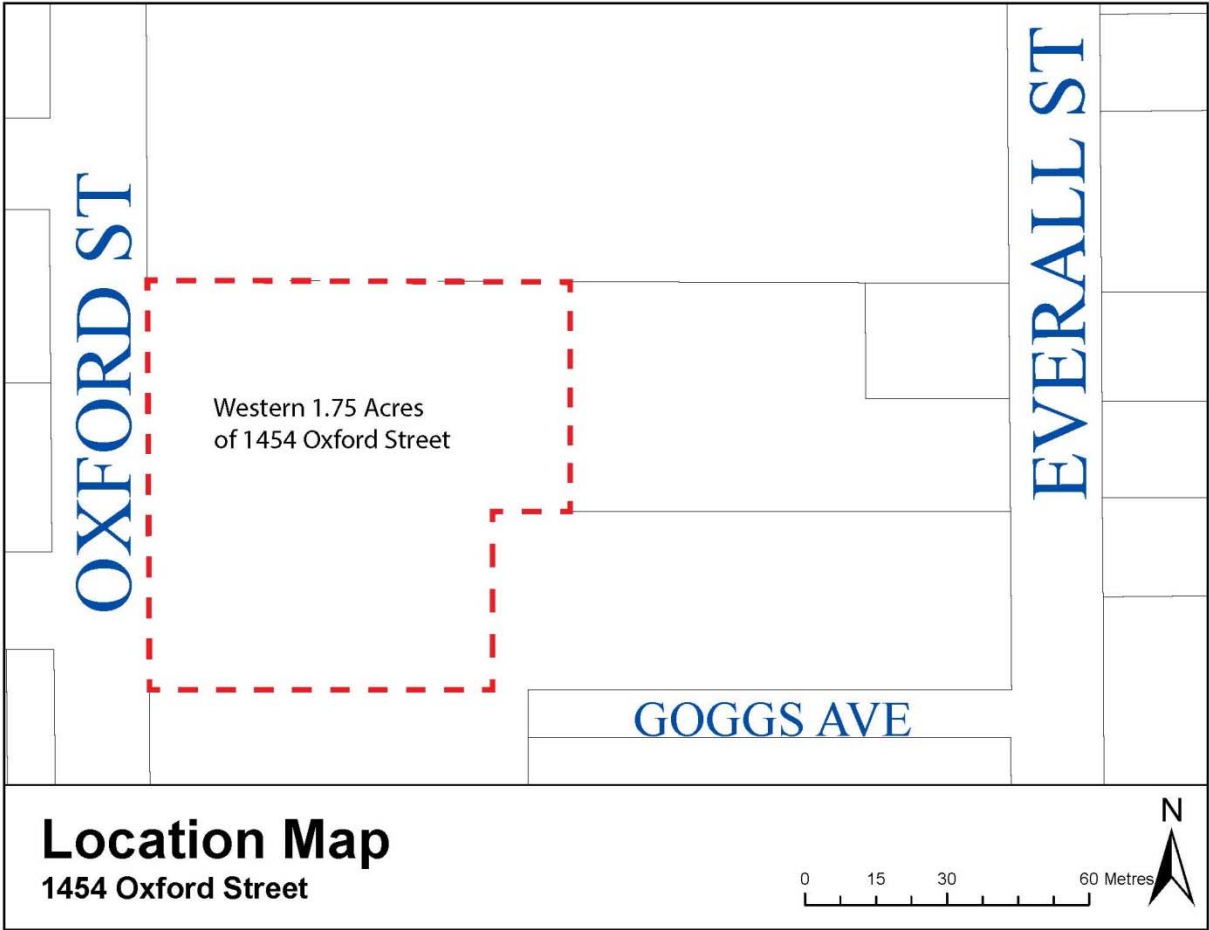


MAYOR



CITY CLERK

SCHEDULE “1”



SCHEDULE “2”

7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate a 121-unit residential development on a site of approximately 7,090 square metres (1.75 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*
2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 36%
3. Density:
 - (a) Maximum *gross floor area* shall not exceed 32,522 square metres (350,060ft²)
 - (b) Maximum *residential floor area* shall not exceed 27,607 square metres (297,156ft²)
 - (c) Maximum number of *dwelling units* shall not exceed 121
4. Building Height:
 - (a) Tower A (shown on attached Plans) shall not exceed a *height* of 159.5 metres geodetic
 - (b) Tower B (shown on attached Plans) shall not exceed a *height* of 170.5 metres geodetic
 - (c) Section 4.13.4 does not apply to the CD-46 Zone
5. Siting Requirements:
 - (a) Minimum setbacks are as follows:

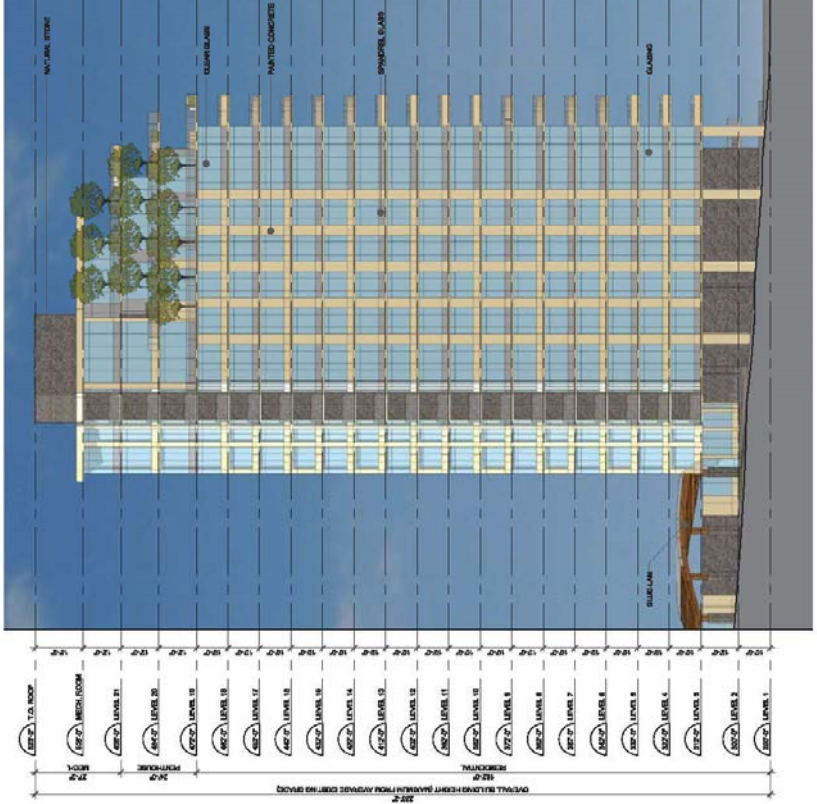
(i) Setback for buildings from front (west) lot line	= 14.8 metres
(ii) Setback for balconies from front (west) lot line	= 11.8 metres
(iii) Setback for buildings from rear (east) lot line	= 19.5 metres
(iv) Setback for buildings from north interior side lot line	= 6.1 metres
(v) Setback for slab extensions from north interior side lot line	= 3.9 metres
(vi) Setback for buildings from south interior side lot line	= 4.3 metres
(vii) Setback for balconies from south interior side lot line	= 1.2 metres
(viii) Setback for buildings from other interior side lot lines	= 3.0 metres
(ix) Setback for slab extensions from other interior side lot lines	= 0.3 metres
 - (b) Stair accesses to the underground parking shall be sited as shown on the attached Plans
6. Parking:

Parking shall be provided in accordance with Section 4.14, with a total minimum of four hundred (400) parking spaces to be provided as follows:

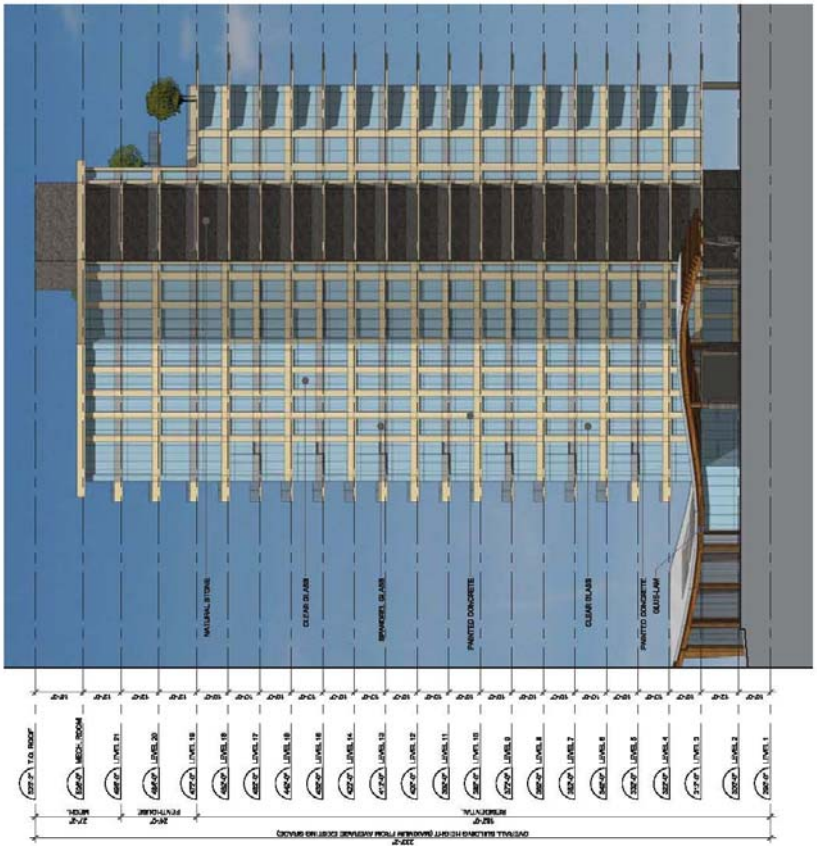
 - (a) A minimum of forty (40) visitor spaces are to be provided and marked as ‘visitor parking’
 - (b) A minimum of three hundred and sixty (360) spaces shall be provided to serve the residential units
 - (c) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements
7. Loading:
 - (a) Two (2) loading zones shall be provided in accordance with Section 4.15

8. Bicycle Parking:
 - (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
 - (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16
9. General:
 - (a) Development in this zone shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock

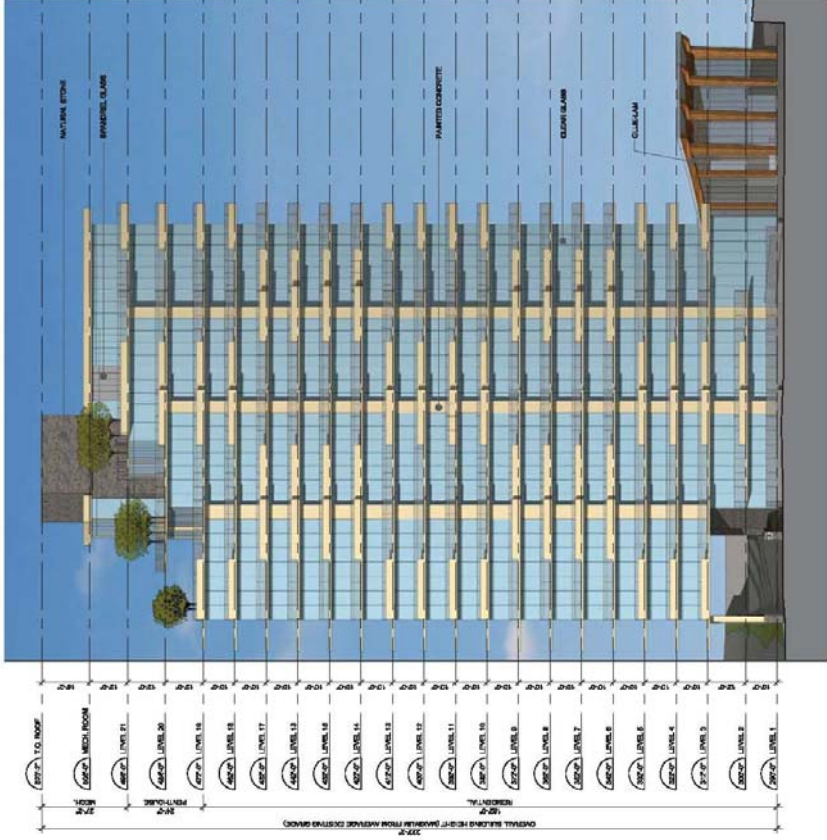
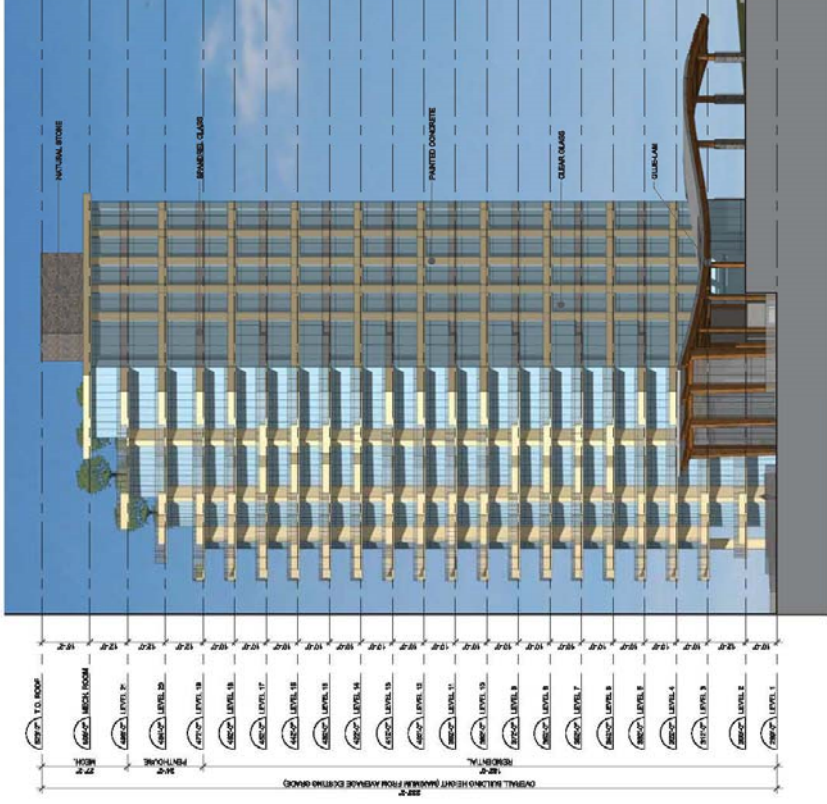




NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION



The Oxford
1500 Oxford Street, White Rock, BC
CHRIS DREKAKIS
ARCHITECTS INC.

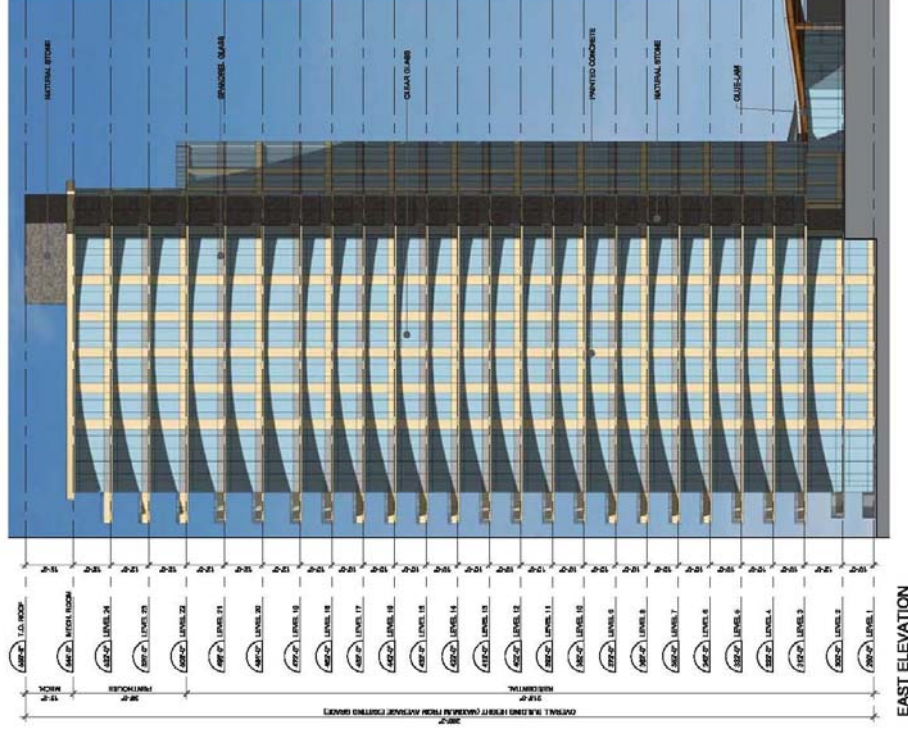
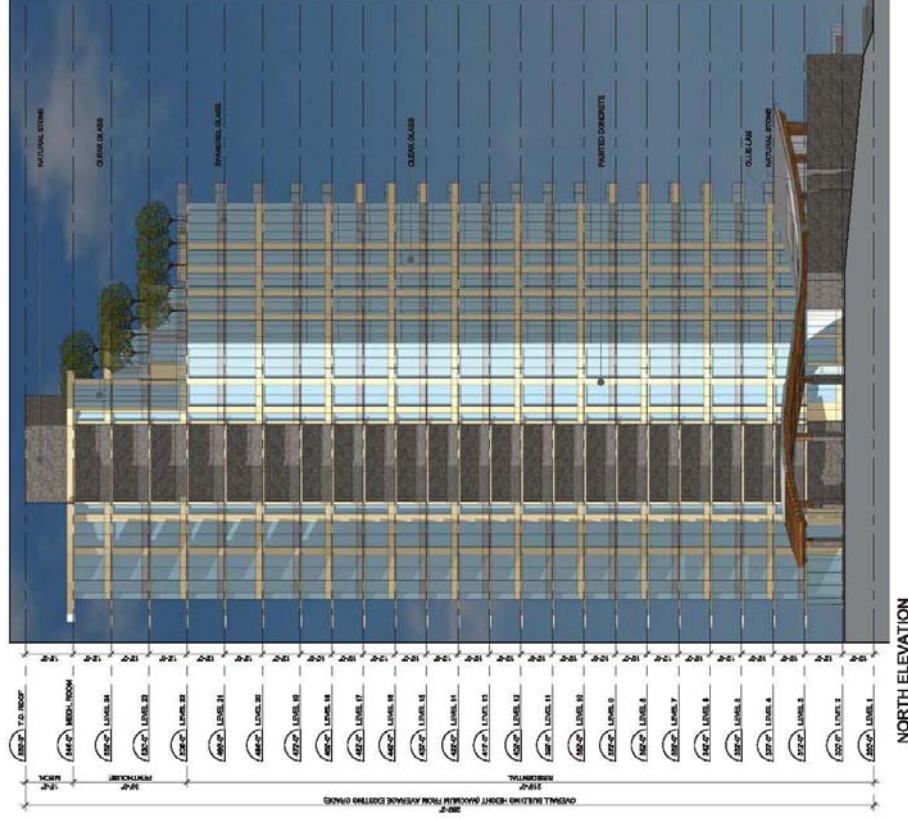
SOUTH & WEST ELEV. - TOWER A

Scale: 1/32" = 1'-0"

Rezoning Re-submission

October 27, 2015

elegant | A3.01
MANAGEMENT INC.



The Oxford
CHRIS DIEMAKOS
ARCHITECTS INC.

1500 Oxford Street, White Rock, BC

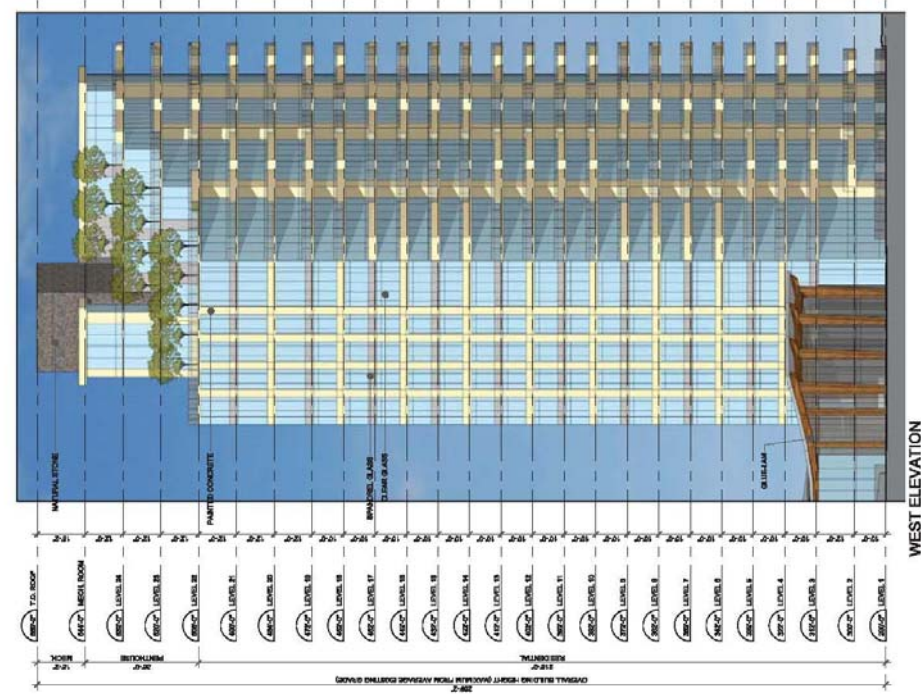
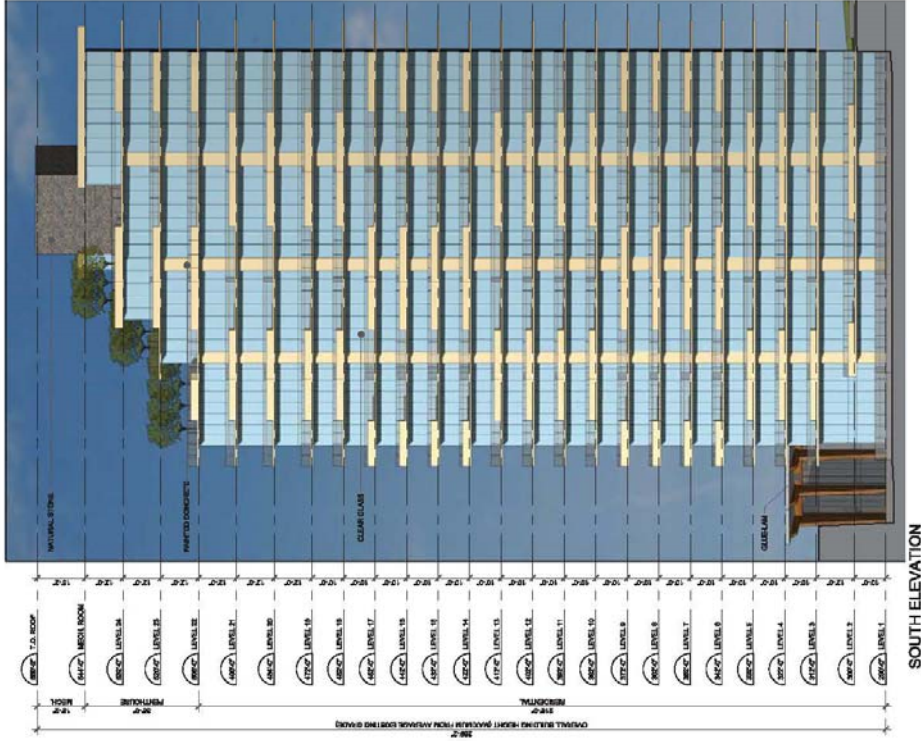
NORTH & EAST ELEV. - TOWER B

Scale: 1/32" = 1'-0"

Rezoning Re-submission

October 27, 2015

elegant | **A3.02**
DEVELOPMENT INC.



The Oxford
1500 Oxford Street, White Rock, BC
CHRIS DREAMS
ARCHITECTS INC.

SOUTH & WEST ELEV. - TOWER B

Scale: 1/32" = 1'-0"

Rezoning Re-submission

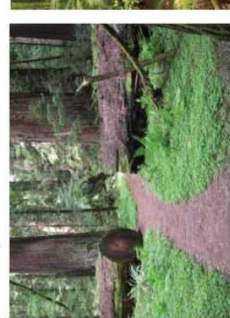
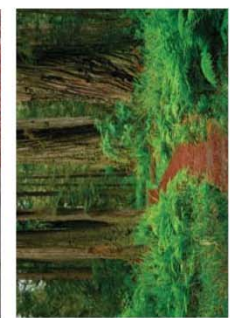
October 27, 2015

elegant | A3.03
MANAGEMENT INC.

Issued No.	Date	Issue Index
A	20/01/14	Issued for public information
B	30/10/14	Issued for securing
C	13/11/15	Issued for Address Change Page
D	10/02/16	File issued for Address Change Page
E	16/02/16	He issued for COP Assessment and CO Records

[illegible]

Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

OXFORD STREET
CONTEXT PLAN[illegible][illegible]

THE CORPORATION OF THE
CITY OF WHITE ROCK



DEVELOPMENT PERMIT NO. 400

1. This Development Permit No. 400 is issued to **IOM Nautilus Views Ltd., Inc. No. BC1288361** 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 A Section 10 Township 1 New Westminster District Plan EPP63510
PID: 031-395-805

Civic Address:

1454 Oxford Street

The property subject to this Development Permit No. 400, described legally above, is indicated on Schedule A ("the Lands").

2. This Development Permit No. 400 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, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Multi-family Development Permit Area" and the "Environmental (Ravine Lands and Significant Trees) Development Permit Area" shall apply to the Lands.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures on the Lands shall only be used in accordance with the provisions of the "CD-46 Comprehensive Development Zone" as established in Schedule "B" to "City of White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Terms and Conditions:

- a) All buildings, structures, and landscape features to be constructed, repaired, renovated, or sited on the Lands, in addition to pedestrian connections and a Public Access Pathway, shall be in substantial compliance with the architectural designs prepared by Chris Dikeakos Architects, dated June 9, 2021, attached hereto as Schedule B, in accordance with the provisions of Section 491 of the *Local Government Act*.

- b) All site landscaping on the Lands, including hard and soft landscape features, irrigation controls, site furnishing and other materials shall be in substantial compliance with the landscape designs prepared by ETA Landscape Architecture, dated September 14, 2015 (Issue No. “S”, dated June 8, 2021), attached hereto as Schedule C in accordance with the provisions of Section 491 of the *Local Government Act*.
 - a. The permittee must submit to the City a cost estimate and related securities for the above-described landscape works prior to the issuance of a building permit. At the time of preparing this Development Permit the estimated costs of landscaping works was \$1,053,147.38, being 150 percent of the cost of landscaping works.
 - b. The release of all or a portion of these securities can be requested no sooner than 12 months following the receipt of a letter from the landscape architect or other qualified person confirming that the landscaping works tied to the securities have been installed in accordance with the landscape designs included as Schedule C.
- c) Sediment and erosion controls within the Lands shall be implemented and maintained throughout construction in substantial compliance with the Erosion and Sediment Control Plan prepared by GeoPacific, dated March 12, 2021, attached hereto as Schedule D in accordance with the provisions of Section 491 of the *Local Government Act*.
 - a. The permittee must submit to the City a cost estimate and related securities for the above-described controls prior to the issuance of a building permit. At the time of preparing this Development Permit the estimated costs of these controls was \$173,250, being 150 percent of the cost of landscaping works.
 - b. The release of all or a portion of these securities can be requested following the receipt of final building permit approval.
- 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;
- f) The owner is advised that in 2012 nine vacant Great Blue Heron (‘heron’) nests were observed within the wooded area immediately east of the Lands. These nests are protected under Section 34 of the BC *Wildlife Act*. Any activities that have the potential to disturb active heron nesting sites, shall be evaluated alongside the implementation of mitigative controls as recommended by a Qualified Environmental Professional (QEP).
- g) The applicant shall provide an updated Arborist Report and obtain a Tree Management Permit from the City as required by the “White Rock Tree Management Bylaw, 2008, No. 1831,” as amended.
- h) The applicant will be required to provide a detailed geotechnical assessment, prepared by a Registered Geotechnical Engineer, in support of a building permit application tied to the architectural designs included as Schedule B to this permit. Note that the City may require the registration of a covenant, pursuant to Section 219 of the Land Titles Act, as a means of implementing the recommendations of the assessment.

6. 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.
7. 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.
8. 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__.

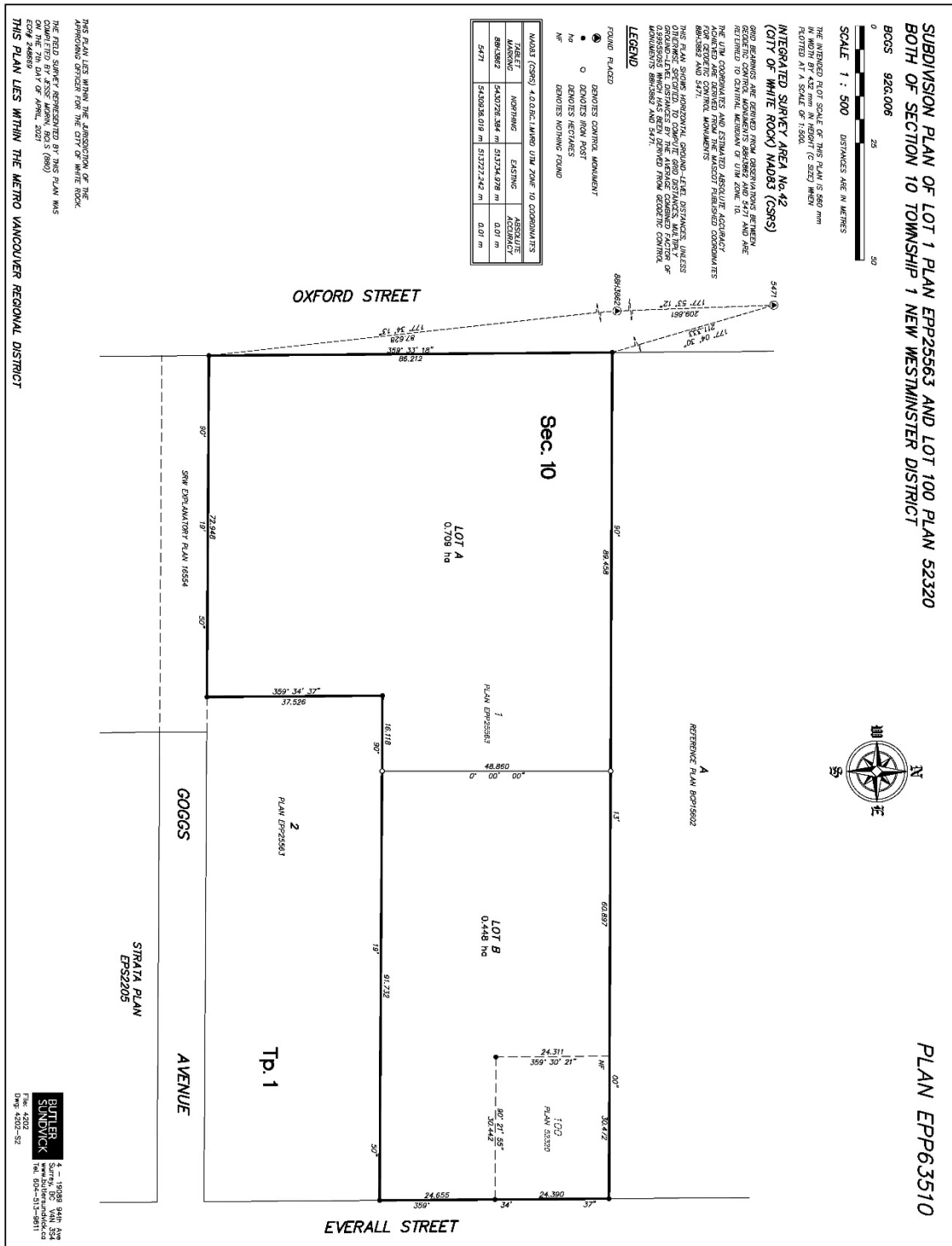
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

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

Filed NW EPP63510 EPP63510 161-799-5561 RCVD:2021-05-10 RQST:2021-05-21 03:06 White Rock, The Corporation of the City of



Schedule B – Architectural Designs

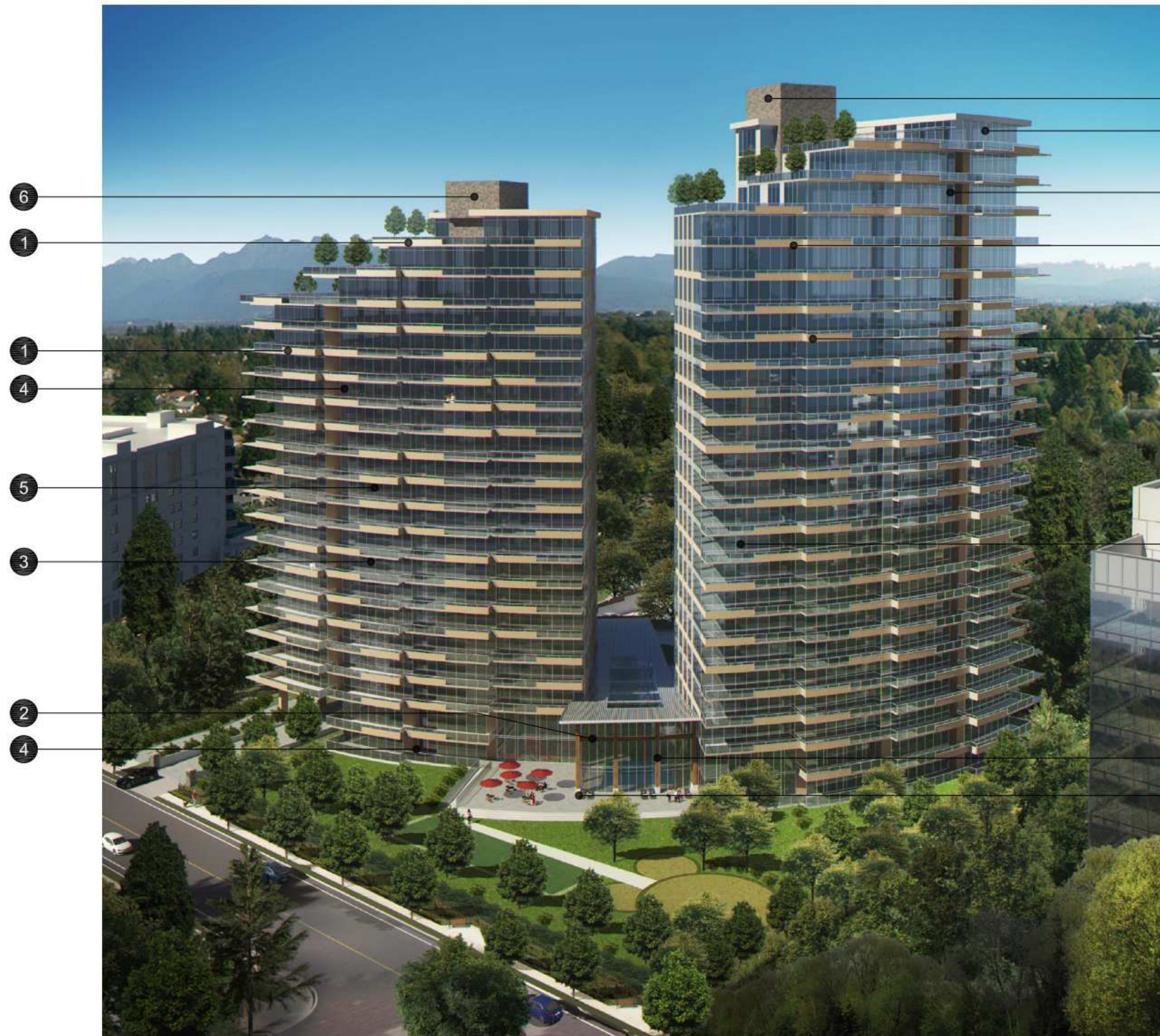
[attached separately]

Schedule C – Landscape Plans

[attached separately]

Schedule D – Erosion and Sediment Control (ESC) Plans

[attached separately]



MATERIAL LEGEND:

- 1 ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE - CREAM YELLOW 2155-60
- 2 GLUE-LAMINATED WOOD
- 3 GLASS WINDOW WALL
CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE

- 4 GLASS WINDOW WALL
SPANDREL GLASS - #3-1373 BLACKTHORN
OPACI-COAT ON 6MM PILKINGTON CLEAR
- 5 PAINTED MULLION
AKZO NOBEL INTERPON POWDER COATING - STANDARD SILVER
- 6 GREY STONE VENEER



1 ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE - CREAM YELLOW 2155-60



4 GLASS WINDOW WALL
SPANDREL GLASS - #3-1373 BLACKTHORN
OPACI-COAT ON 6MM PILKINGTON CLEAR



5 PAINTED MULLION
AKZO NOBEL INTERPON POWDER COATING - STANDARD SILVER

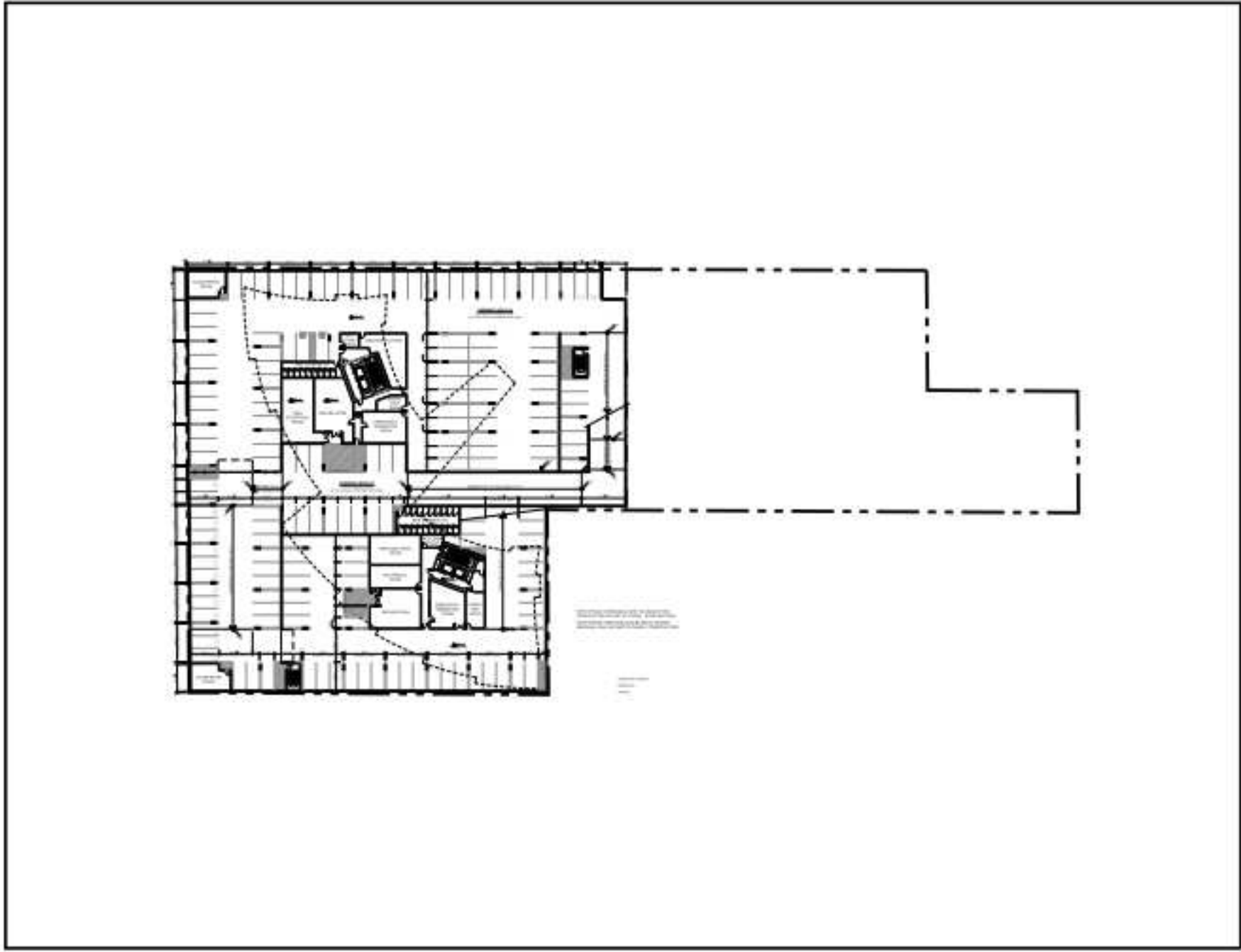


2 GLUE-LAMINATED WOOD



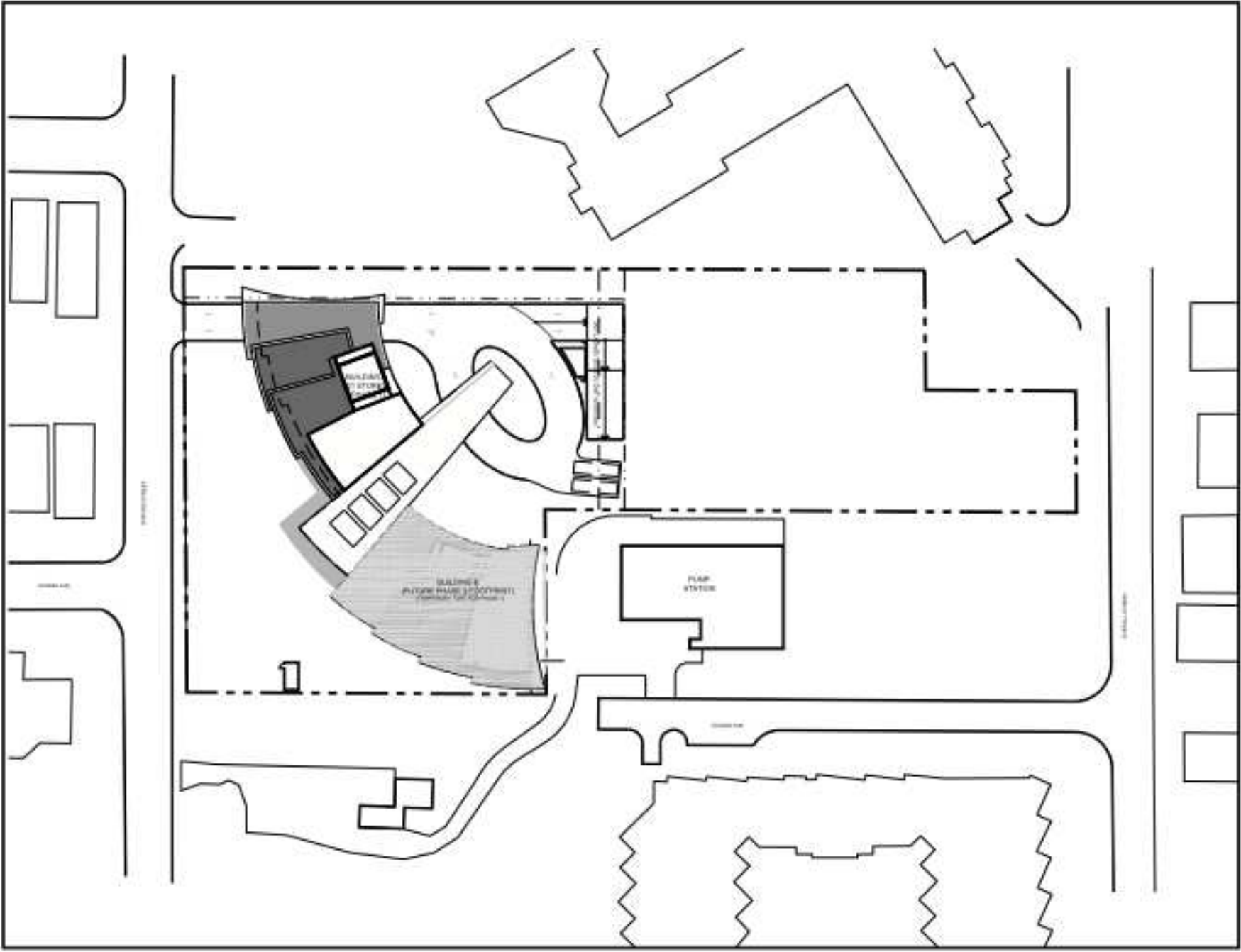
6 GREY STONE VENEER

PHASE 1



PHASE 1: BELOW GRADE

DURING THE CONSTRUCTION OF PHASE 1 THE ENTIRE BELOW GRADE PARKING STRUCTURE WILL BE BUILT UP TO GRADE. THIS INCLUDES CORE AND STRUCTURE FOR BOTH BUILDINGS. THE BELOW-GRADE PORTION OF BUILDING B WILL ALSO BE BUILT UP TO GRADE AND WILL BE COVERED AND TEMPORARILY TURFED UNTIL THE CONSTRUCTION OF PHASE 2 COMMENCES.



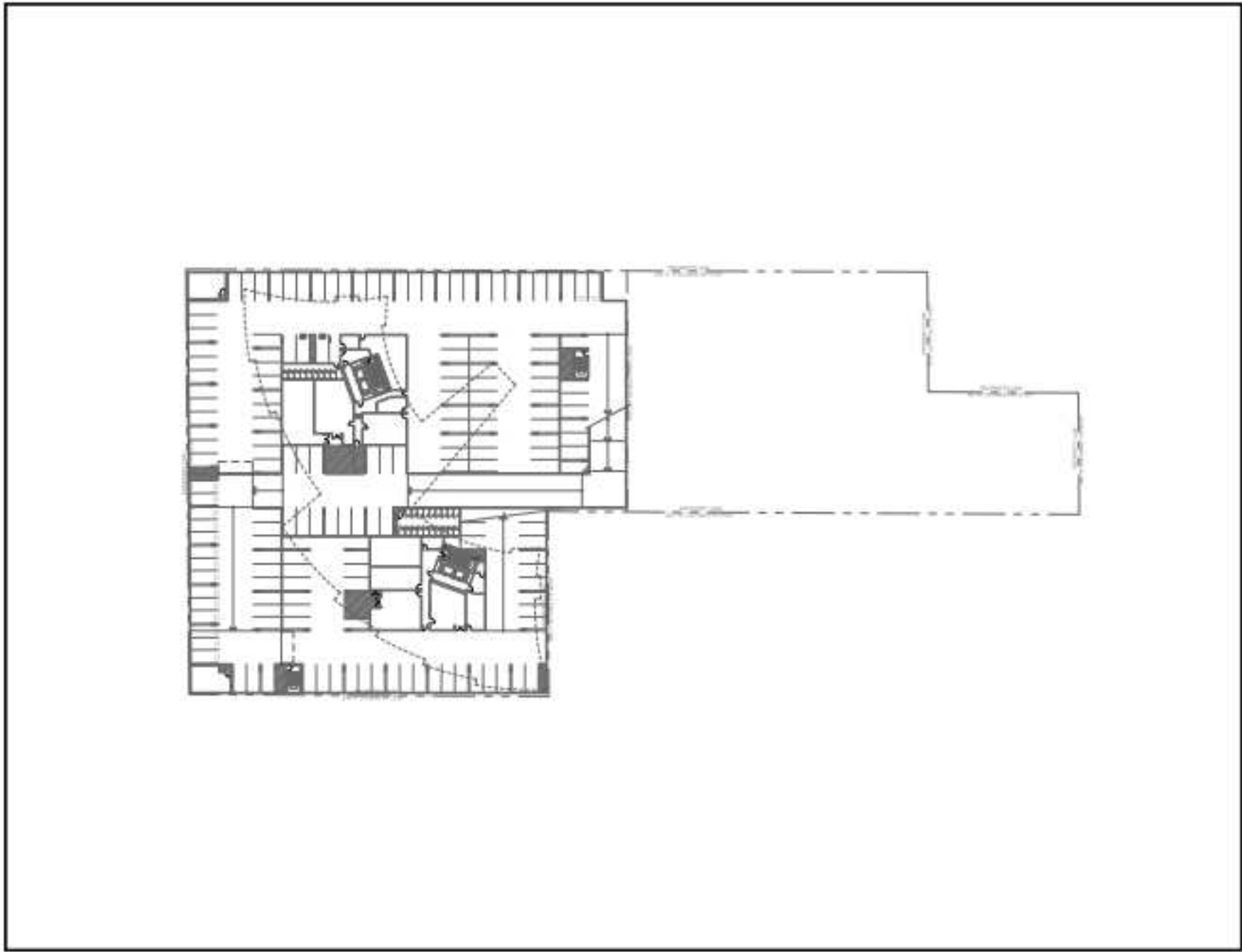
PHASE 1: ABOVE GRADE

THE ENTIRE BUILDING A WILL BE BUILT DURING PHASE ONE INCLUDING THE SURROUNDING LANDSCAPING, ROAD & PARKADE ENTRY. THE BUILDING FOOTPRINT OF BUILDING B WILL BE TEMPORARILY TURFED UNTIL THE COMMENCEMENT OF THE CONSTRUCTION OF PHASE 2.



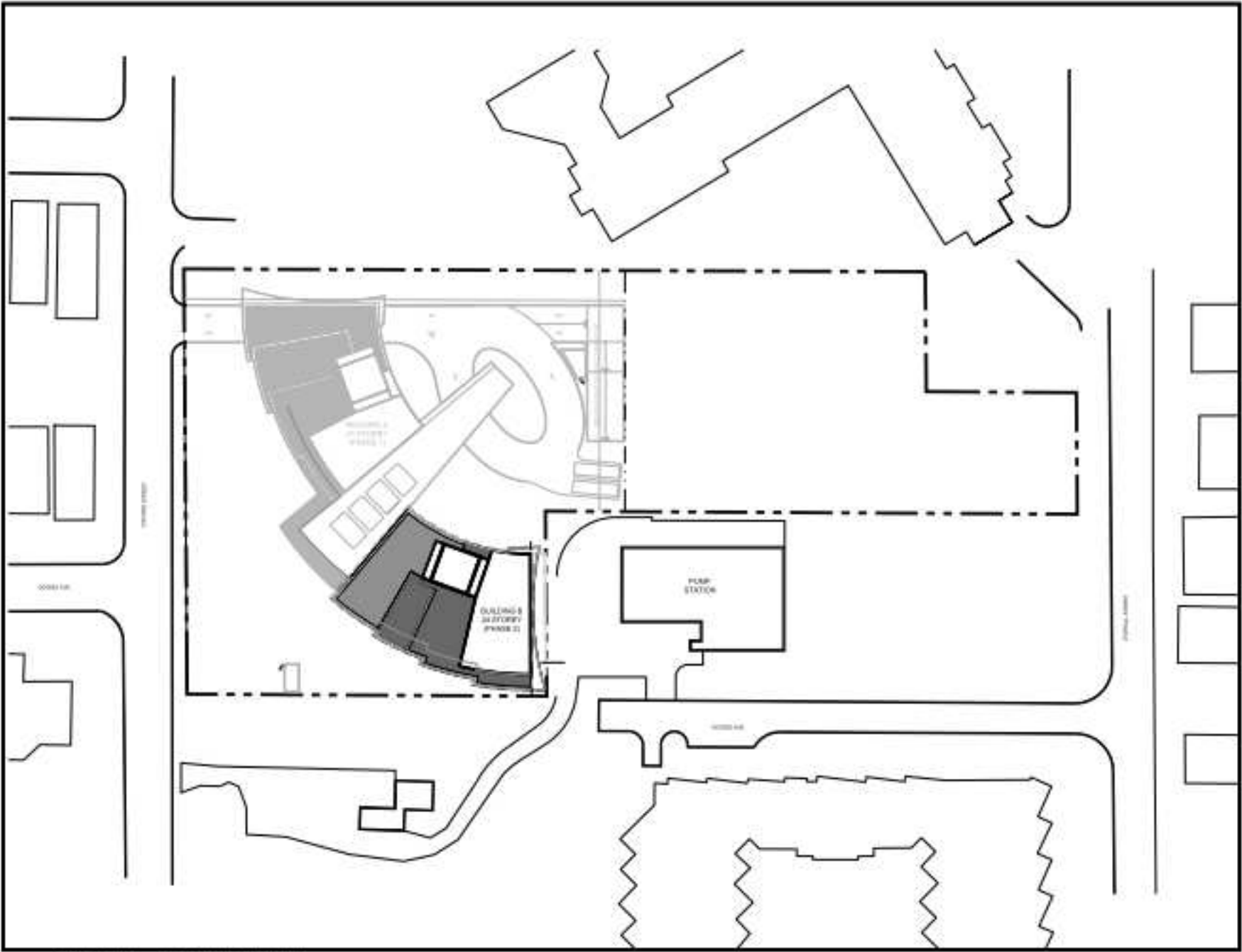
FUTURE PHASE 2 - BUILDING B

PHASE 2



PHASE 2: BELOW GRADE

THERE WILL BE NO PORTION OF BELOW GRADE ASSOCIATED WITH PHASE 2. ALL BELOW-GRADE CONSTRUCTION WILL OCCUR WITH PHASE 1

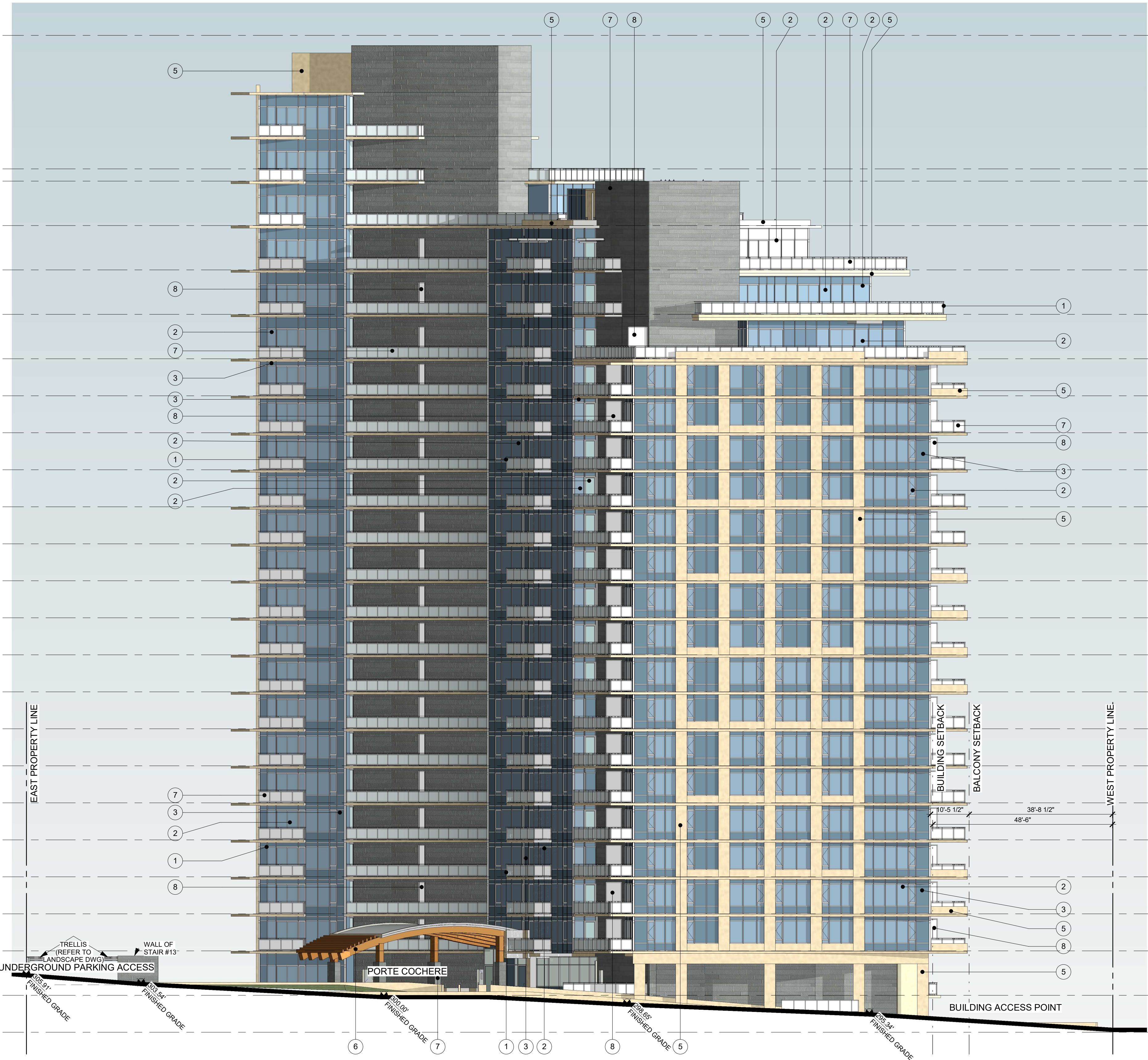


PHASE 2: ABOVE GRADE

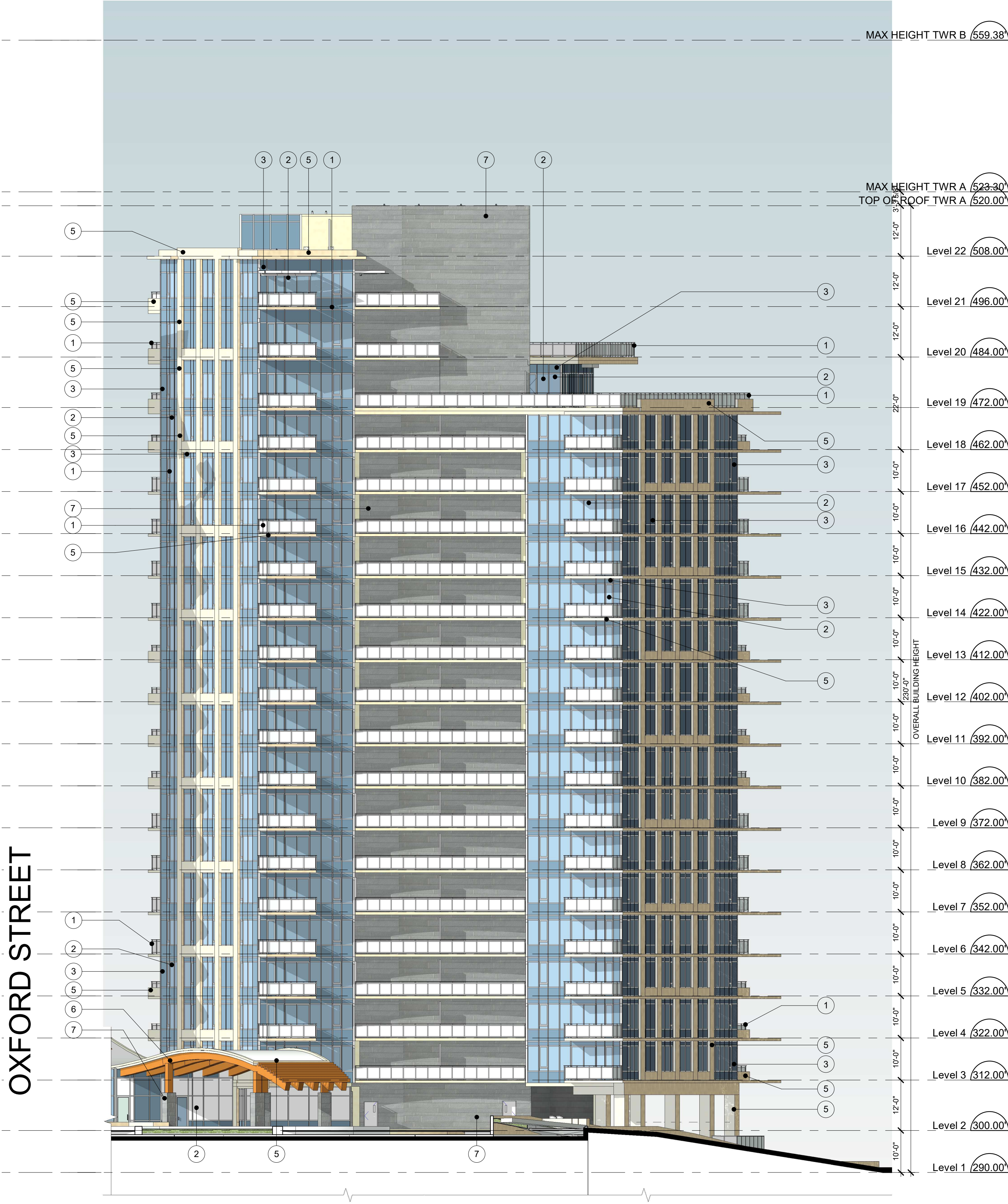
THE CONSTRUCTION OF PHASE 2 WILL ONLY INVOLVE THE CONSTRUCTION OF BUILDING B STARTING FROM GROUND LEVEL. THE TURF THAT WAS IN THIS LOCATION WILL BE REMOVED.



MATERIAL LEGEND			
1	ALUMINUM WINDOW WALL FRAME, GUARDRAIL: AZKO NOBEL INTERPON POWDER COATING- STANDARD SILVER	5	ARCH. PAINTED CONCRETE: BENJAMINE MOORE - CREAM YELLOW 2155-60
2	TOWER VISION GLASS - TINTED SEALED UNIT: CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE	6	GLUE-LAMINATED WOOD
3	SPANDREL GLASS - OPACI-COAT 300 #3-1373 BLACKTHORN OPACI-COAT ON 6MM PILKINGTON CLEAR	7	GREY STONE VENEER
4	METAL PANEL: BENJAMINE MOORE - CREAM YELLOW 2155-60	8	PRIVACY SCREEN



1 TOWER A NORTH ELEVATION (DP)
1/16" = 1'-0"



2 TOWER A NORTH EAST ELEVATION (DP)
1/16" = 1'-0"

MATERIAL LEGEND			
1	ALUMINUM WINDOW WALL FRAME, GUARDRAIL: AZKO NOBEL INTERPON POWDER COATING- STANDARD SILVER	5	ARCH. PAINTED CONCRETE: BENJAMINE MOORE - CREAM YELLOW 2155-60
2	TOWER VISION GLASS - TINTED SEALED UNIT: CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE	6	GLUE-LAMINATED WOOD
3	SPANDREL GLASS - OPACI-COAT 300 #3-1373 BLACKTHORN OPACI-COAT ON 6MM PILKINGTON CLEAR	7	GREY STONE VENEER
4	METAL PANEL: BENJAMINE MOORE - CREAM YELLOW 2155-60	8	PRIVACY SCREEN



1 TOWER A SOUTH EAST ELEVATION
1/16" = 1'-0"



2 TOWER A SOUTH WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND			
1	ALUMINUM WINDOW WALL FRAME, GUARDRAIL: AZKO NOBEL INTERPON POWDER COATING- STANDARD SILVER	5	ARCH. PAINTED CONCRETE: BENJAMINE MOORE - CREAM YELLOW 2155-60
2	TOWER VISION GLASS - TINTED SEALED UNIT: CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE	6	GLUE-LAMINATED WOOD
3	SPANDREL GLASS - OPACI-COAT 300 #3-1373 BLACKTHORN OPACI-COAT ON 6MM PILKINGTON CLEAR	7	GREY STONE VENEER
4	METAL PANEL: BENJAMINE MOORE - CREAM YELLOW 2155-60	8	PRIVACY SCREEN

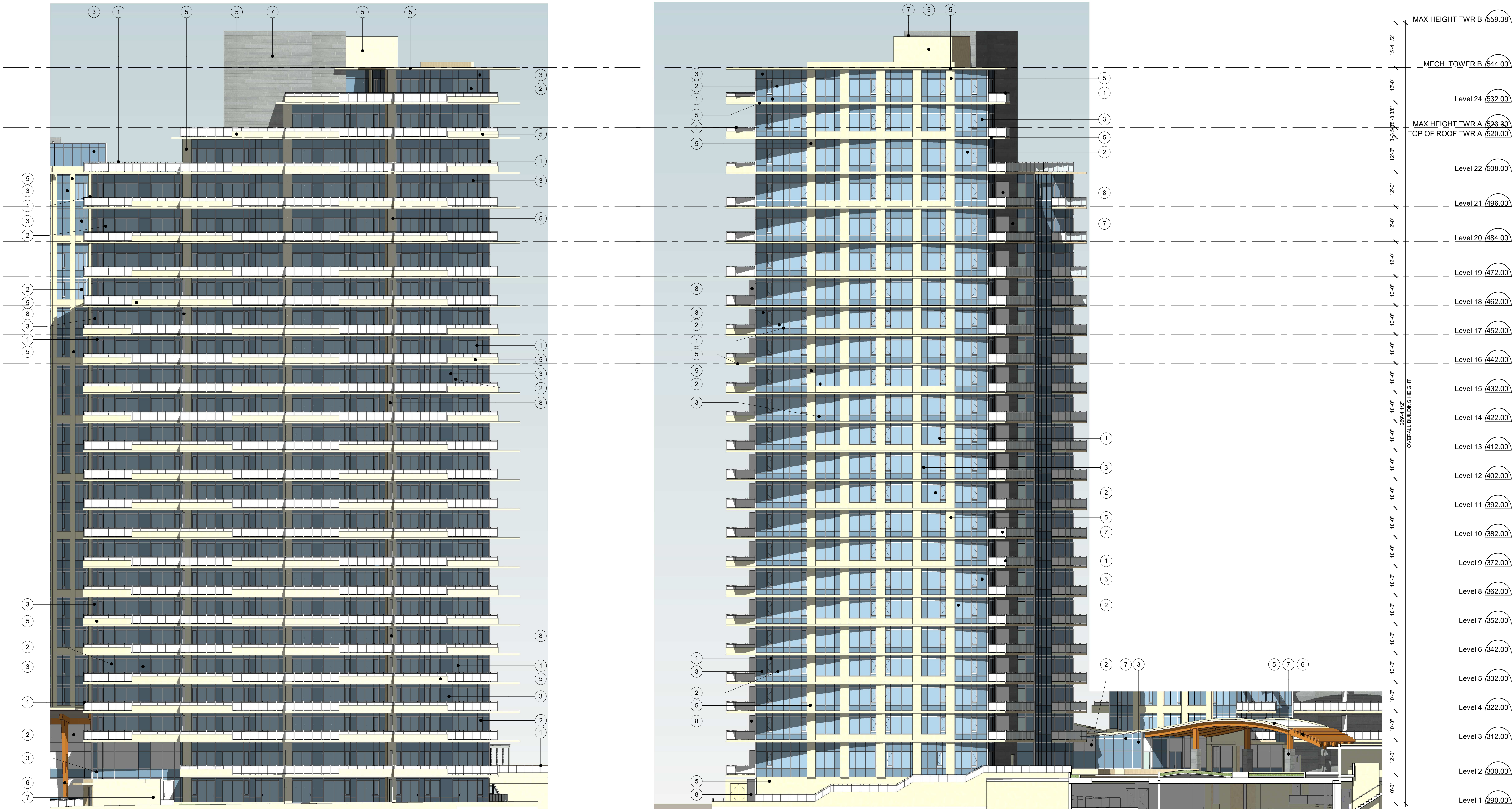


1 Tower B NE Elevation (DP)
1/16" = 1'-0"



2 Tower B NW Elevation (DP)
1/16" = 1'-0"

MATERIAL LEGEND			
1	ALUMINUM WINDOW WALL FRAME, GUARDRAIL: AZKO NOBEL INTERPON POWDER COATING- STANDARD SILVER	5	ARCH. PAINTED CONCRETE: BENJAMINE MOORE - CREAM YELLOW 2155-60
2	TOWER VISION GLASS - TINTED SEALED UNIT: CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE	6	GLUE-LAMINATED WOOD
3	SPANDREL GLASS - OPACI-COAT 300 #3-1373 BLACKTHORN OPACI-COAT ON 6MM PILKINGTON CLEAR	7	GREY STONE VENEER
4	METAL PANEL: BENJAMINE MOORE - CREAM YELLOW 2155-60	8	PRIVACY SCREEN



1 Tower B SW Elevation (DP)
1/16" = 1'-0"

2 Tower B E Elevation (DP)
1/16" = 1'-0"









Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
R	2021-06-08	Re-Issued for DP
S	2021.06.09	Re-Issued for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H3

t | 604.683.1456
f | 604.683.1459
w | www.etalala.com

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Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

Drawing Title

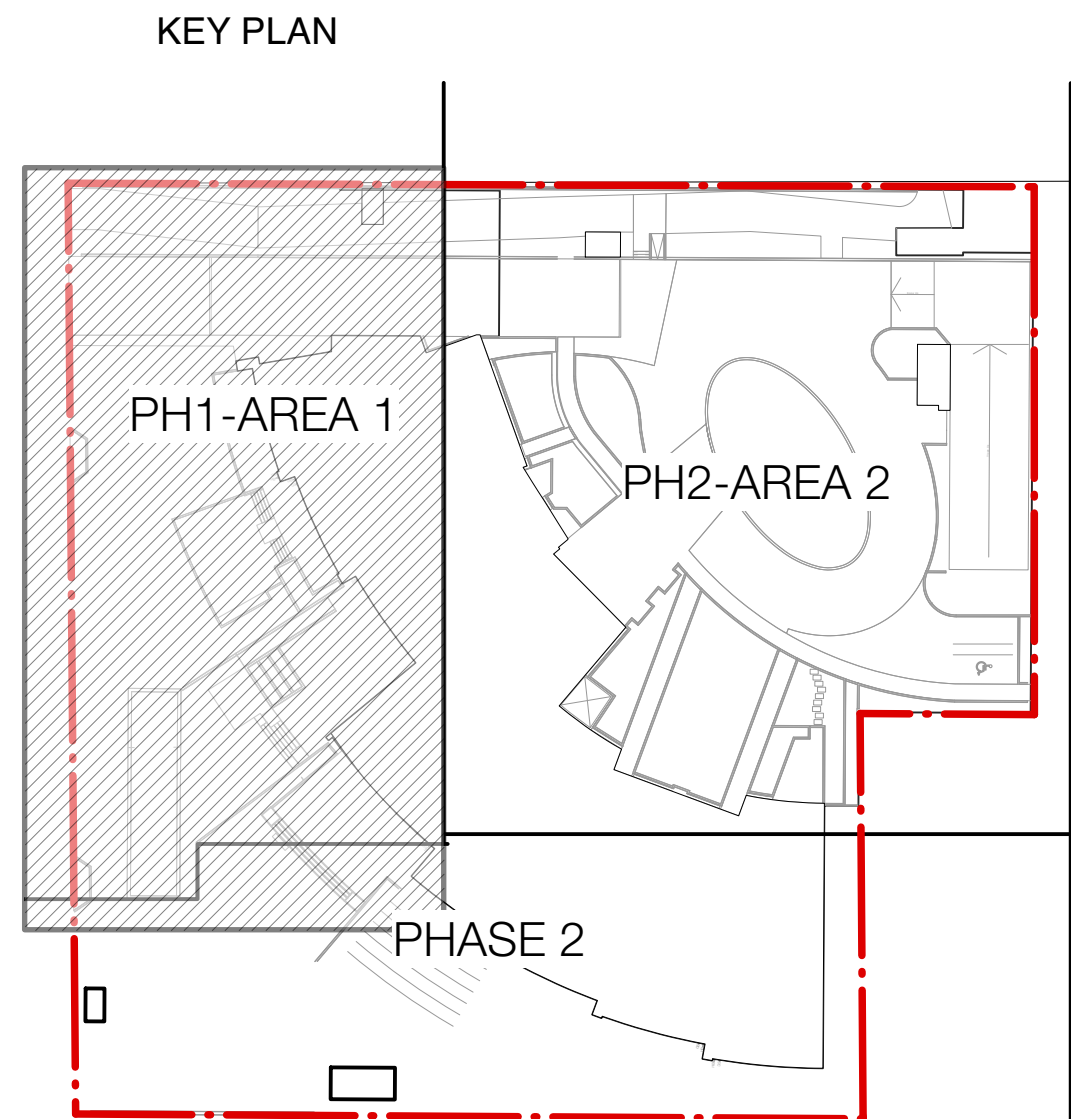
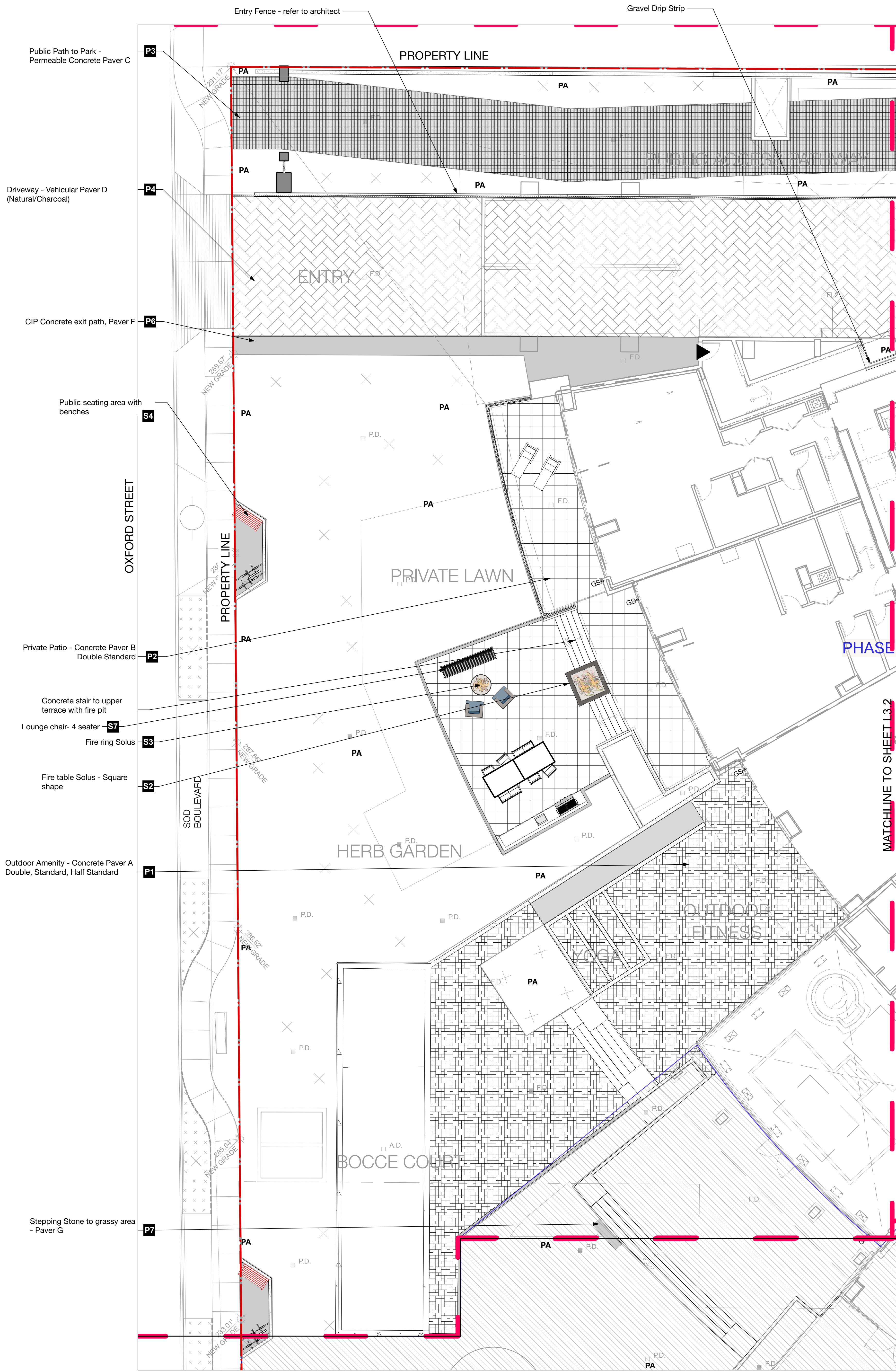
Landscape Plan

Legal
Parcel "C" (Reference Plan 12042)
Lot 4 Except: Part Subdivided By
Plan 52320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/KB	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	

L0.2
of
36

Plot Date:
21 6-9
21752 Oxford St Residential_BP-view



LEGEND:

- Concrete Paver A**, Model: Pacific Slate, Manufacturer: Abbotsford Concrete, Size: Standard, Double & Half Standard, Color: Granite Blend
- Concrete Paver B**, Model: Pacific Slate, Manufacturer: Abbotsford Concrete, Size: Double Standard, Color: Granite Blend
- Concrete Paver C**, Model: AquaPave® Old Country Stone, Manufacturer: Abbotsford Concrete, Size: Standard, Color: Tan Brown Blend
- Concrete Paver D**, Model: V/S-8 Exposed, Manufacturer: Belgard, Size: 6"x12", Color: Natural/Charcoal
- Concrete Paver E**, Model: Decomposed Granite, Manufacturer: Custom, Size: 6"x12", Color: Charcoal
- Concrete sidePath Paver F**, Color: Grey concrete
- Stepping Stone Paver G**, Model: Texas, Manufacturer: Abbotsford Concrete, Size: 12"x24", Color: Charcoal
- 6" Concrete Retaining Curb
- Raised CIP Concrete Planter Wall
- Drip Strip with Timber Edger
- Metal Fence - refer to architect
- Timber edger for Bocce Court
- CIP Stairs
- Firetable Solus**, Rectangle shape
- Firetable Solus**, Square shape
- FireRing Solus**
- Bench - Public Realm**, Maglin MLB970-W Silvertop
- Bench**, Maglin MLB1050-W Matte Finish - Core-Ten Powder Coat/pe
- Chaise Lounge**, Equipment EP 1974 Ipe/Colour co-ord with ID
- Lounge Sofa**, Hansen Lull Sofa CHS6203 WT Colour Co-ord with ID
- Club chair**, Hansen Lull Sofa CHS6201 WT Colour co-ord with ID
- Outdoor Coffee table**, Equipment EP 1051 Ipe/Colour co-ord with ID
- Outdoor Umbrella**
- 2 No. Dining Table + 2 No. 2 seater chair + 4 No. 1 seater chair**
- Bistro table & Chairs**, Maglin Kontour RIAL 2009
- Public drinking Fountain w/Dog Bowl**, HAWS
- Bike Rack**, Equipment EP 5990 Embedded Concrete pad below pavers
- Amenity area with BBQ**
- Tree trunk
- Planted area
- Limit of Work

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
D	2015-10-27	Re-Issued for ADP
E	2015-10-27	Re-issue for OCP Amendment & CD RZ
F	2015-11-17	Re-issue for OCP Amendment & CD RZ
H	2/20/14	Issued for public information
I	3/13/14	Issued for rezoning
J	7/2/15	Issued for Advisory Design Panel
K	2018-06-11	Issue for DP
L	2020.03.02	Re-Issue for DP
N	2021-03-10	Issued for BP
O	2021.05.07	Issued for Pricing
S	2021.06.09	Re-Issued for DP

Professional Seal

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Project

OXFORD STREET RESIDENTIAL

1500 OXFORD STREET
White Rock, BC

Drawing Title

Materials - AREA 1

Legal
Parcel "C" (Reference Plan 12042)
Lot 4 Except: Plant Subdivided By
Plan 52320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/KB	Scale AS SHOWN
Reviewed By GE	Drawing No.

Date
2015-09-14

L3.1

of

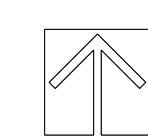
36

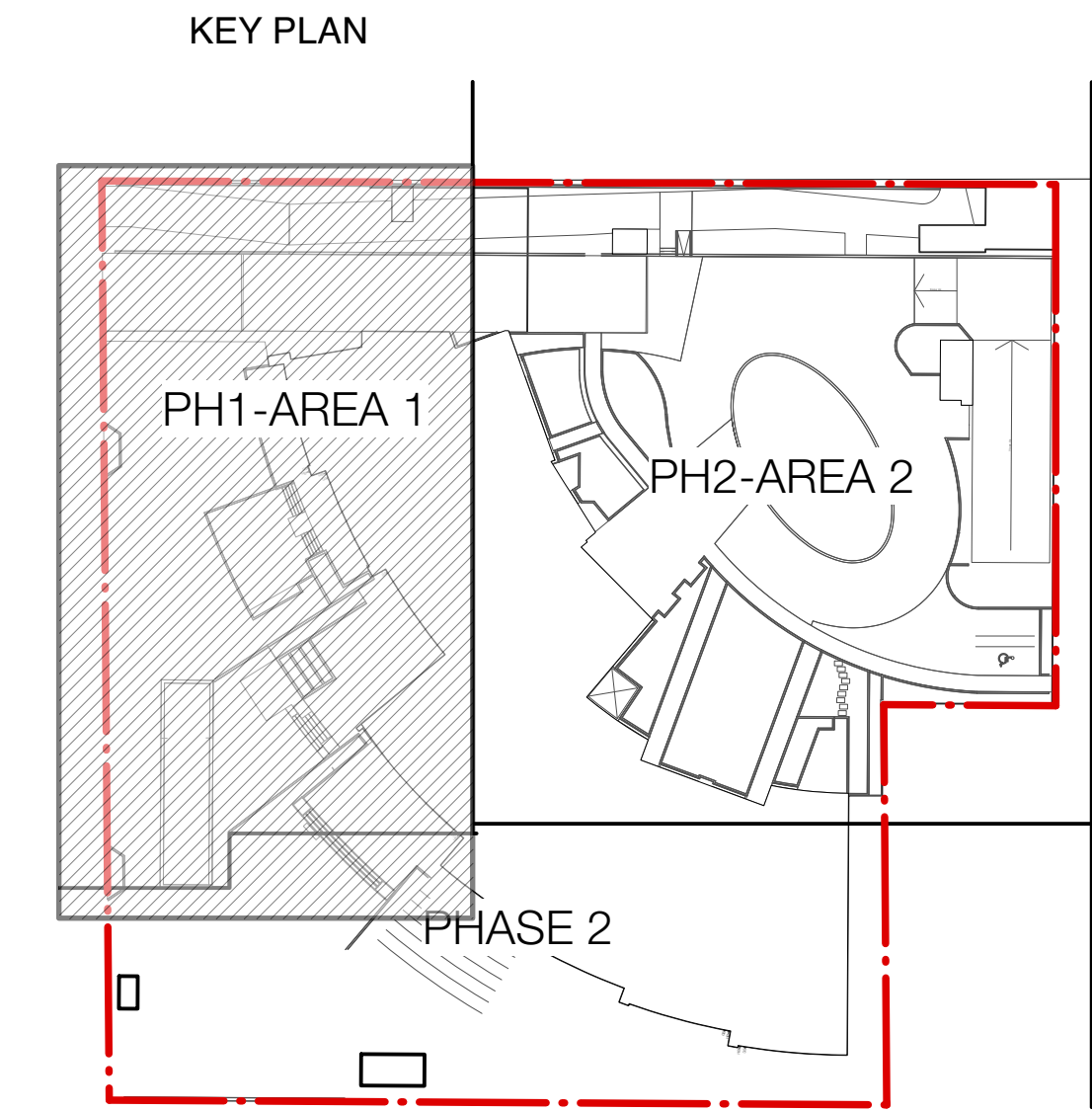
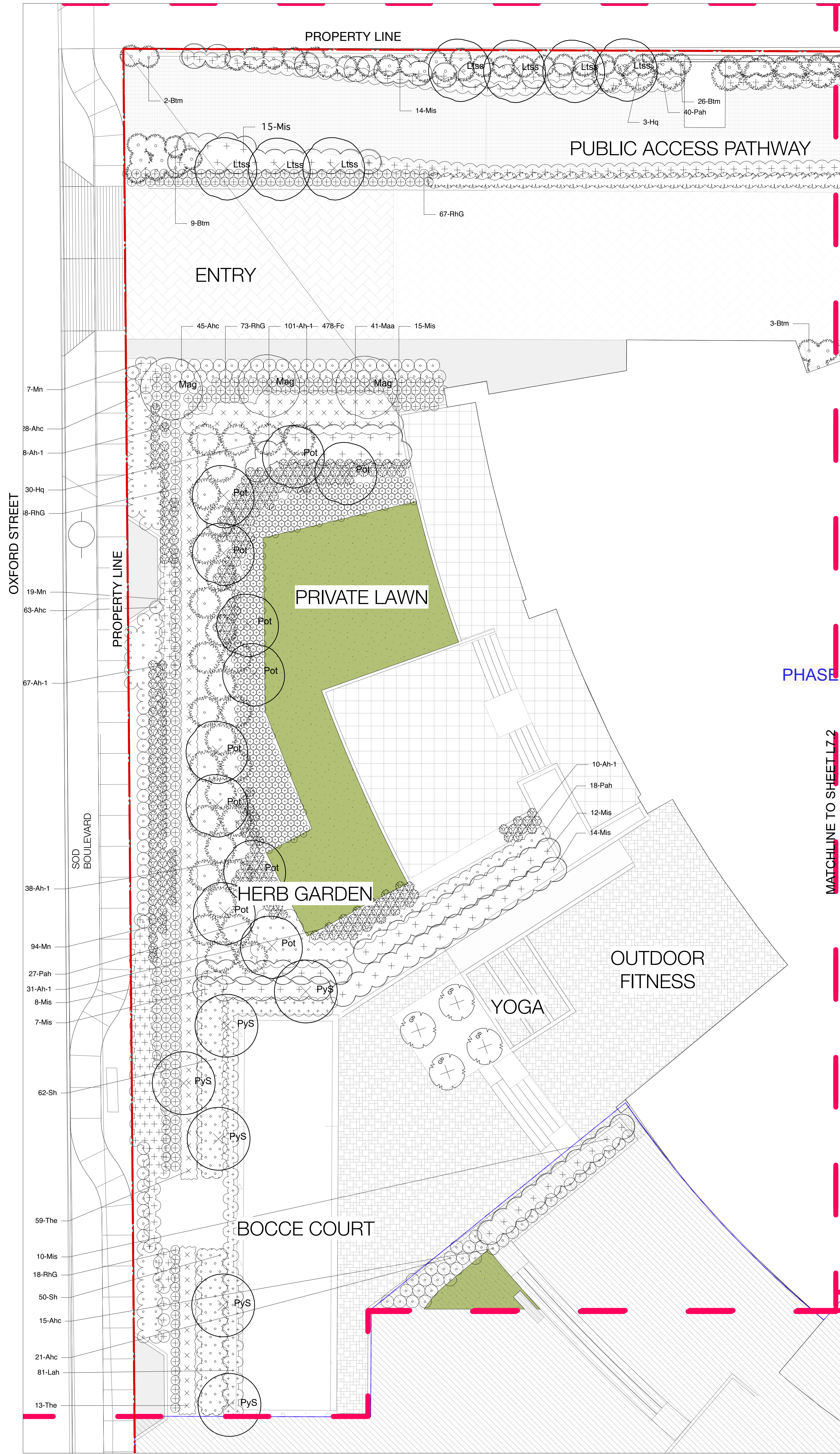
Plot Date:

216-9
21752 Oxford St Residential_BP.mxd

1 Area 1: Hardscape Materials Plan
Scale: 1/8" = 1'-0"

0 20 30 40 50 FT





Revision			
No.	Date	Revision Notes	
D	2015-10-27	Re-Issued for ADP	
E	2015-10-27	Re-issue for OCP Amendment & CD RZ	
F	2015-11-17	Re-issue for OCP Amendment & CD RZ	
H	2/20/14	Issued for public information	
I	3/13/14	Issued for rezoning	
J	7/21/15	Issued for Advisory Design Panel	
K	2019-06-11	Issue for DP	
L	2020-03-02	Re-Issue for DP	
N	2021-09-10	Issued for BP	
O	2021-05-07	Issued for Pricing	
S	2021-06-09	Re-issued for DP	

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H3

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Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

Drawing Title
Planting AREA 1

LEGEND:

Note:
For Plant species, refer to plant list schedule on L0.1

P10

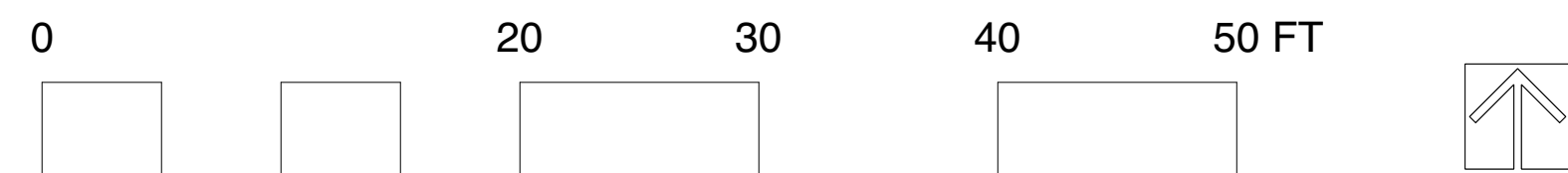
Trees

P10

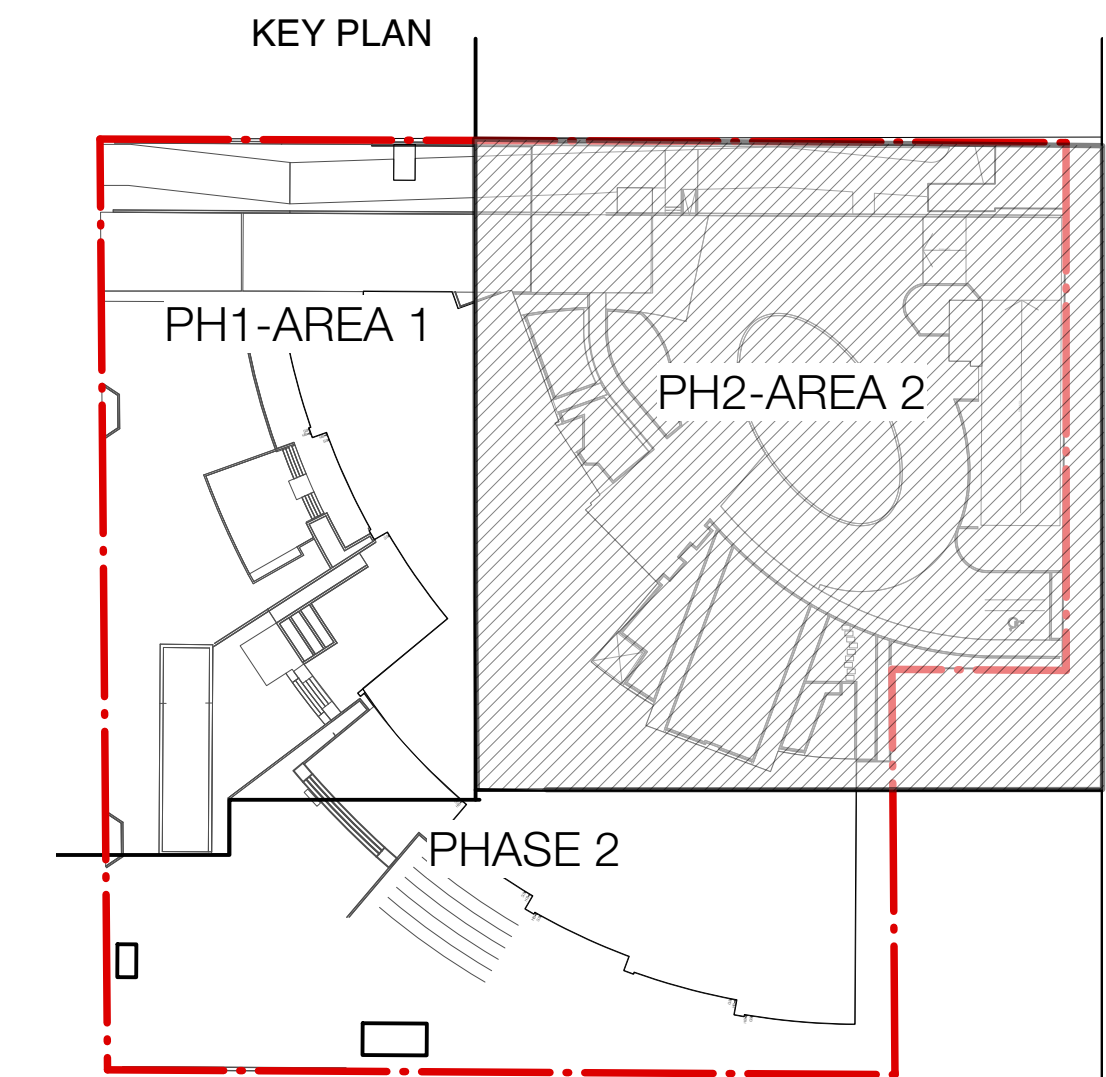
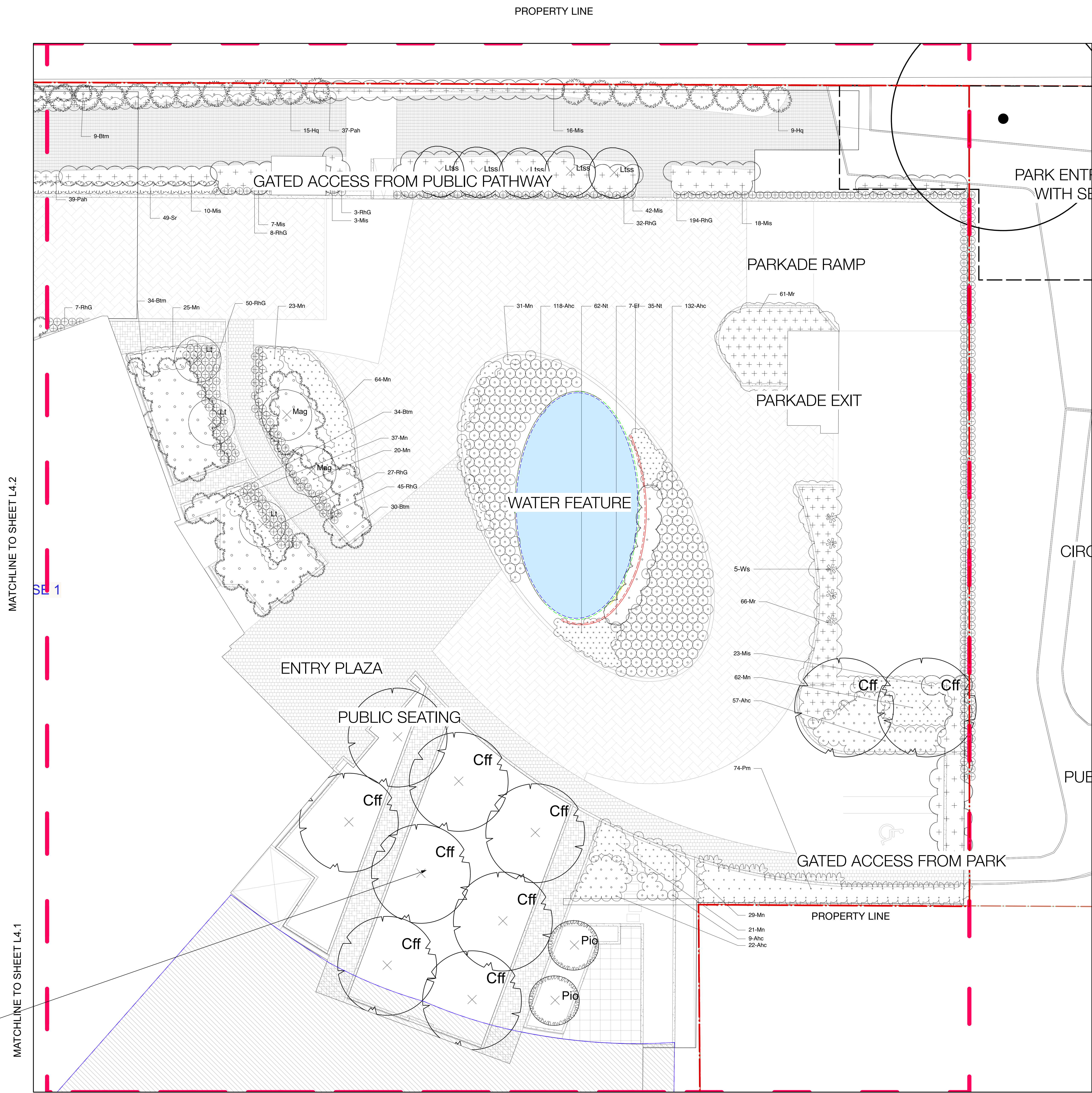
Tree ID

00-Xxx

Planting callouts for shrubs and ground covers including number of plants per area and plant ID



Legal Parcel "C" (Reference Plan 12042) Lot 4 Except: Part Subdivided By Plan 52320, Section 10 Township 1	
Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L7.2 — of — 36
Plot Date: 21-6-9 21752 Oxford St Residential_BPvwx	



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
E	2015-10-27	Re-issue for OCP Amendment & CD RZ
F	2015-11-17	Re-issue for OCP Amendment & CD RZ
H	2/20/14	Issued for public information
I	3/13/14	Issued for rezoning
J	7/21/15	Issued for Advisory Design Panel
K	2016-06-11	Issue for DP
L	2020-03-02	Re-issue for DP
N	2021-03-10	Issued for BP
O	2021-05-07	Issued for Pricing
S	2021-06-09	Re-issued for DP

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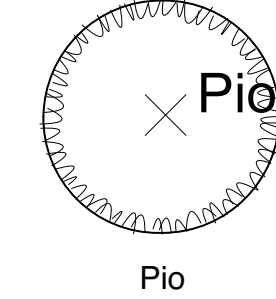
Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

Drawing Title

Planting Plan AREA 2

LEGEND:

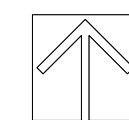
Note:
For Plant species, refer to plant list schedule on L0.1



Trees
Tree ID

Planting callouts for shrubs and ground covers including number of plants per area and plant ID

0 20 30 40 50 FT

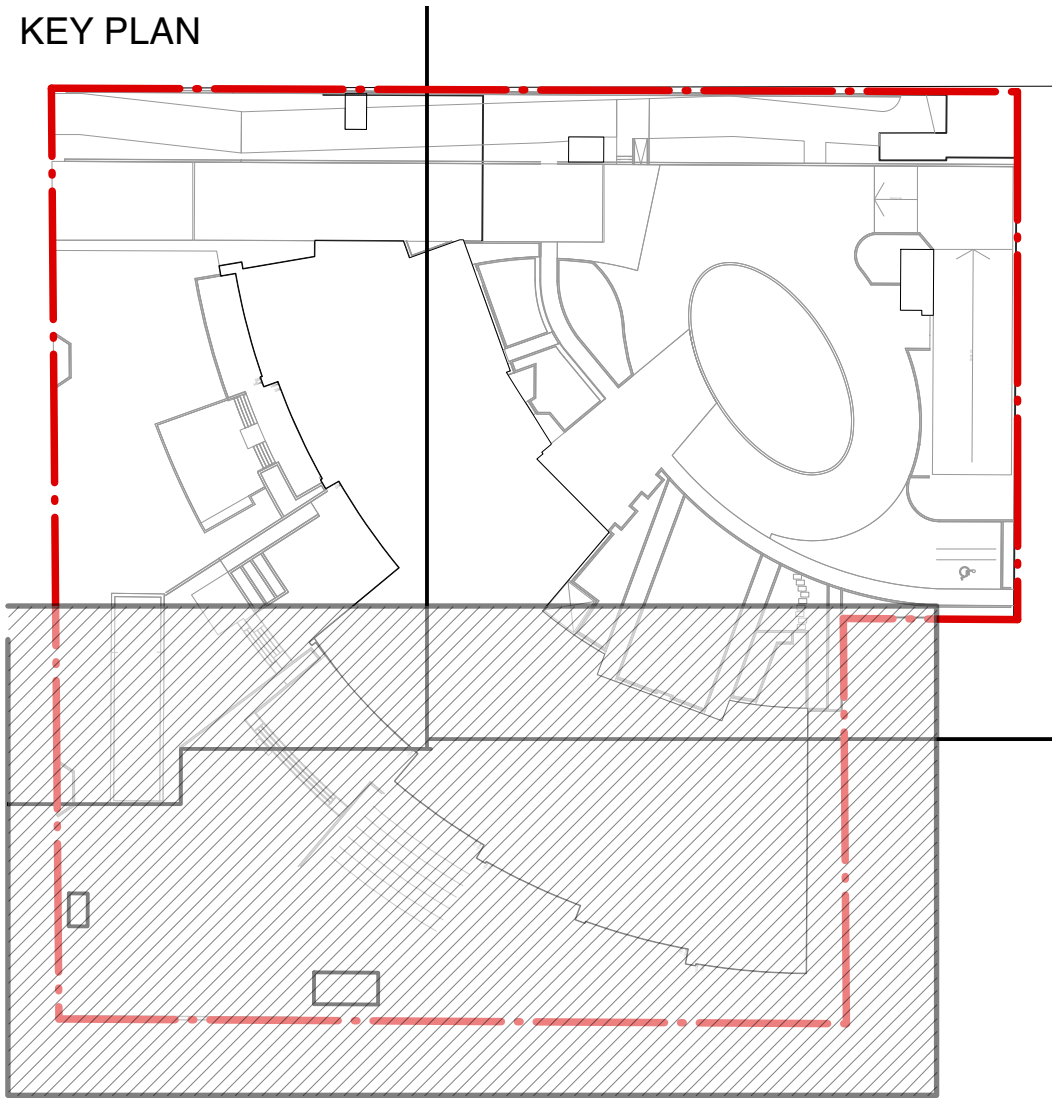


Legal

Parcel "C" (Reference Plan 12042)
Lot 4 Except: Part Subdivided By
Plan 52320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L7.2 of 36

Plot Date:
21-6-9
21752 Oxford St Residential_BP-vex



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
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F	2015-11-17	Re-issue for OCP Amendment & CD RZ
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I	3/13/14	Issued for rezoning
J	7/2/15	Issued for Advisory Design Panel
K	2019-06-11	Issue for DP
L	2020-03-02	Re-issue for DP
T	2021-06-15	Phase 2- Issued for DP

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Project

OXFORD STREET RESIDENTIAL

1500 OXFORD STREET
White Rock, BC

Drawing Title

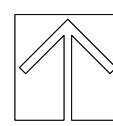
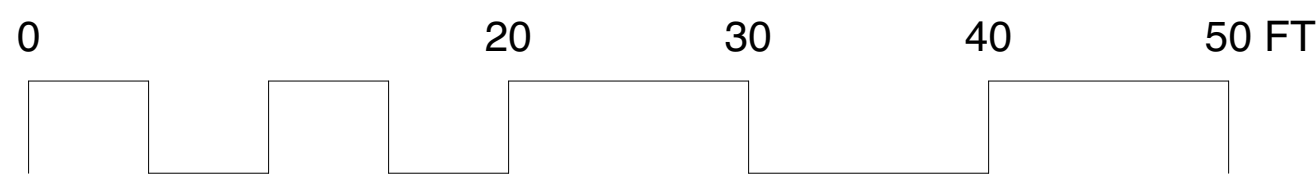
Planting Plan

Legal

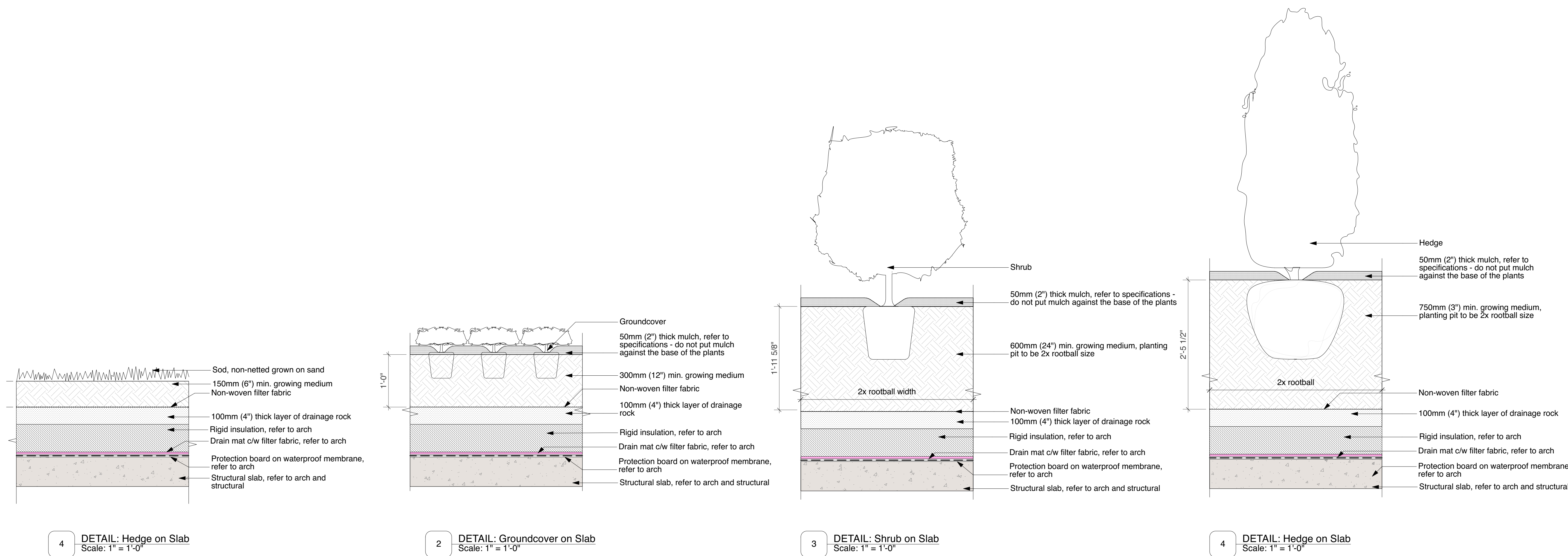
Parcel "C" (Reference Plan 12042)
Lot 4 Except: Part Subdivided By
Plan 52320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No. PH 2 - L7.1
Date 2015-09-14	18

Plot Date:
21-6-15
21752 Oxford St Residential_BP.mxd

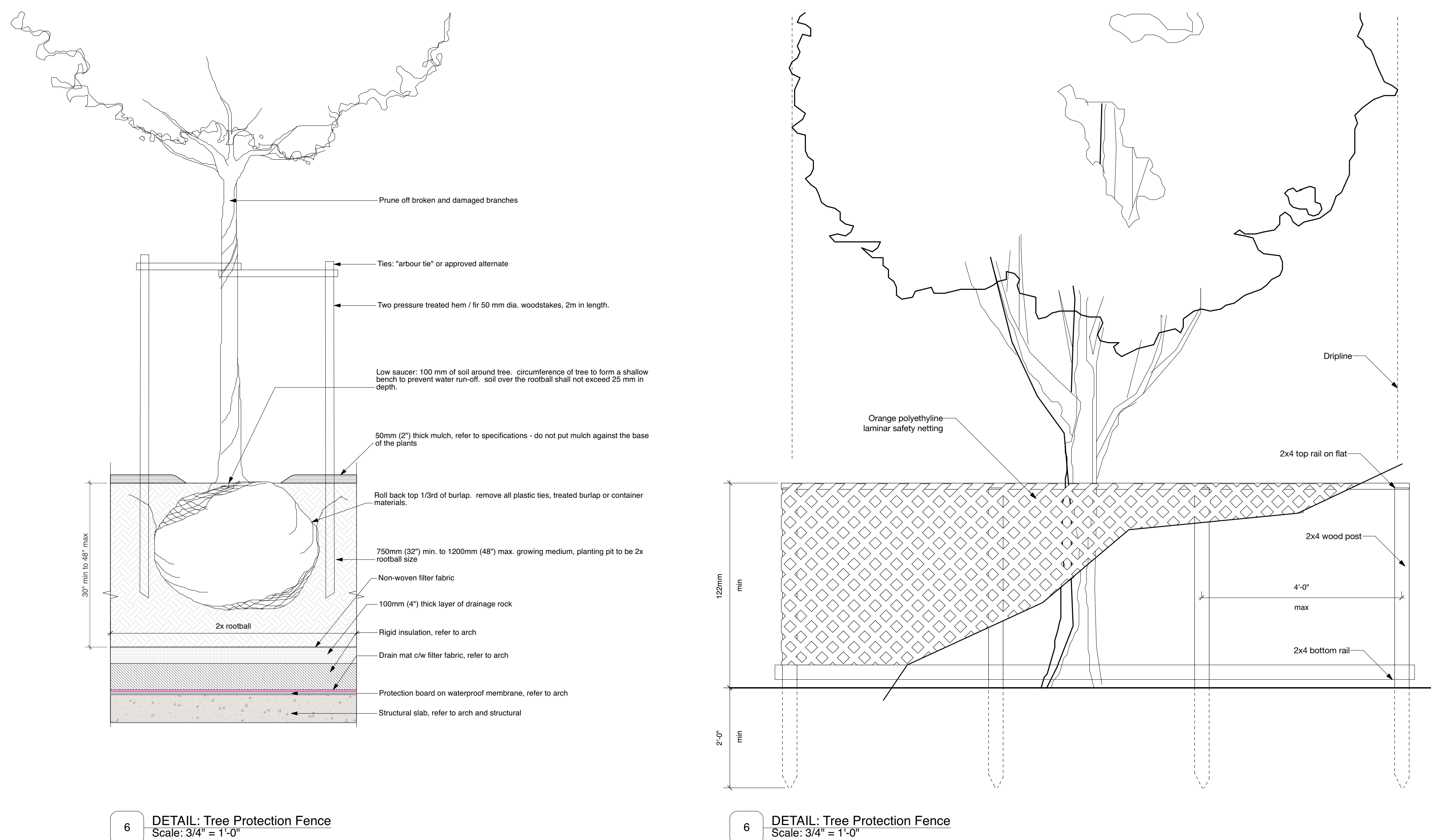


Revision		
No.	Date	Revision Notes



Issue		
No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
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F	2015-11-17	Re-issue for OCP Amendment & CD RZ
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J	7/21/15	Issued for Advisory Design Panel
K	2019-06-11	Issue for DP
L	2020-03-02	Re-issue for DP
N	2021-03-10	Issued for BP
O	2021-05-07	Issued for Pricing
S	2021-06-09	Re-issued for DP

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Project

**OXFORD STREET
RESIDENTIAL**

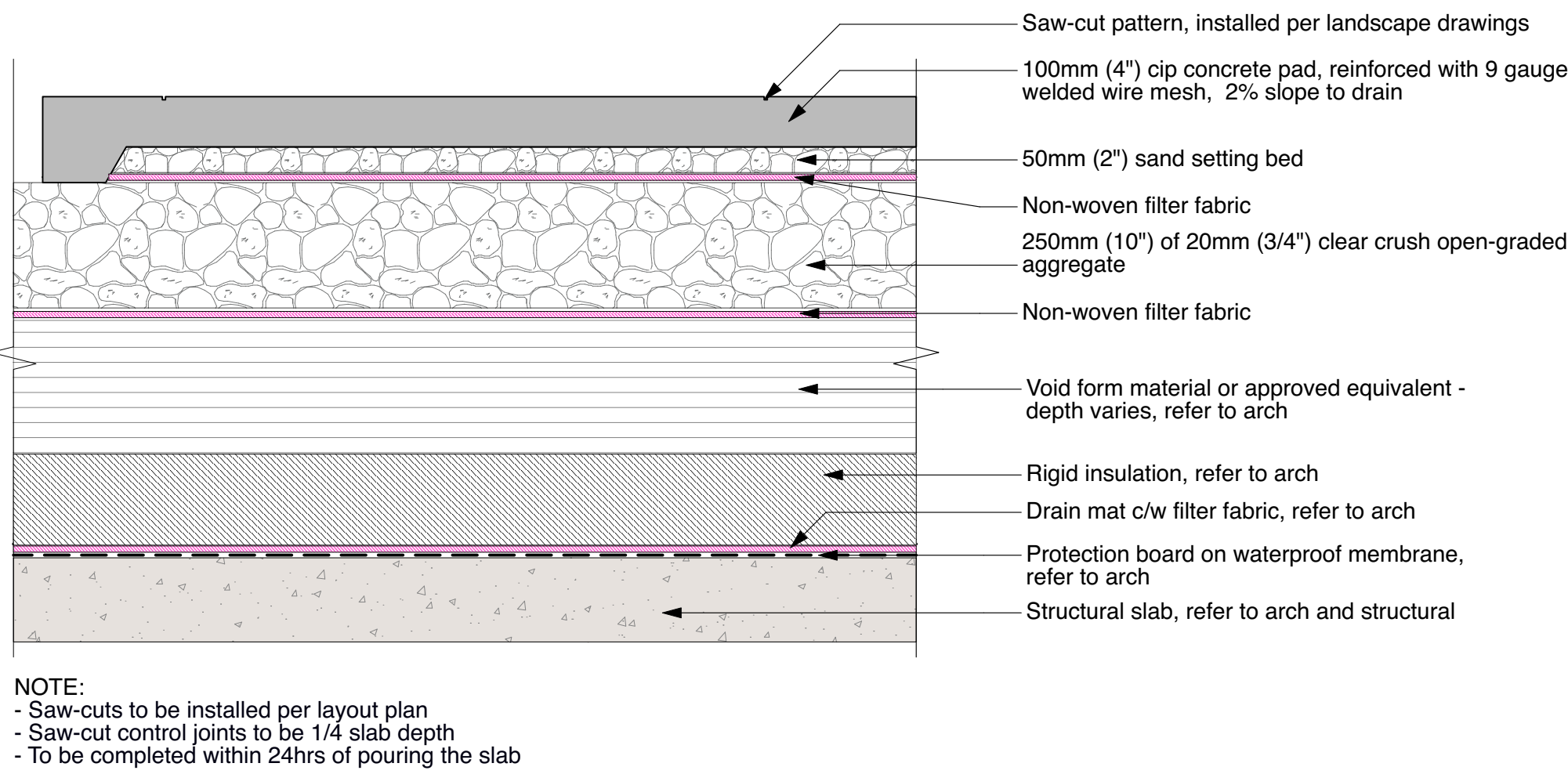
1500 OXFORD STREET
White Rock, BC

Drawing Title

Landscape Details - Soft

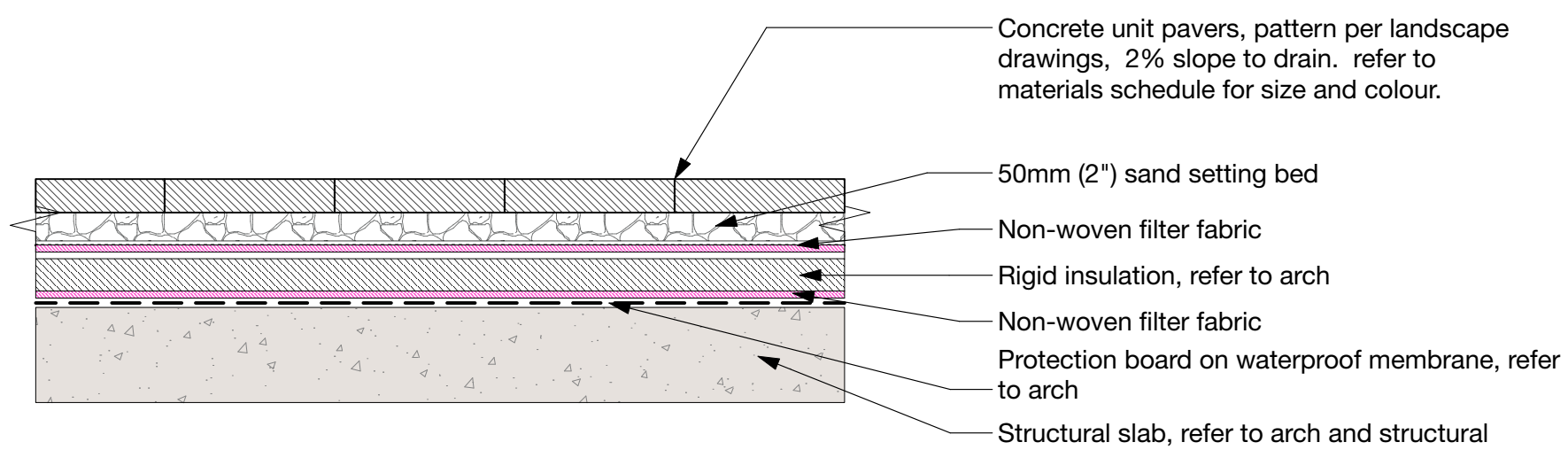
Legal	
Parcel "C" (Reference Plan 12042) Lot 4 Except, Part Subdivided By Plan S2320, Section 10 Township 1	
Project Manager GE	Project ID 21752
Drawn By GE/KB	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L11.0 of 36

Plot Date:
21-6-9
21752 Oxford St Residential_BP1.vrx



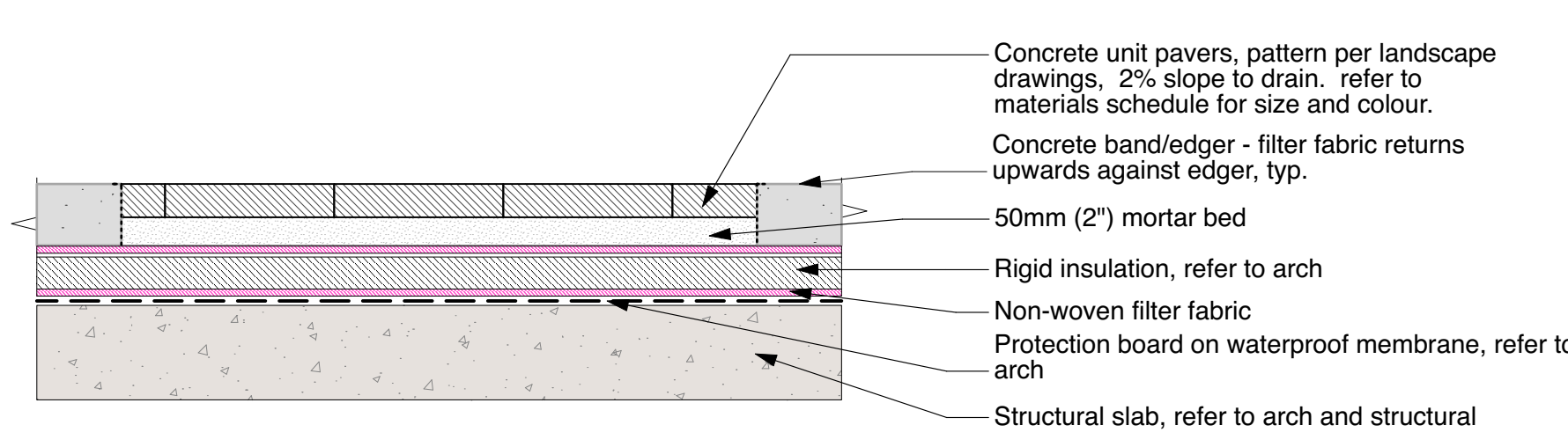
4 DETAIL: Texada Stepping Stones
Scale: 1" = 1'-0"

P6



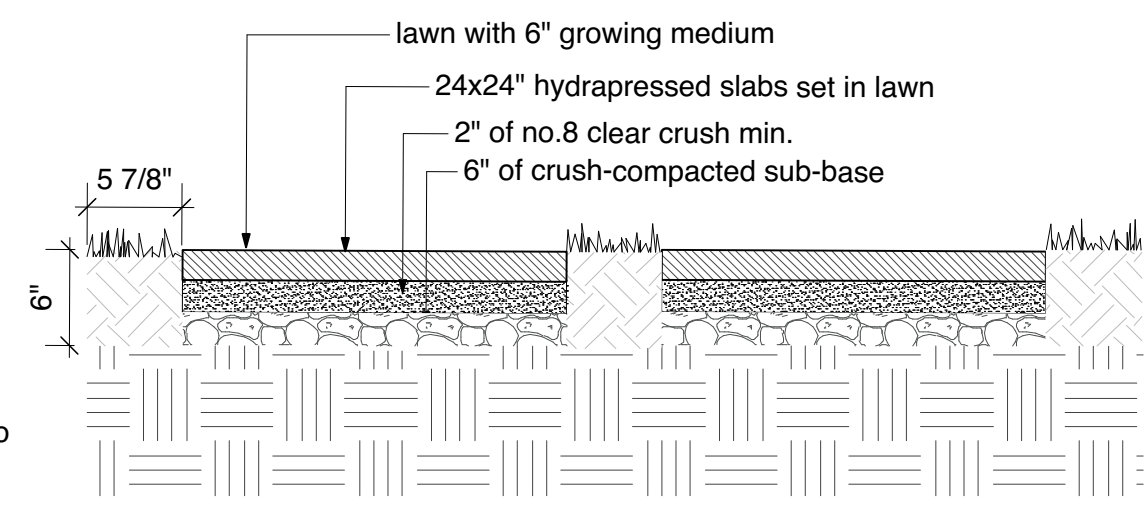
2 DETAIL: Pedestrian Concrete Unit Pavers on Insulation on Slab
Scale: 1" = 1'-0"

P1 P2 P3 P5



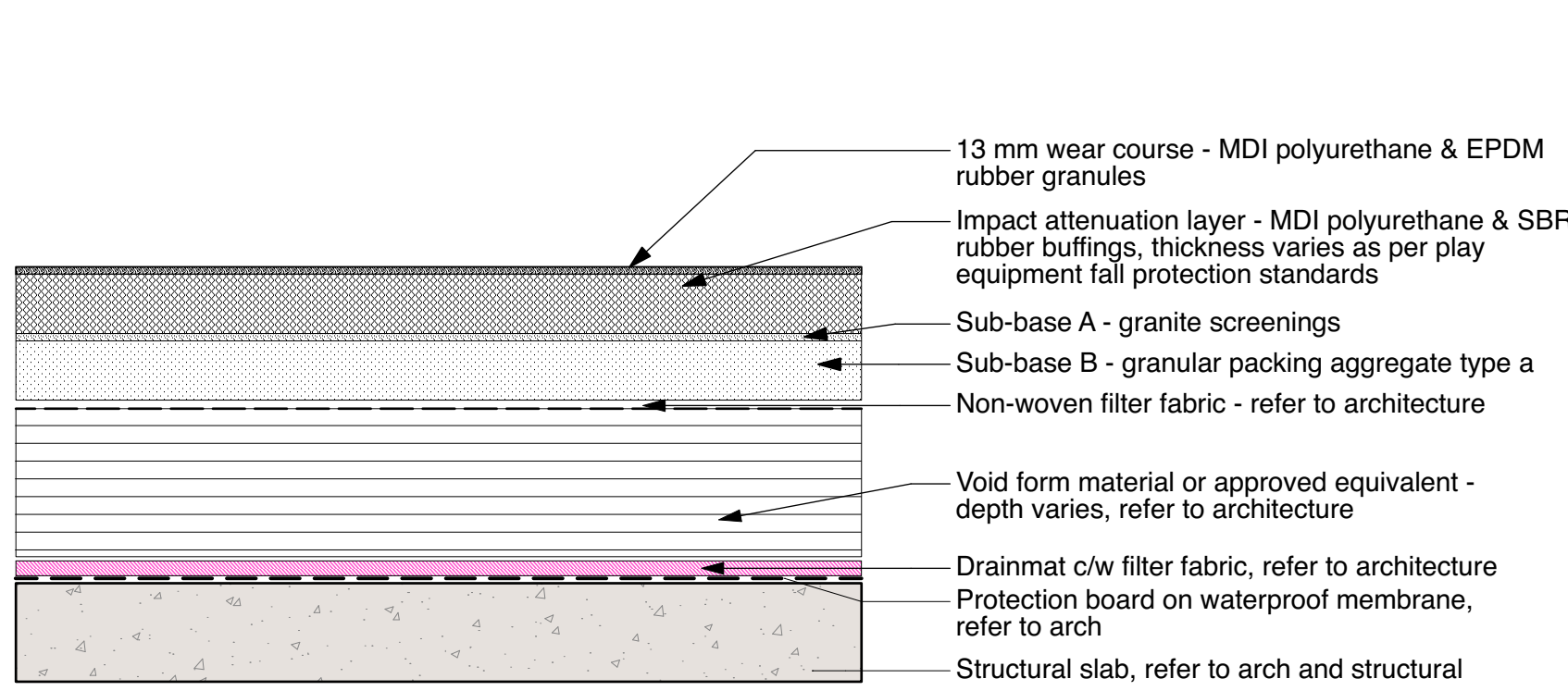
3 DETAIL: Vehicular Concrete Pavers on Insulation on Slab
Scale: 1" = 1'-0"

P4



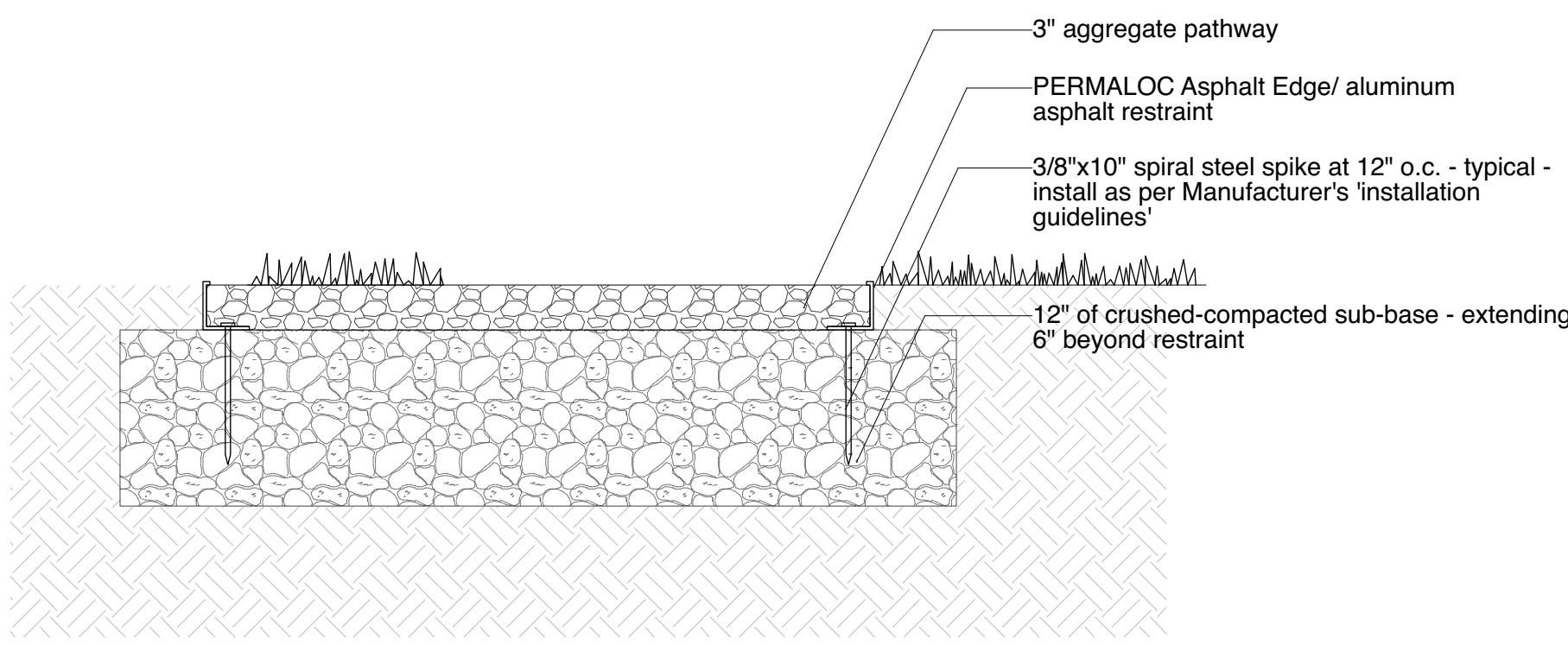
4 DETAIL: Texada Stepping Stones
Scale: 1" = 1'-0"

P7

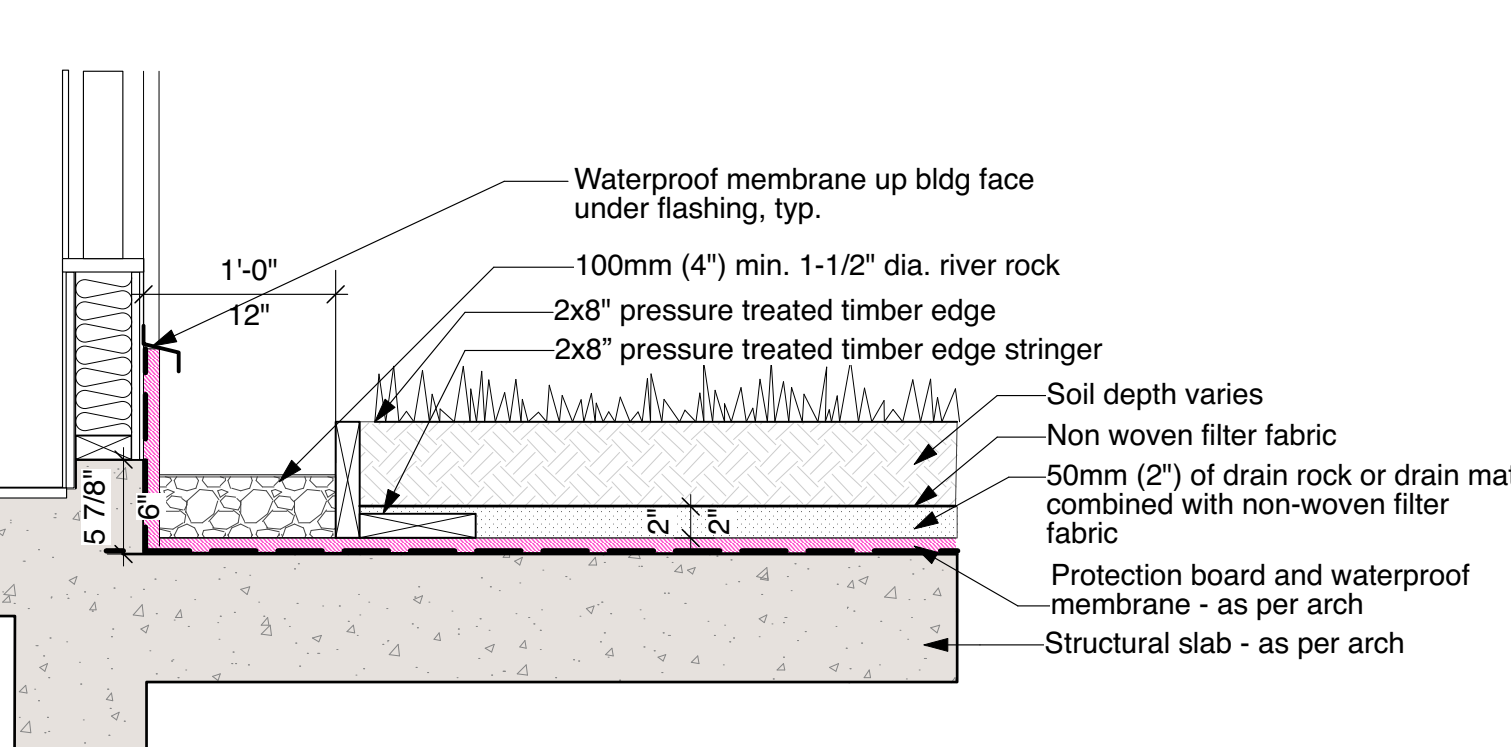


7 DETAIL: Drip Strip on Slab
Scale: 1" = 1'-0"

H4 H5 H6

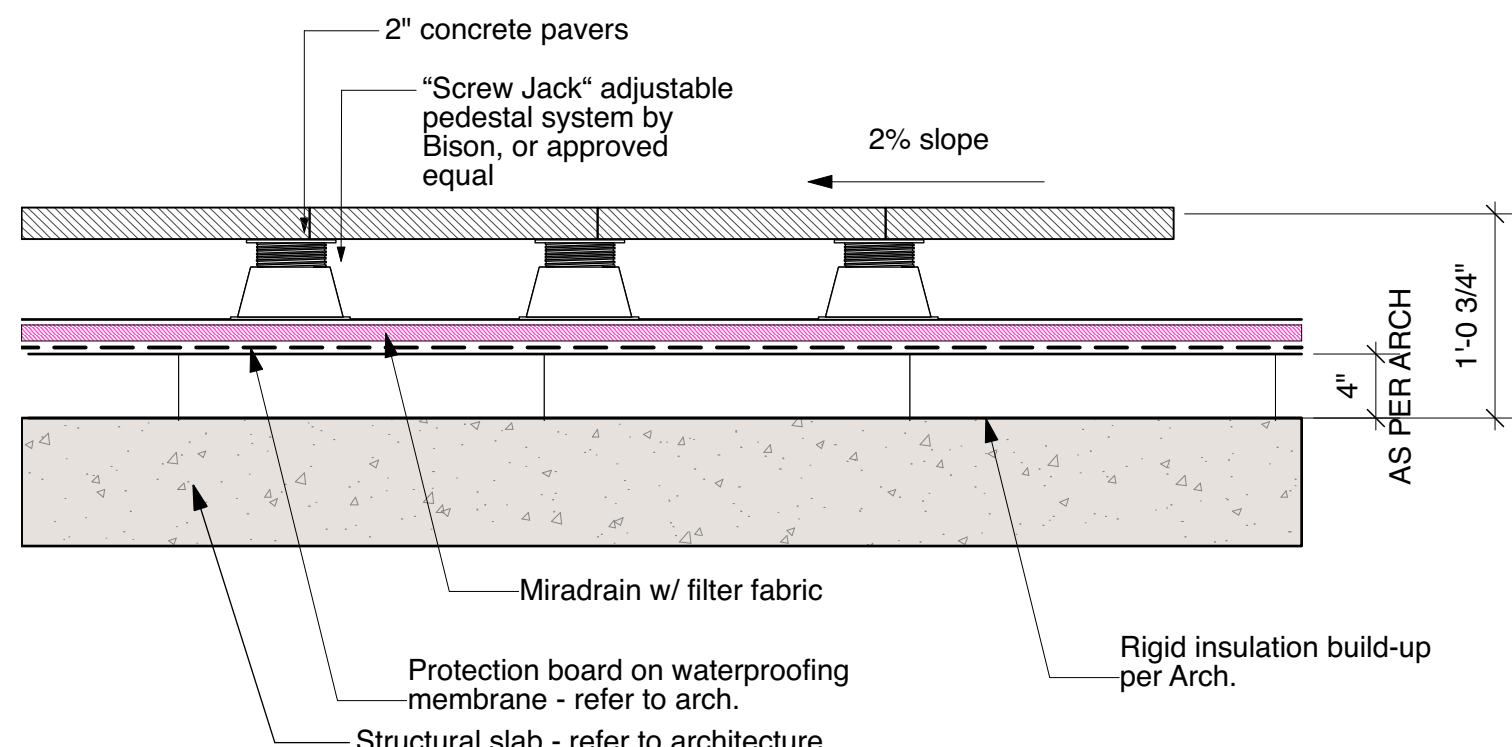


6 DETAIL: Decomposed Granite Path on Grade
Scale: 1" = 1'-0"



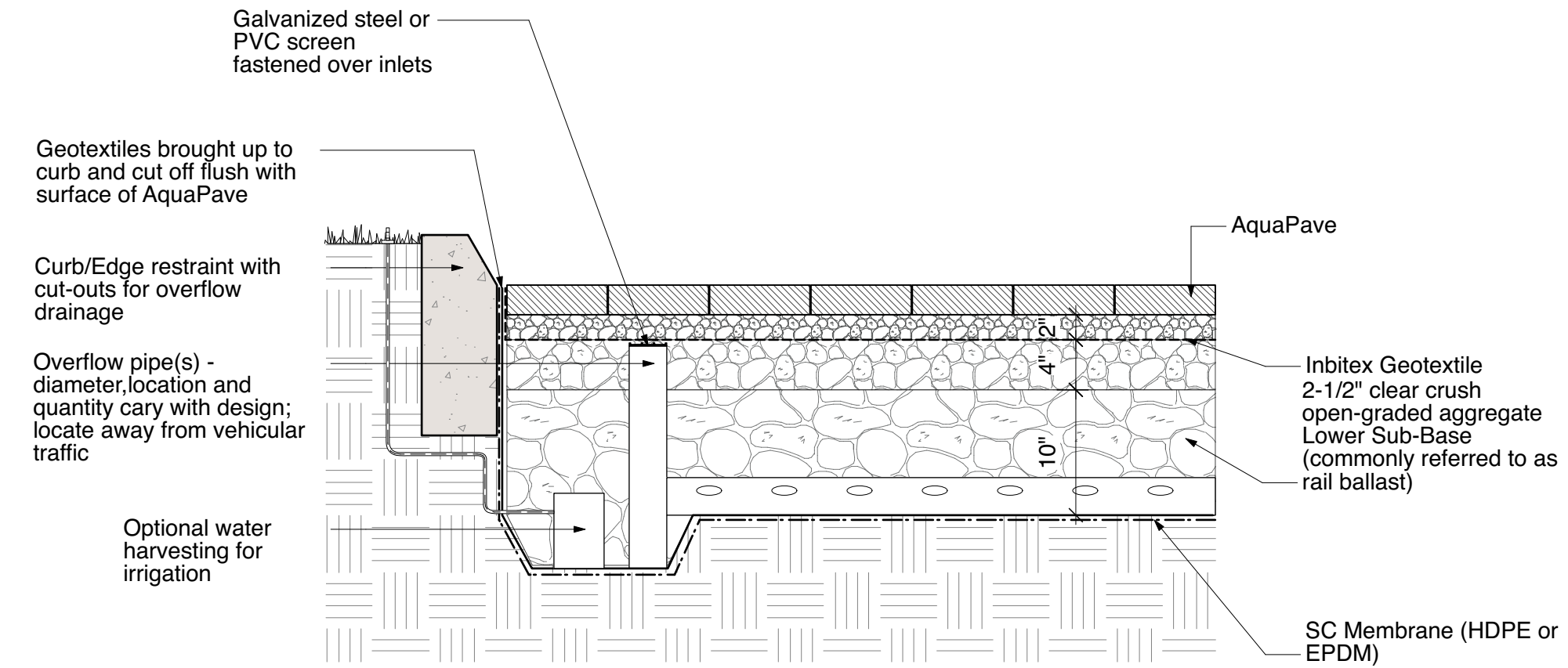
7 DETAIL: Drip Strip on Slab
Scale: 1" = 1'-0"

H7

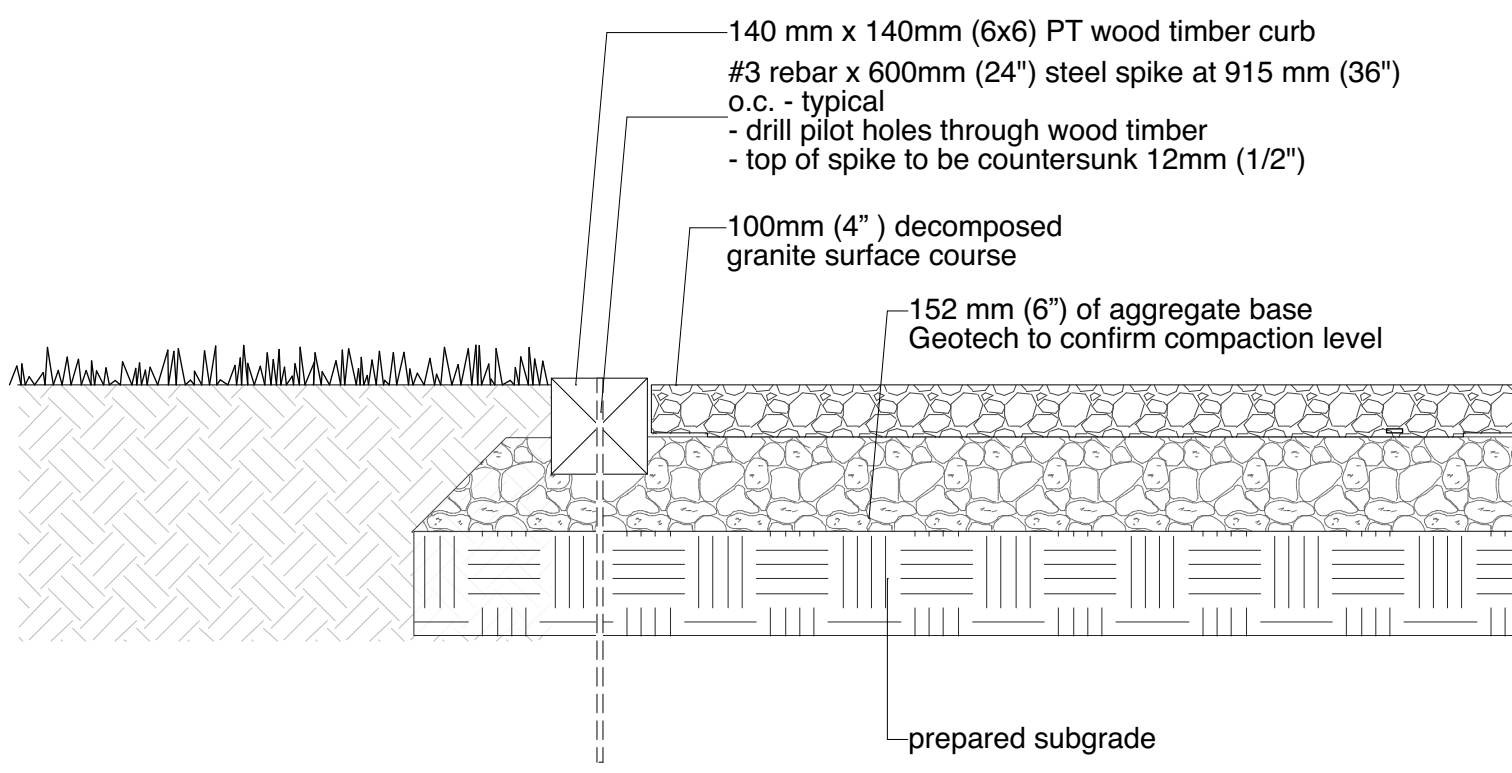


8 DETAIL: Concrete Pavers on Pedestal
Scale: 1" = 1'-0"

P8



10 DETAIL: Timber Edger on Bocce Court
Scale: 1" = 1'-0"



10 DETAIL: Timber Edger on Bocce Court
Scale: 1" = 1'-0"

H8

Revision		
No.	Date	Revision Notes
D	2015-10-27	Re-Issued for ADP
E	2015-10-27	Re-issue for OCP Amendment & CD RZ
F	2015-11-17	Re-issue for OCP Amendment & CD RZ
H	2/20/14	Issued for public information
I	3/13/14	Issued for rezoning
J	7/21/15	Issued for Advisory Design Panel
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N	2021-03-10	Issued for BP
O	2021.05.07	Issued for Pricing
S	2021.06.09	Re-Issued for DP

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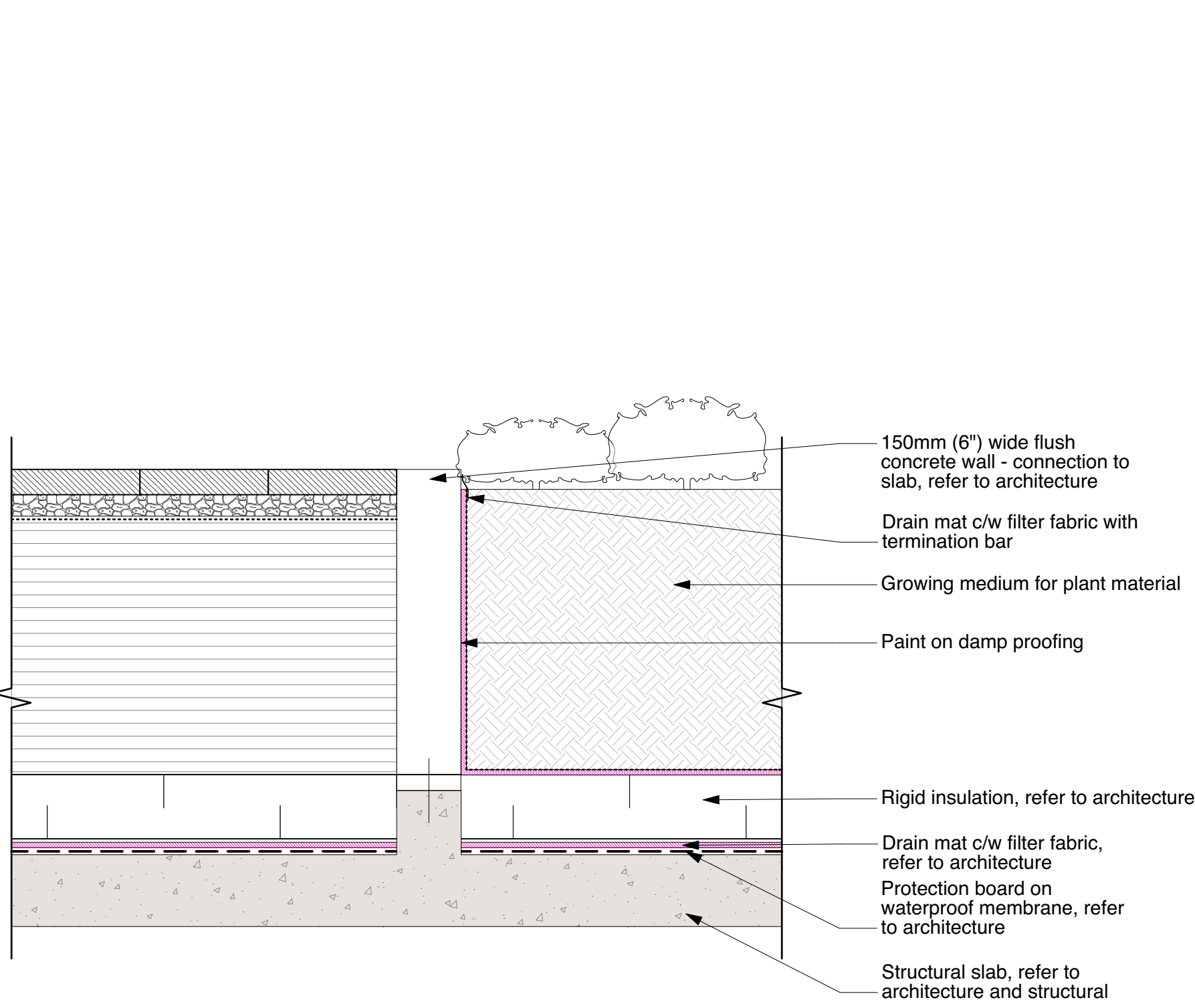
Project
OXFORD STREET
RESIDENTIAL
1500 OXFORD STREET
White Rock, BC

Drawing Title

Landscape Details - Hard

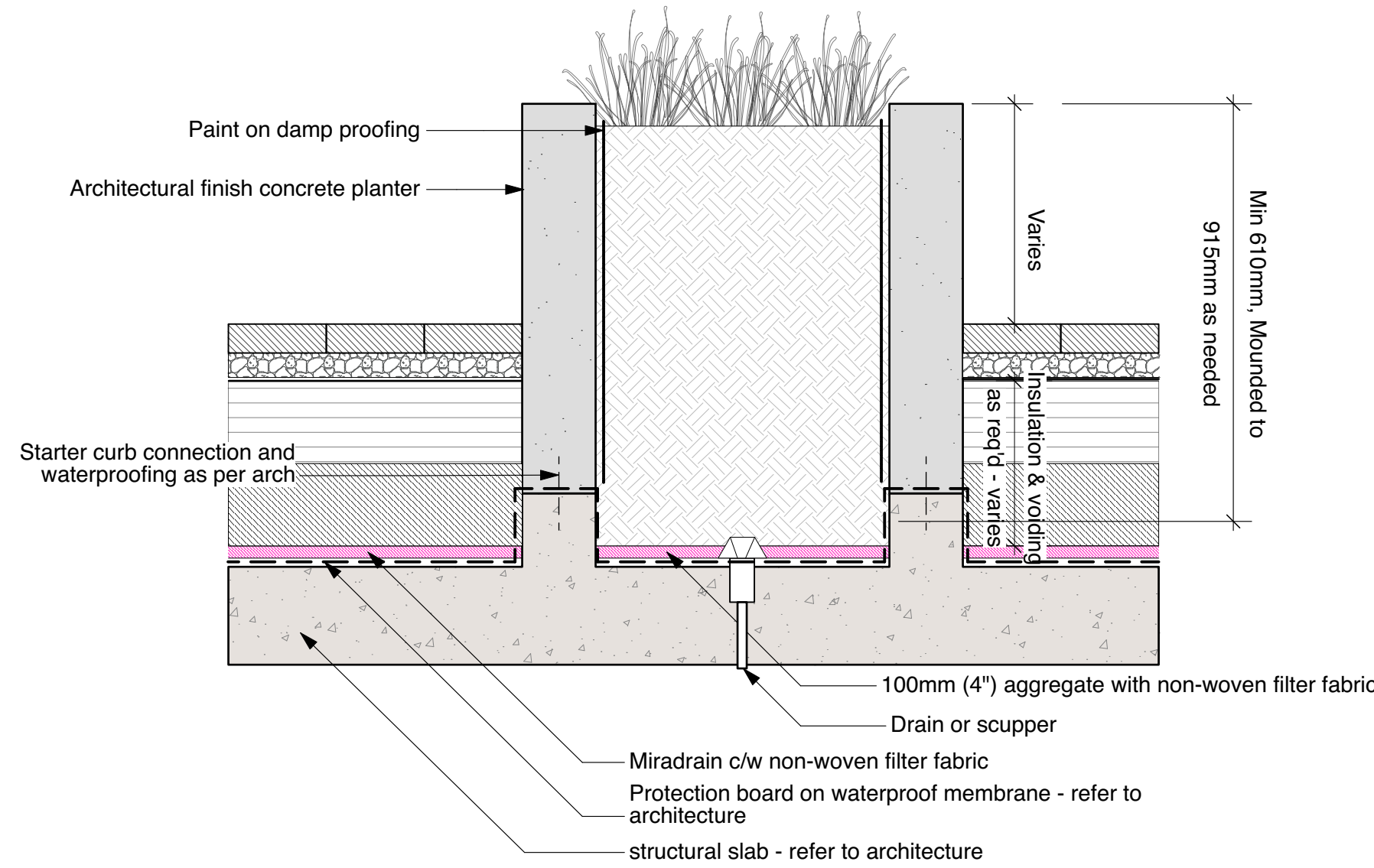
Legal Parcel "C" (Reference Plan 12042) Lot 4 Except: Part Subdivided By Plan 52320, Section 10 Township 1	
Project Manager GE	Project ID 21752
Drawn By GE/KB	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L12.1 — of — 36

Plot Date:
21-6-9
21752 Oxford St Residential_BP1vxx



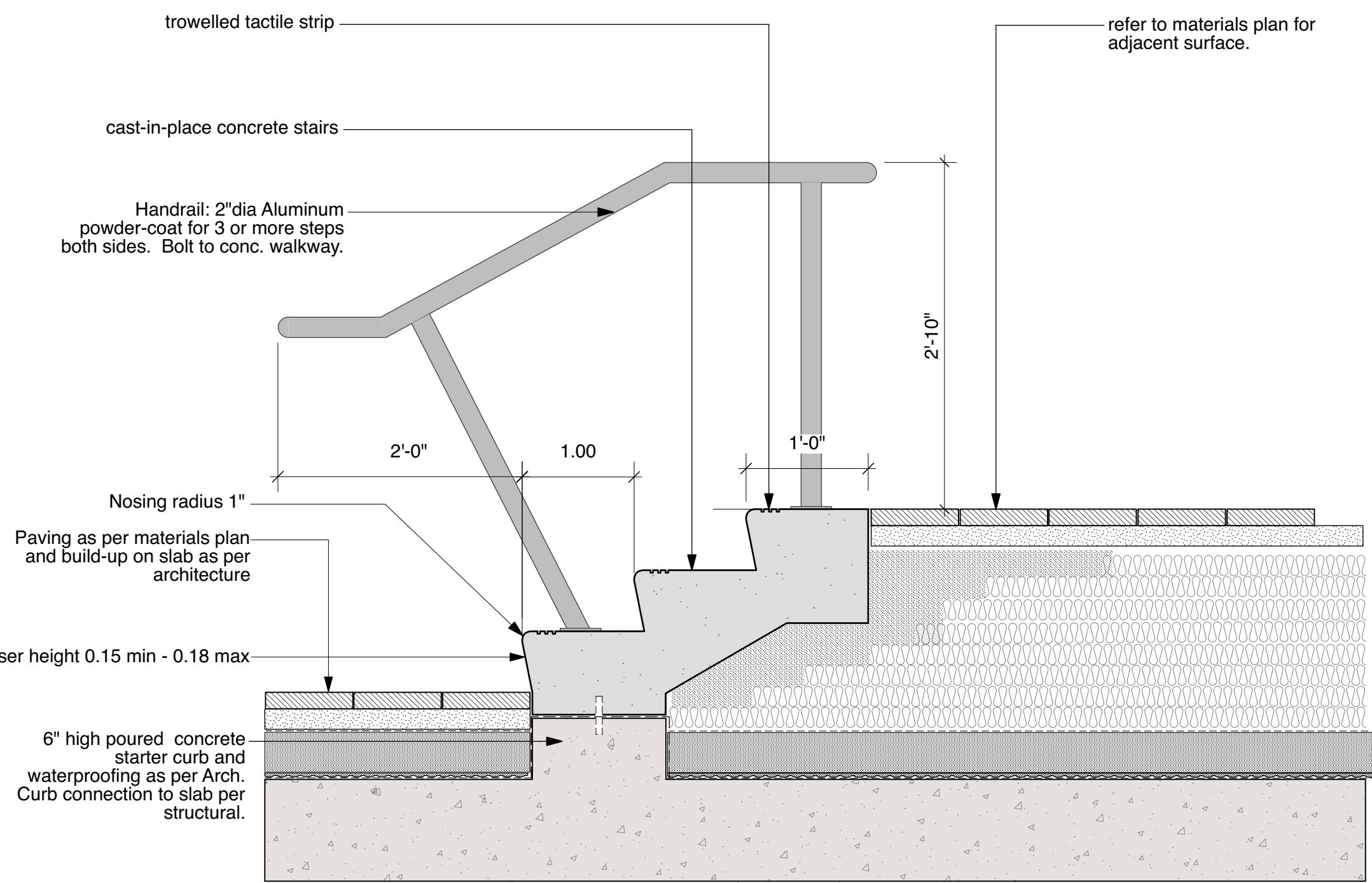
3 DETAIL: Concrete Unit Pavers with Flush Curb Planter
Scale: 1" = 1'-0"

H3



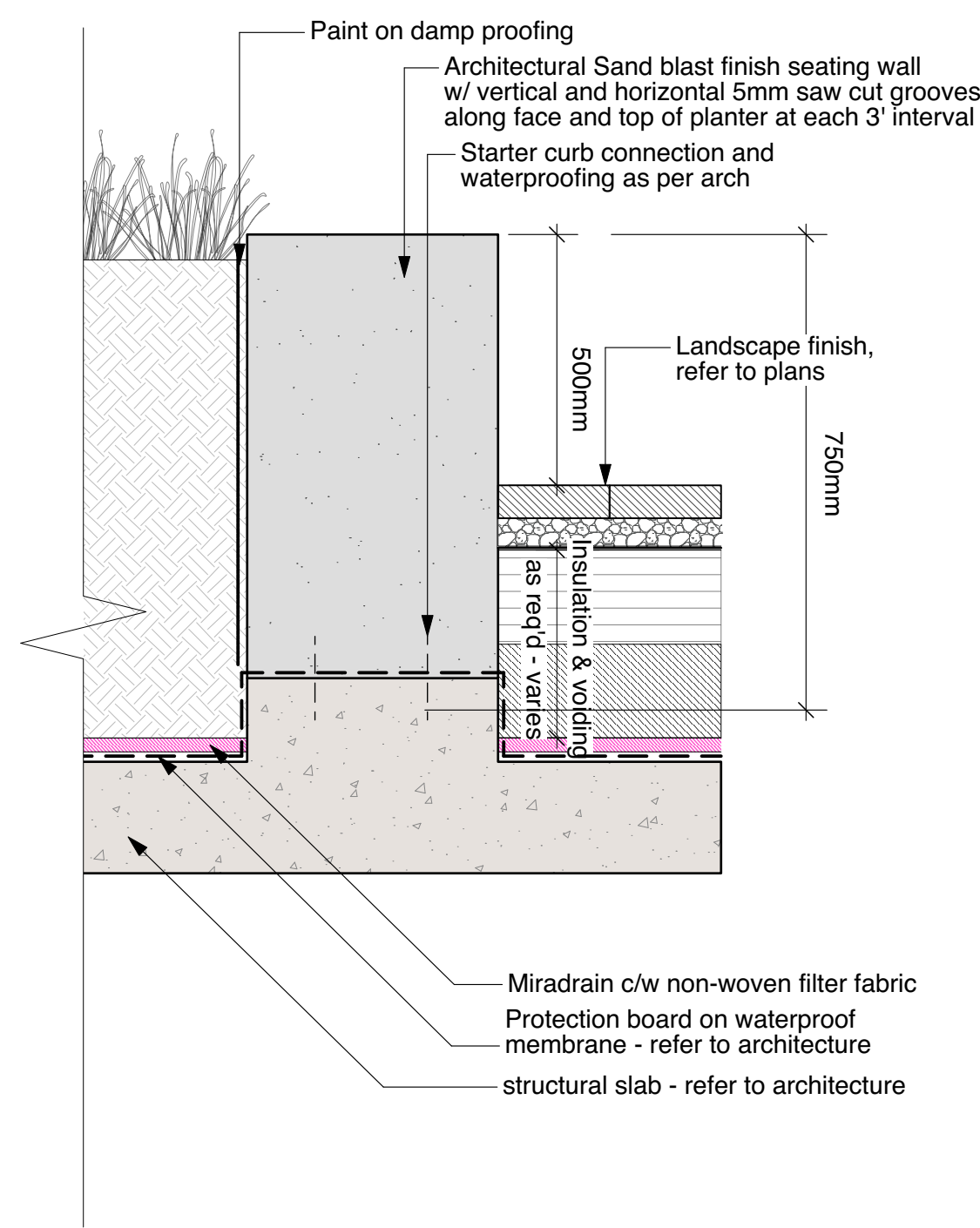
2 DETAIL: CIP Concrete Steps
Scale: 1" = 1'-0"

H1



3 DETAIL: Concrete Unit Pavers with Flush Curb Planter
Scale: 1" = 1'-0"

H2



4 DETAIL: CIP Concrete seating wall
Scale: 1" = 1'-0"

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Project

OXFORD STREET RESIDENTIAL

1500 OXFORD STREET
White Rock, BC

Drawing Title

Landscape Details - Hard

Legal

Parcel "C" (Reference Plan 12042)
Lot 4 Except; Part Subdivided By
Plan 52320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/KB	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L12.2 of 36

Plot Date:
21-6-9
21752 Oxford St Residential_BP-vwx

S5

S4

S6

S8

S1 S2

S5

S4

S6

S8

S3

S10

SIDE ELEVATION:

S14

S10

S14

S13

S7

1 SPI
NTS

12 S
N

S11

S11

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Plot Date:
21-8-9
21752 Oxford St Residential_BP.vvw

Note:

For all Landscape site furniture, refer to manufacturer / supplier's recommendations for installation process and item details, cut sheets and specifications.

Coordinate with Structure and Architecture Engineers for fixation & construction details

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
E	2015-10-27	Re-issue for OCP Amendment & CD RZ
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O	2021-05-07	Issued for Pricing
S	2021-06-09	Re-issued for DP

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Project

OXFORD STREET RESIDENTIAL

1500 OXFORD STREET
White Rock, BC

Drawing Title

Landscape Details - Site Furnishings

Legal

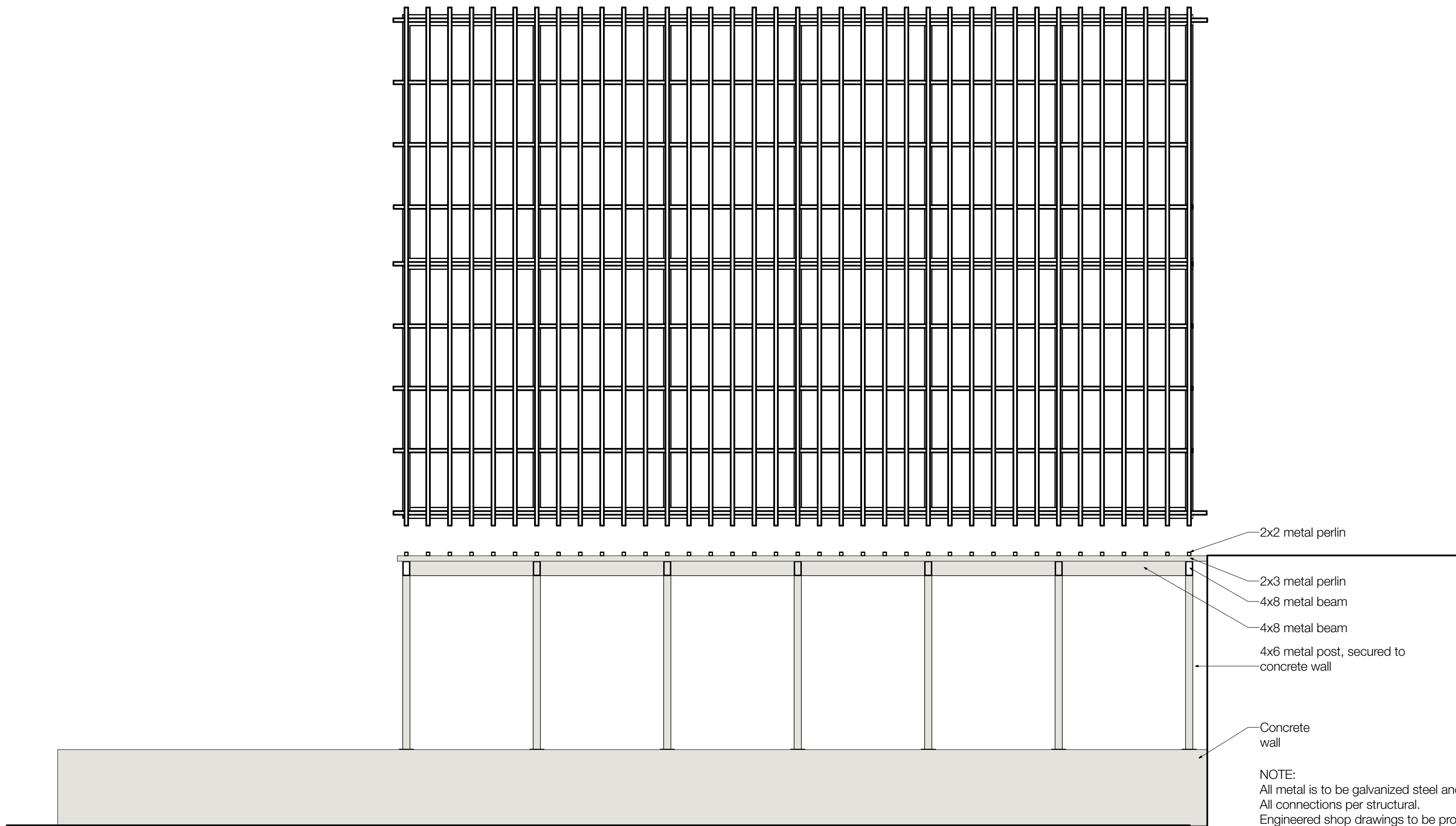
Parcel "C" (Reference Plan 12042)

Lot 4 Except: Part Subdivided By

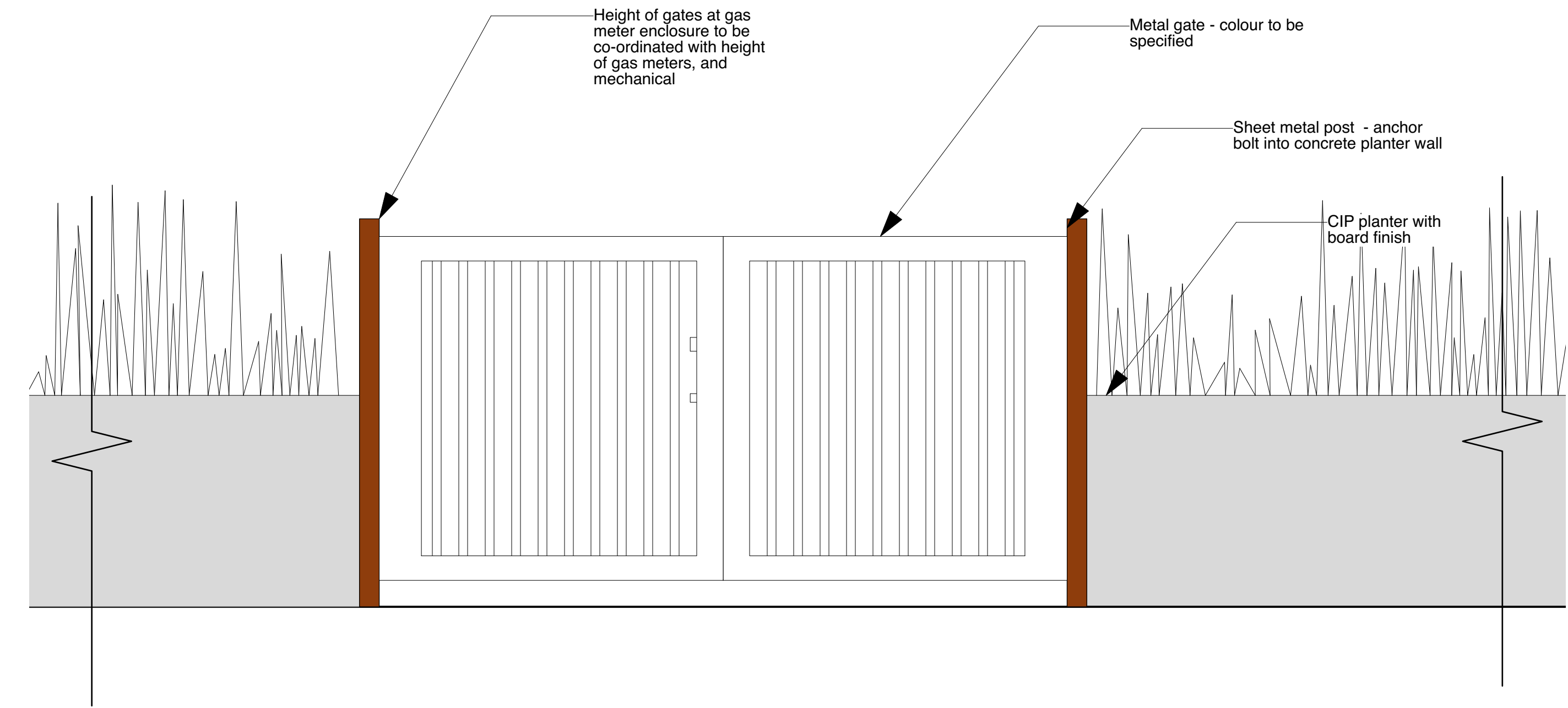
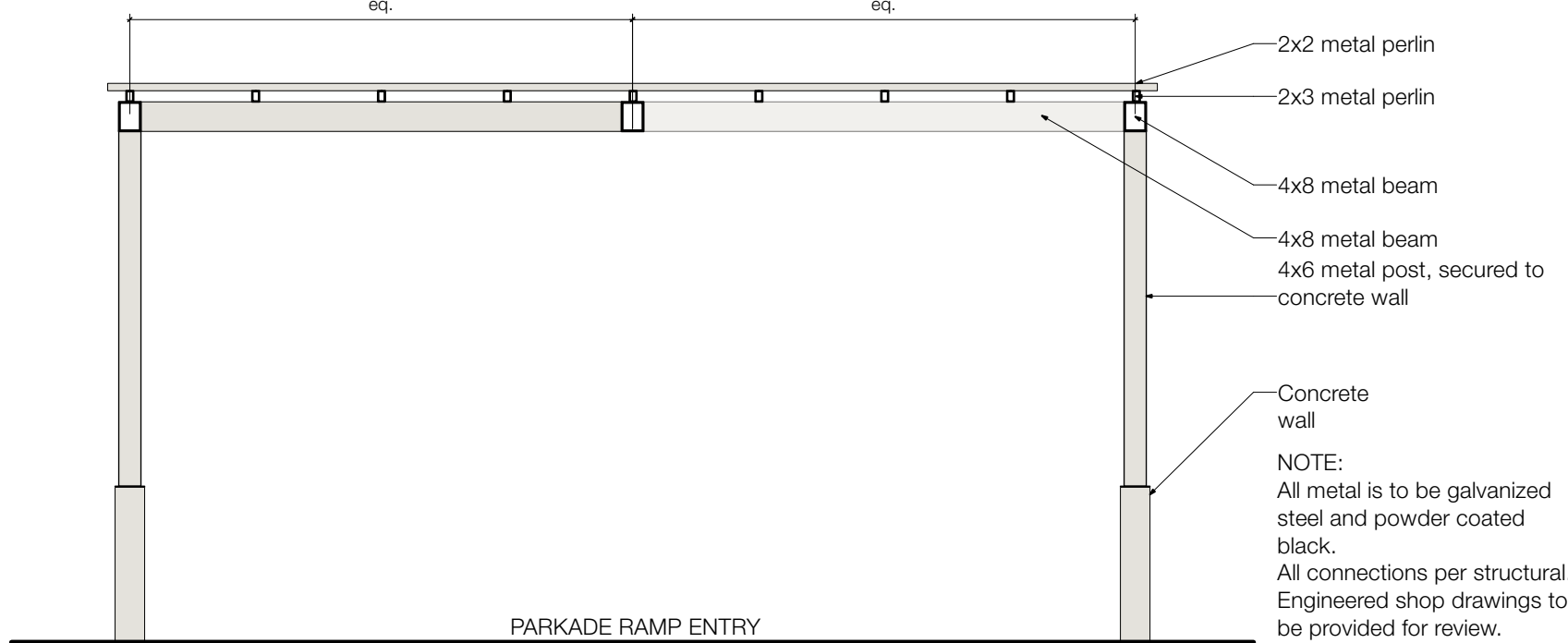
Plan S2320, Section 10 Township 1

Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	L13.2 of 36

Plot Date:
21-9-9
21752 Oxford St Residential_BP Prev

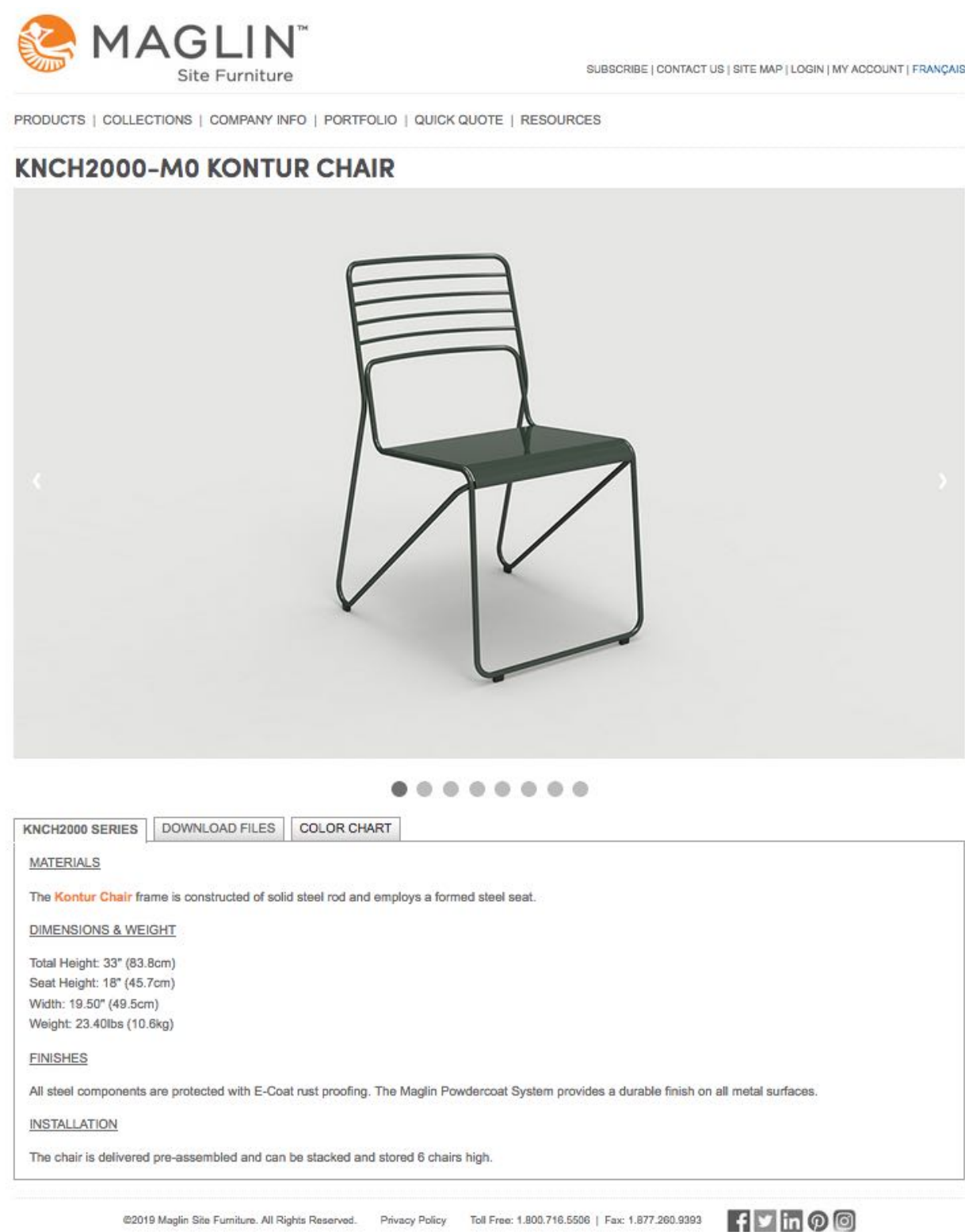
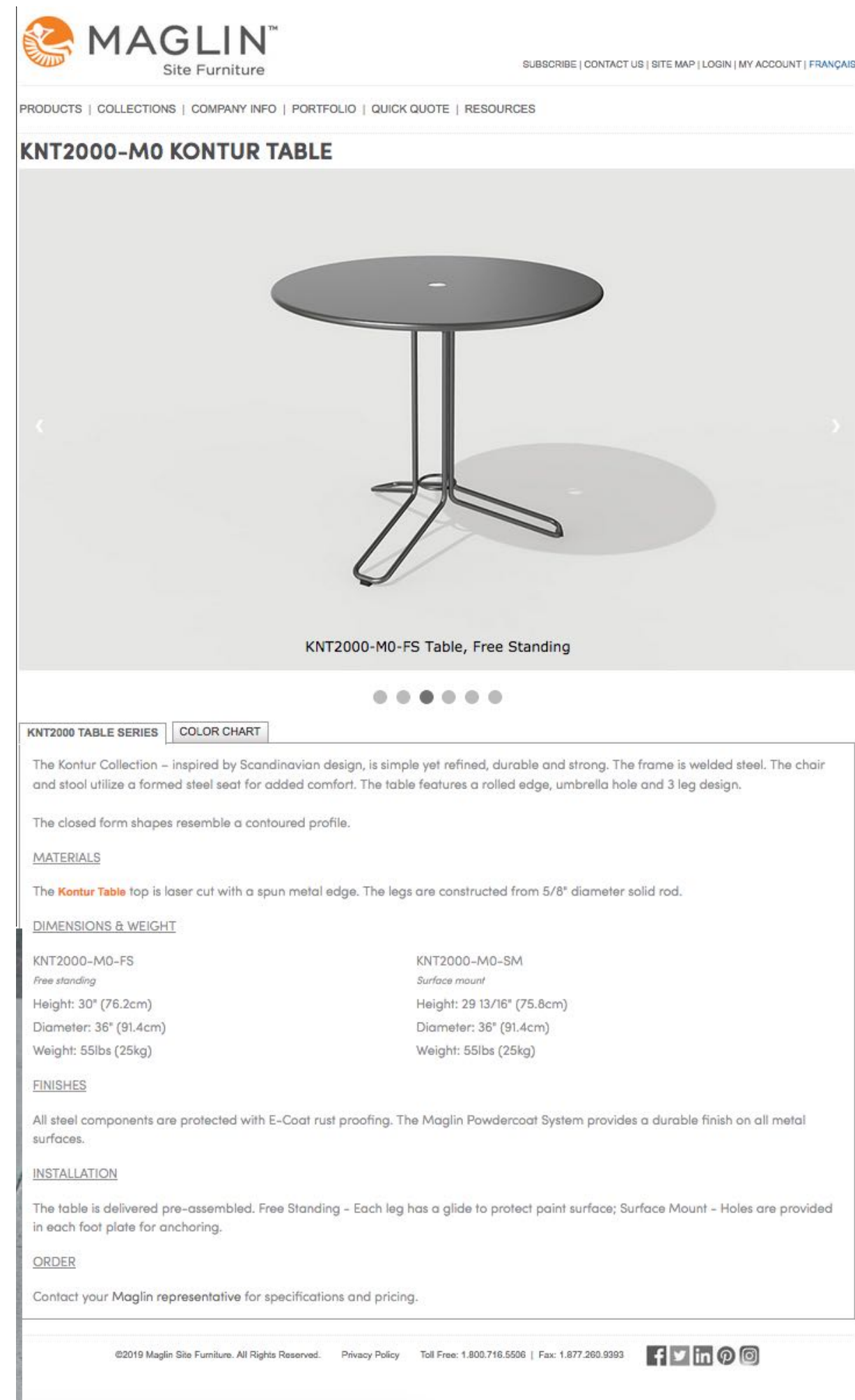


1 DETAIL: Metal Arbour over Parkade Entrance - Custom
Scale: 1/4" = 1'-0"



2 DETAIL: Gas Meter Enclosure Fence
Scale: 1" = 1'-0"

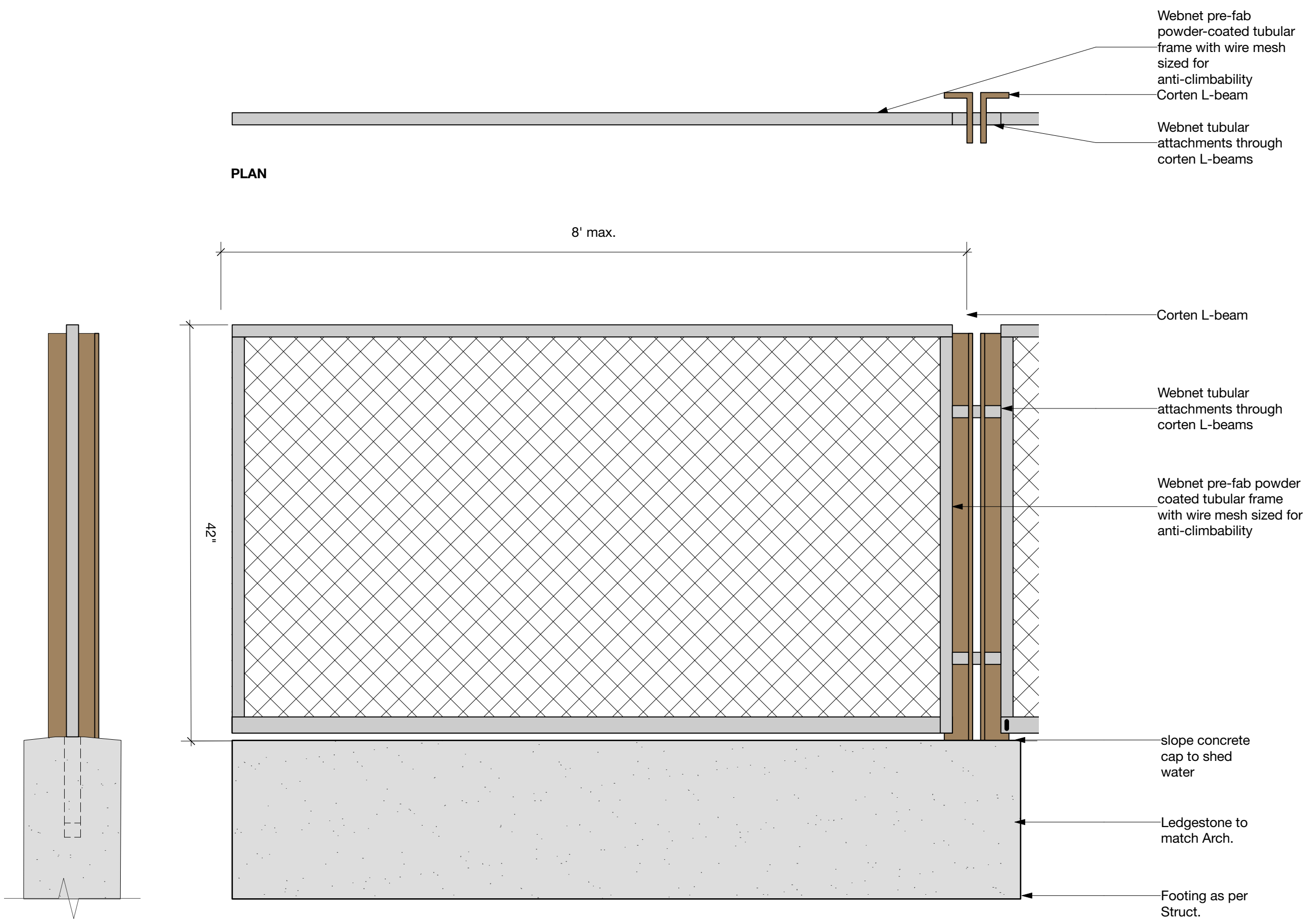
3 PERSPECTIVE: Corten Steel Web Mesh Fence - Custom
NTS




4 SPEC SHEET: Bistro Table + chairs arrangement
NTS

S12

3.1 DETAIL: Corten Steel Web Mesh Fence - Custom
Scale: 1" = 1'-0"



[illegible]

CONTINUOUS LINE	Type	WIPACON 4000
<p>Designed with over 100 years for exterior applications. This system allows limitless lighting of any interior or exterior space. Light track with universal connector. New design lighting, programmable or glass finished. Extensive scale to install. This product can be floor or wall mounted with standard track bar.</p>		
		
<p>Luminaire characteristics</p> <p>Power supply: 200V (Domestic supply) and 240V (Export supply) Warranty: 5 years Life expectancy: 200,000 hours</p>		
Name	<p>4000 Series 4000-2000 Series 4000-3000 Series 4000-4000 Series 4000-5000 Series 4000-6000 Series 4000-7000 Series 4000-8000 Series 4000-9000 Series 4000-10000 Series 4000-11000 Series 4000-12000 Series 4000-13000 Series 4000-14000 Series 4000-15000 Series 4000-16000 Series 4000-17000 Series 4000-18000 Series 4000-19000 Series 4000-20000 Series 4000-21000 Series 4000-22000 Series 4000-23000 Series 4000-24000 Series 4000-25000 Series 4000-26000 Series 4000-27000 Series 4000-28000 Series 4000-29000 Series 4000-30000 Series 4000-31000 Series 4000-32000 Series 4000-33000 Series 4000-34000 Series 4000-35000 Series 4000-36000 Series 4000-37000 Series 4000-38000 Series 4000-39000 Series 4000-40000 Series 4000-41000 Series 4000-42000 Series 4000-43000 Series 4000-44000 Series 4000-45000 Series 4000-46000 Series 4000-47000 Series 4000-48000 Series 4000-49000 Series 4000-50000 Series 4000-51000 Series 4000-52000 Series 4000-53000 Series 4000-54000 Series 4000-55000 Series 4000-56000 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Series 4000-269000 Series 4000-270000 Series 4000-271000 Series 4000-272000 Series 4000-273000 Series 4000-274000 Series 4000-275000 Series 4000-276000 Series 4000-277000 Series 4000-278000 Series 4000-279000 Series 4000-280000 Series 4000-281000 Series 4000-282000 Series 4000-283000 Series 4000-284000 Series 4000-285000 Series 4000-286000 Series 4000-287000 Series 4000-288000 Series 4000-289000 Series 4000-290000 Series 4000-291000 Series 4000-292000 Series 4000-293000 Series 4000-294000 Series 4000-295000 Series 4000-296000 Series 4000-297000 Series 4000-298000 Series 4000-299000 Series 4000-300000 Series 4000-301000 Series 4000-302000 Series 4000-303000 Series 4000-304000 Series 4000-305000 Series 4000-306000 Series 4000-307000 Series 4000-308000 Series 4000-309000 Series 4000-310000 Series 4000-311000 Series 4000-312000 Series 4000-313000 Series 4000-314000 Series 4000-315000 Series 4000-316000 Series 4000-317000 Series 4000-318000 Series 4000-319000 Series 4000-320000 Series 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CONTINUOUS LINE

Type

APPLICATIONS

Page 2 of 3

DIMENSIONS

SIDE VIEW

A side view diagram of the continuous line system. It shows a horizontal line with a vertical line extending upwards from its center. The horizontal line is labeled '100'' and the vertical line is labeled '10''.

5.700
Support with track box (CA5700)

FRONT VIEW

A front view diagram of the continuous line system. It shows a vertical line with a horizontal line extending from its center. The vertical line is labeled '10'' and the horizontal line is labeled '100''.

A side view diagram of the continuous line system, identical to the one above. It shows a horizontal line with a vertical line extending upwards from its center. The horizontal line is labeled '100'' and the vertical line is labeled '10''.

5.701
Support with track box (CA5700)

INSTALLATION AND WIRING

1. The continuous line system is designed to be used with a continuous air duct. Each ventilation duct is wired back to the control panel using the factory provided wiring. Please refer to installation sheet for more details.

A wiring diagram showing three fans connected to a control panel. The fans are labeled 'FAN 1', 'FAN 2', and 'FAN 3'. They are connected to a control panel labeled 'CONTROL' via a common ground line. The control panel is connected to a power source labeled '240V'.

5.700 and 5.701 are CE marked.

SISTEMA LX

Read the instructions carefully. The information provided in this document should not be used without the written permission of the manufacturer.

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Note:

-For all Landscape site furniture, refer to manufacturer / supplier's recommendations for installation process and item details, cut sheets and specifications.

-For Lighting fixtures types, cutsheets & specifications, refer to Electrical Drawings and specifications

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
D	2015-10-27	Re-Issued for ADP
E	2015-10-27	Re-issue for OCP Amendment & CD
F	2015-11-17	Re-issue for OCP Amendment & CD
H	2/20/14	Issued for public information
I	3/13/14	Issued for rezoning
J	7/21/15	Issued for Advisory Design Panel
K	2018-06-11	Issue for DP
L	2020.03.02	Re-Issue for DP
N	2021-03-10	Issued for BP
O	2021.05.07	Issued for Pricing
S	2021.06.09	Re-Issued for DP

Professional Seal

[illegible]

MOVIT
RECTANGULAR

PROTECTION SHEET

Page 12 of 12

Project name

Date

Surface anti-fingerprint properties can be used as shield or in conjunction with available anti-fingerprint and fingerprint resistant effects.

Available accessories:

- Control cable 1.5 m (5 ft) - standard
- Control cable 3 m (10 ft) - optional
- Control cable 5 m (16 ft) - optional
- Control cable 10 m (33 ft) - optional
- Control cable 15 m (49 ft) - optional
- Control cable 20 m (66 ft) - optional
- Control cable 30 m (98 ft) - optional
- Control cable 40 m (131 ft) - optional
- Control cable 50 m (164 ft) - optional
- Control cable 60 m (197 ft) - optional
- Control cable 70 m (229 ft) - optional
- Control cable 80 m (262 ft) - optional
- Control cable 90 m (295 ft) - optional
- Control cable 100 m (328 ft) - optional
- Control cable 120 m (394 ft) - optional
- Control cable 150 m (492 ft) - optional
- Control cable 200 m (656 ft) - optional
- Control cable 250 m (820 ft) - optional
- Control cable 300 m (984 ft) - optional
- Control cable 400 m (1312 ft) - optional
- Control cable 500 m (1640 ft) - optional
- Control cable 600 m (1968 ft) - optional
- Control cable 700 m (2296 ft) - optional
- Control cable 800 m (2624 ft) - optional
- Control cable 900 m (2952 ft) - optional
- Control cable 1000 m (3280 ft) - optional
- Control cable 1200 m (3937 ft) - optional
- Control cable 1500 m (4921 ft) - optional
- Control cable 2000 m (6562 ft) - optional
- Control cable 2500 m (8202 ft) - optional
- Control cable 3000 m (9843 ft) - optional
- Control cable 4000 m (13123 ft) - optional
- Control cable 5000 m (16403 ft) - optional
- Control cable 6000 m (19683 ft) - optional
- Control cable 7000 m (22963 ft) - optional
- Control cable 8000 m (26243 ft) - optional
- Control cable 9000 m (29523 ft) - optional
- Control cable 10000 m (32803 ft) - optional
- Control cable 12000 m (39373 ft) - optional
- Control cable 15000 m (49213 ft) - optional
- Control cable 20000 m (65623 ft) - optional
- Control cable 25000 m (82023 ft) - optional
- Control cable 30000 m (98433 ft) - optional
- Control cable 40000 m (131233 ft) - optional
- Control cable 50000 m (164033 ft) - optional
- Control cable 60000 m (196833 ft) - optional
- Control cable 70000 m (229633 ft) - optional
- Control cable 80000 m (262433 ft) - optional
- Control cable 90000 m (295233 ft) - optional
- Control cable 100000 m (328033 ft) - optional
- Control cable 120000 m (393733 ft) - optional
- Control cable 150000 m (492133 ft) - optional
- Control cable 200000 m (656233 ft) - optional
- Control cable 250000 m (820233 ft) - optional
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- Control cable 1000000 m (3280333 ft) - optional
- Control cable 1200000 m (3937333 ft) - optional
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- Control cable 2000000 m (6562333 ft) - optional
- Control cable 2500000 m (8202333 ft) - optional
- Control cable 3000000 m (9843333 ft) - optional
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- Control cable 6000000 m (19683333 ft) - optional
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- Control cable 10000000 m (32803333 ft) - optional
- Control cable 12000000 m (39373333 ft) - optional
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- Control cable 120000000000 m (393733333333 ft) - optional
- Control cable 150000000000 m (492133333333 ft) - optional
- Control cable 200000000000 m (656233333333 ft) - optional
- Control cable 250000000000 m (820233333333 ft) - optional
- Control cable 300000000000 m (984333333333 ft) - optional
- Control cable 40000000

4 DETAIL: Spot Light - Sistemalux
NTS

4 DETAIL: Spot Light - Sistemalux
NTS

[illegible]

Aura Illuminated Window Ring Pendant

FEATURE TAG:

PROJECT NAME:

500-WATT INTELLIGENT-LED LIGHT PENDANT

- Available in 2-1/2' diameter
- 100% Dimmable with the following:
- Compatible with 0-10V dimmer and PWM function
- Energy saving, setting and monitoring options

SPECIFICATIONS

DESIGN: Gold Accents with ring assembled through aluminum extrusion and suspended from ceiling with stainless steel chain and canopy. The canopy is made of aluminum with 4070-21083 glass cylindrical罩. Available in bronze, nickel, brushed nickel, stainless steel, copper, and black.

ELECTRICAL: Powered by a 0-305VAC, 60Hz, Class II secondary transformer, UL listed, 500-watt, 100% dimmable, LED light source. The pendant is designed for ceiling, wall, and track installation. It is designed to be used with a 100-watt, 100% dimmable, LED light source. A 40-watt, 100% dimmable, LED light source is also available. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K, and 5000K color temperatures. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source.

FINISHES AND MATERIALS: Stainless steel, brushed nickel, stainless steel, copper, and black. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source.

WARRANTY: 5-year limited warranty with a 1-year full warranty. The pendant is designed to be used with a 100-watt, 100% dimmable, LED light source.

Aura Ring- Direct Lighting

Dia.	Standard Ring Size			Medium-Collar Ring			High Depth Ring		
	Length	Weight	Material	Length	Weight	Material	Length	Weight	Material
2"	10"	8.5	18-8	10"	10.5	18-8	10"	10.5	18-8
2"	12"	9.5	18-8	12"	11.5	18-8	12"	11.5	18-8
2"	14"	11	18-8	14"	13	18-8	14"	13	18-8
2"	16"	12	18-8	16"	14	18-8	16"	14	18-8
2"	18"	13	18-8	18"	15	18-8	18"	15	18-8
2"	20"	14	18-8	20"	16	18-8	20"	16	18-8
2"	22"	15	18-8	22"	17	18-8	22"	17	18-8
2"	24"	16	18-8	24"	18	18-8	24"	18	18-8
2"	26"	17	18-8	26"	19	18-8	26"	19	18-8
2"	28"	18	18-8	28"	20	18-8	28"	20	18-8
2"	30"	19	18-8	30"	21	18-8	30"	21	18-8
2"	32"	20	18-8	32"	22	18-8	32"	22	18-8
2"	34"	21	18-8	34"	23	18-8	34"	23	18-8
2"	36"	22	18-8	36"	24	18-8	36"	24	18-8
2"	38"	23	18-8	38"	25	18-8	38"	25	18-8
2"	40"	24	18-8	40"	26	18-8	40"	26	18-8
2"	42"	25	18-8	42"	27	18-8	42"	27	18-8
2"	44"	26	18-8	44"	28	18-8	44"	28	18-8
2"	46"	27	18-8	46"	29	18-8	46"	29	18-8
2"	48"	28	18-8	48"	30	18-8	48"	30	18-8
2"	50"	29	18-8	50"	31	18-8	50"	31	18-8
2"	52"	30	18-8	52"	32	18-8	52"	32	18-8
2"	54"	31	18-8	54"	33	18-8	54"	33	18-8
2"	56"	32	18-8	56"	34	18-8	56"	34	18-8
2"	58"	33	18-8	58"	35	18-8	58"	35	18-8
2"	60"	34	18-8	60"	36	18-8	60"	36	18-8
2"	62"	35	18-8	62"	37	18-8	62"	37	18-8
2"	64"	36	18-8	64"	38	18-8	64"	38	18-8
2"	66"	37	18-8	66"	39	18-8	66"	39	18-8
2"	68"	38	18-8	68"	40	18-8	68"	40	18-8
2"	70"	39	18-8	70"	41	18-8	70"	41	18-8
2"	72"	40	18-8	72"	42	18-8	72"	42	18-8
2"	74"	41	18-8	74"	43	1			

CANOPY - DIRECT

ORDERING GUIDE: EXAMPLE: AURA RING 2-1/2" DIA 30" LG 2700K

AURA	RING	DIA	LG	TEMP	MTG	CH	CH	CH	CH
AURA	RING	DIA	LG	TEMP	MTG	CH	CH	CH	CH
Series	Series	Series	Series	Series	Series	Series	Series	Series	Series
Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
Lighting	Lighting	Lighting	Lighting	Lighting	Lighting	Lighting	Lighting	Lighting	Lighting
Direct	Direct	Direct	Direct	Direct	Direct	Direct	Direct	Direct	Direct
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
30°	30°	30°	30°	30°	30°	30°	30°	30°	30°
100°	100°	100°	100°	100°	100°	100°	100°	100°	100°
60°	60°	60°	60°	60°	60°	60°	60°	60°	60°
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[illegible]

1 SPEC SHEET: Catenary Light - Structural
NTS

5 SPEC SHEET: InGround Light - Mp Lighting
NTS

Project Manager

GE

Drawn By

GE/NT

Reviewed By

GE

Date

2015-09-14

Project ID

21752

Scale

AS SHOWN

Drawing No.

L14.0

of

36

Parcel "C" (Reference Plan 12042)

Lot 4 Except: Part Subdivided By

Plan 52320, Section 10 Township 1

Project Manager

GE

Drawn By

GE/NT

Reviewed By

GE

Date

2015-09-14

Project ID

21752

Scale

AS SHOWN

Drawing No.

L14.0

of

36

Parcel "C" (Reference Plan 12042)

Lot 4 Except: Part Subdivided By

Plan 52320, Section 10 Township 1

1. WATER TREATMENT SYSTEM, CATCH BASIN PROTECTION, ACCESS STABILIZATION, AND OTHER ESC MEASURES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF BULK EXCAVATION.
2. GEOPACIFIC SHALL BE CONTACTED BY THE CONTRACTOR TO INSPECT THE INSTALLATION OF THE ESC SYSTEM PRIOR TO THE COMMENCEMENT OF ANY STRIPPING, EXCAVATION OR OTHER CONSTRUCTION.
3. MONITORING OF THE ESC SYSTEM AND DISCHARGE WATER TO OCCUR AS PER MUNICIPAL MONITORING AND REPORTING REQUIREMENTS. MONITORING MUST BE PERFORMED BY A QUALIFIED PERSON AS DEFINED IN THE MUNICIPAL BYLAW(S).
4. NO WATER MAY BE DISCHARGED FROM THE SITE THAT BYPASSES THE SEDIMENT CONTROL SYSTEM.
5. ALL CONCRETE TRUCKS SHALL UTILIZE A SELF CONTAINED WASH SYSTEM. ALL WATER TO BE COLLECTED IN SELF-CONTAINED WASH SYSTEM. NO WASH WATER TO ENTER STORM DRAINS.
6. ALL CONCRETE TRUCKS SHALL UTILIZE LEAK PROOF CONTAINMENT BERMS TO ENSURE NO CONCRETE OR WASH WATER IS DEPOSITED ON ROADWAYS OR ENTERS THE STORM DRAINS. PLACEMENT OF PLYWOOD UNDER CONCRETE PUMPS AND BUCKETS IS NOT AN ADEQUATE METHOD OF SPILL PROTECTION.
7. NO EXCESS CONCRETE SHALL BE DUMPED ON SITE, EXCEPT IN DESIGNATED CONCRETE WASTE BINS. CONCRETE WASTE BINS MUST BE LINED WITH POLY SHEETING AND SECURED TO PREVENT CONCRETE LEAKAGE ONTO ROADWAYS.
8. ALL WASHOUT ACTIVITIES MUST BE PERFORMED OFF-SITE OR IN DESIGNATED AREAS ONLY. LOCATE DESIGNATED WASHOUT AREAS AS FAR AWAY FROM STORM DRAINS AS POSSIBLE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL SYSTEM.
10. ALL BEST MANAGEMENT PRACTICES ARE DESIGNED WITH REFERENCE TO THE "STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON" VOLUME II.
11. BELOW IS THE GENERAL EXPECTED ONSITE SOIL STRATIGRAPHY. FOR DETAILED SOIL DESCRIPTIONS, REFER TO GEOPACIFIC'S GEOTECHNICAL REPORT DATED FEBRUARY 8, 2018.



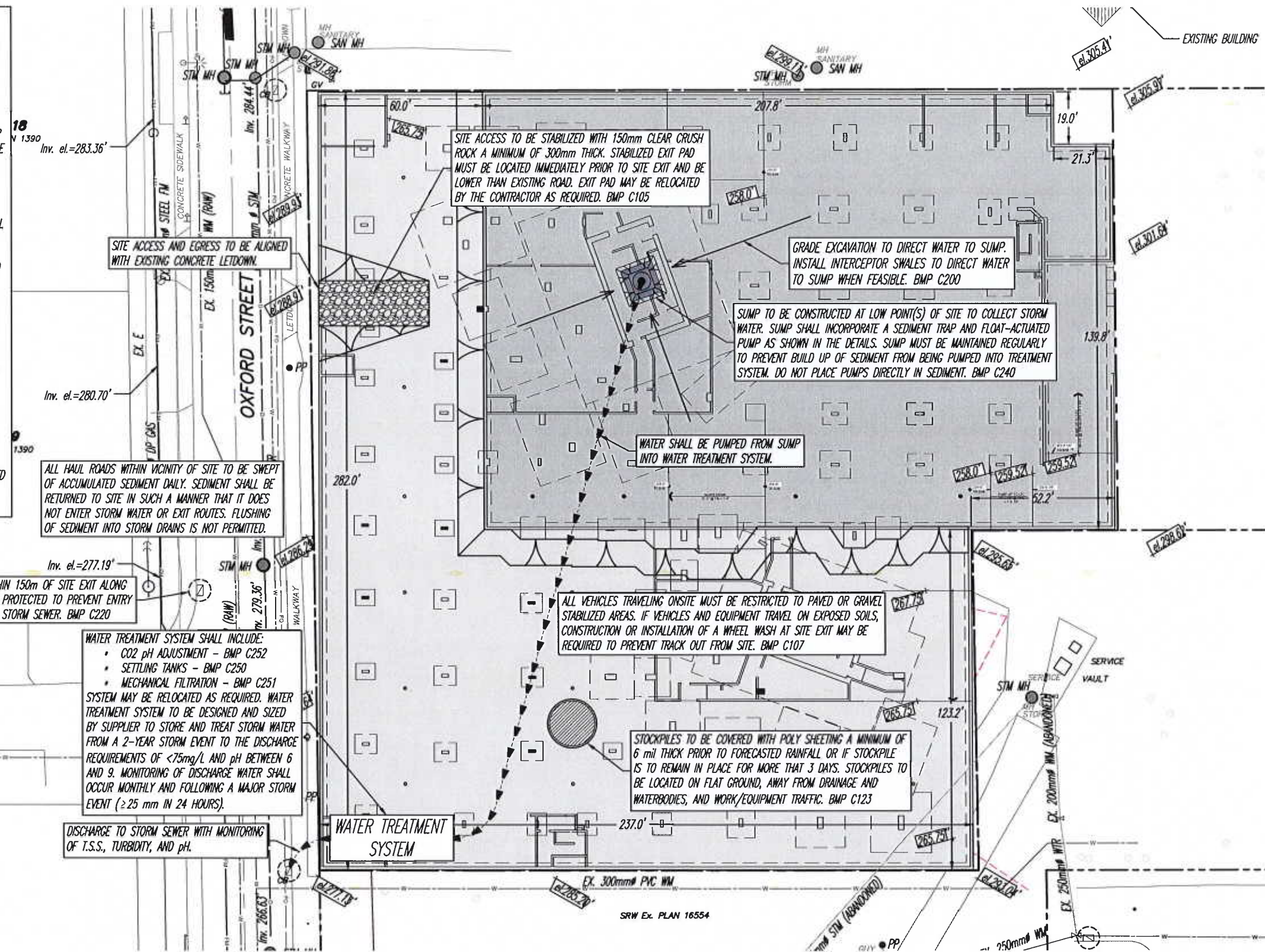
N.T.S.

SYSTEM TO BE SIZED BASED ON THE FOLLOWING FLOW RATE:
RATIONAL METHOD: $Q = CIA$

WHERE: Q = PEAK DISCHARGE FLOW RATE

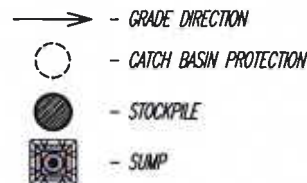
C = RUNOFF COEFFICIENT $C = 0.75$
 I = RAINFALL INTENSITY $I = 17\text{mm/hr}$
 A = SITE CATCHMENT AREA $A = 6941.2\text{m}^2$

DESIGN PERIOD: 2-YEAR STORM EVENT
 $Q = 24.6 \text{ L/SEC}$ PEAK DISCHARGE FLOW RATE @ $T_c = 30 \text{ MIN}$
 $Q = 3.0 \text{ L/SEC}$ 24HR DISCHARGE RATE
 IDF CURVE FOR WHITE ROCK (ENVIRONMENT CANADA)



1:100

LEGEND:

[illegible]

GEOPACIFIC
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APPROVED BY:	R.A.
REVIEWED BY:	M.T.L.
SCALE:	AS SHOWN

EROSION & SEDIMENT CONTROL PLAN

FILE NO:

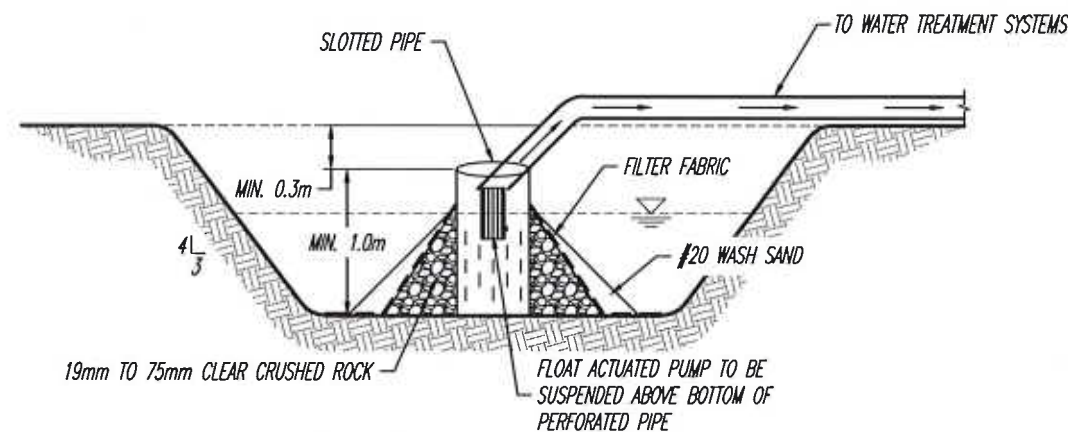
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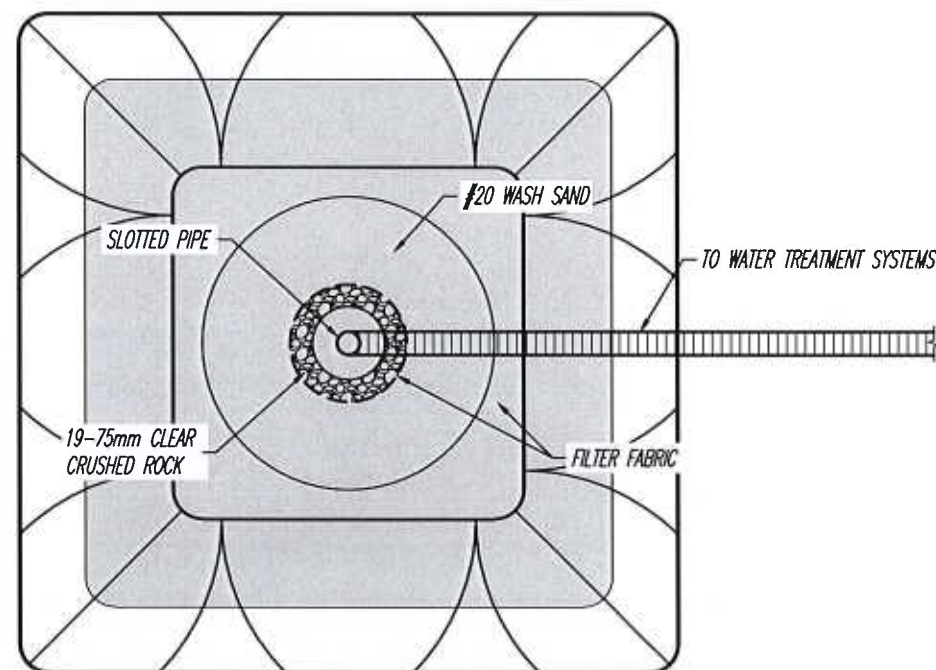
DATE: MARCH 12, 2021

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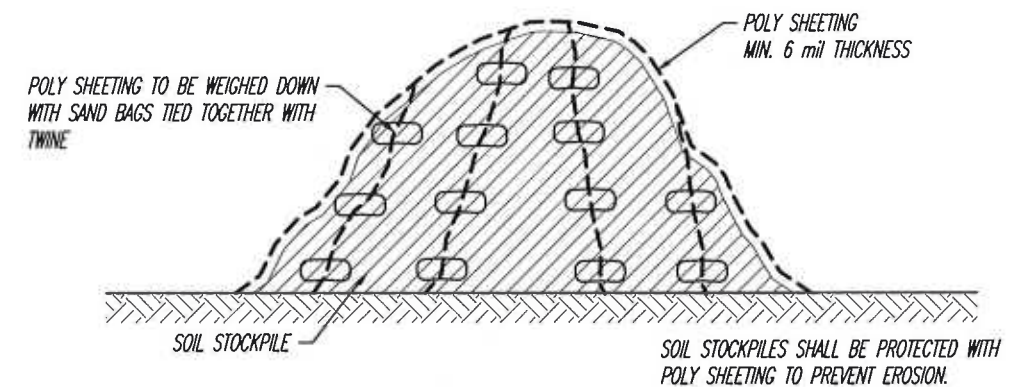
TYPICAL CROSS SECTION



TYPICAL PLAN VIEW

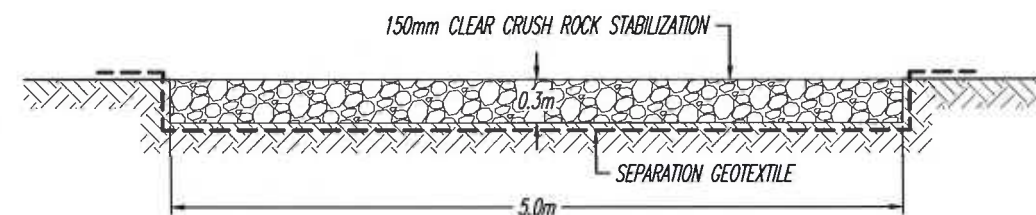
SUMP WITH SEDIMENT TRAP DETAIL - BMP C240

1:50



PLASTIC SHEETING - BMP C123

N.T.S.



GEOTEXTILE SEPARATION SPECS

GRAB TENSILE STRENGTH (ASTM D4751)	200psi MIN.
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
MULLEN BURST STRENGTH (ASTM D3786 - 80A)	400psi MIN.
AVERAGE OPENING SIZE (ASTM D4751)	20 - 45 (U.S. STANDARD SIZE)

STABILIZED CONSTRUCTION ACCESS DETAIL - BMP C105

1:50

LEGEND:

NO.	DATE	BY	REVISION



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M.T.L.
SCALE:
AS SHOWN

PROPOSED RESIDENTIAL DEVELOPMENT

1500 OXFORD STREET, WHITE ROCK, B.C.

EROSION & SEDIMENT CONTROL DETAILS (1 OF 2)

FILE NO:

15792

DRAWING NO:

G-ESC2A

DATE:

MARCH 12, 2021

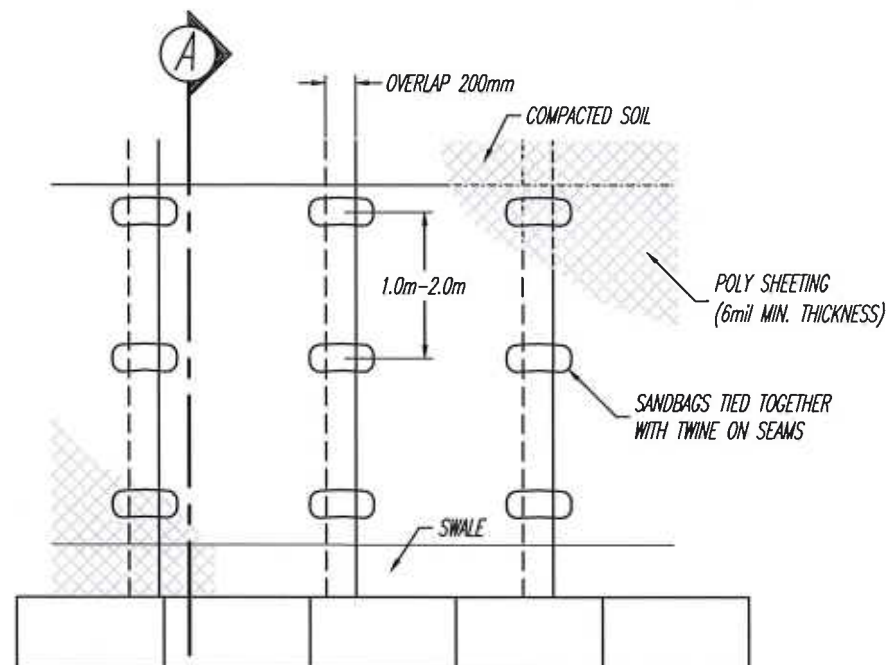
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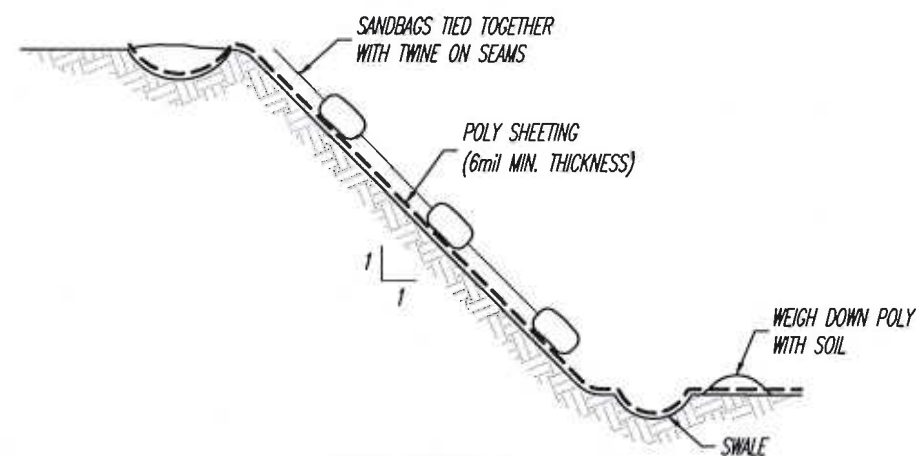
MAR 15 2021

ORIGINAL PAPER SIZE 11" X 17"

ORIGINAL PAPER SIZE 11"x17"



SLOPE PLAN VIEW



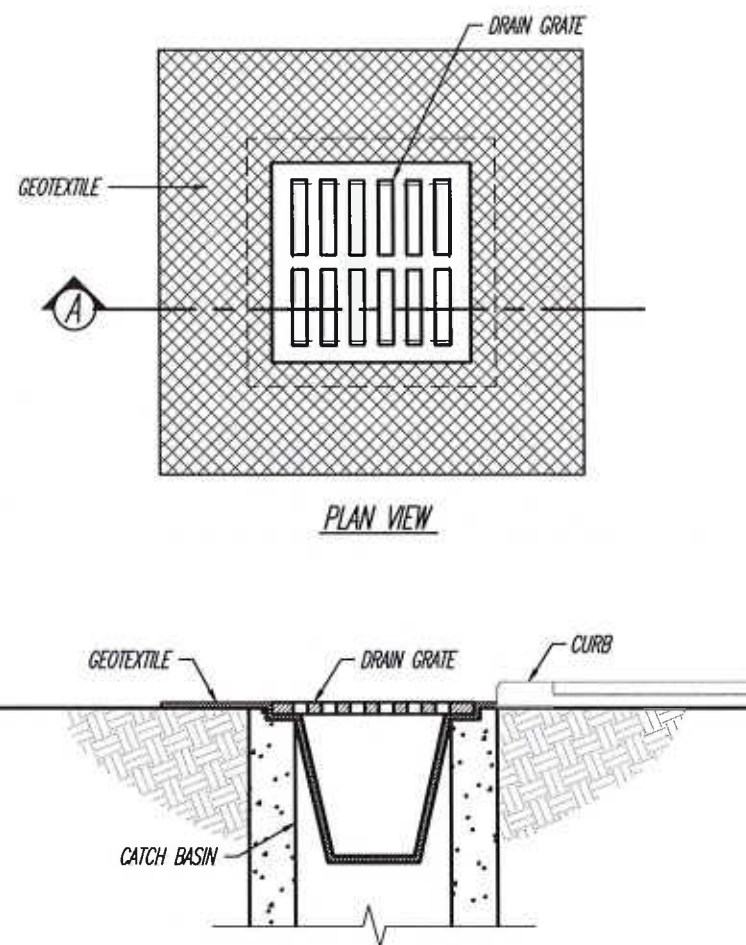
SLOPE SECTION A

PLASTIC COVERING - BMP C123

N.T.S.

NOTE :

1. POLYETHYLENE SHEETING WITH A MINIMUM THICKNESS OF 6mil TO BE USED.
2. SHEETING TO BE PLACED PARALLEL TO THE SLOPE WITH A MINIMUM 200mm OVERLAP BETWEEN SHEETS.
3. TRENCH TO BE EXCAVATED AT THE HEAD OF THE SLOPE TO ALLOW SHEETING TO BE SECURED UNDER COMPACTED SOIL.
4. TRENCH TO BE EXCAVATED AT THE TOE OF THE SLOPE, TO A DEPTH OF 300mm, WHICH WILL ACT AS A SWALE.
5. BURLAP OR GEOTEXTILE BAGS FILLED WITH SAND TO BE PLACED AT 1.0m TO 2.0m INTERVALS ALONG SEAMS. BAGS TO BE TIED TOGETHER WITH TWINE TO HOLD IN PLACE.
6. REGULAR INSPECTION OF THE SHEETING IS REQUIRED. TORN SHEETS MUST BE REPLACED AND OPEN SEAMS MUST BE SEALED.

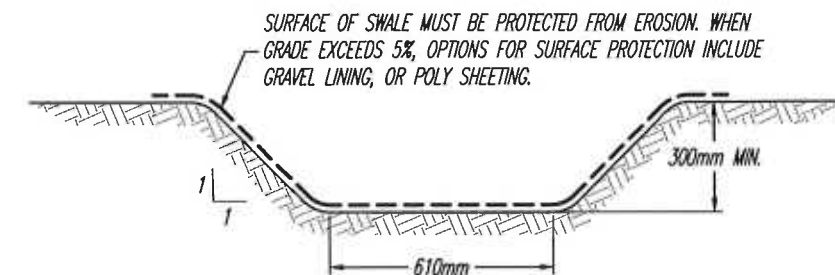


SECTION A

CATCH BASIN SEDIMENT SACK DETAIL - BMP C220

N.T.S.

- STORE SPARE CATCH BASIN PROTECTION ONSITE AT ALL TIMES.
- INSPECT CATCH BASIN PROTECTION WEEKLY, AND DAILY DURING STORM EVENTS. CLEAN OR REPLACE WHEN 1/3 FULL, CLOGGED, OR SIGNS OF WEAR OCCUR.
- CATCH BASIN PROTECTION TO BE USED ON ALL CATCH BASINS WITHIN 150m OF SITE EXIT ALONG HAUL ROUTE.



INTERCEPTOR SWALE DETAIL - BMP C200

1:20

SPACING OF CHECK DAMS BASED ON SLOPE OF SWALES

SLOPE	SPACING OF CHECK DAMS
0.5%	EVERY 50m
1.0%	EVERY 35m
1.5%	EVERY 20m
2.0%	EVERY 15m
2.5%	EVERY 12m
3.0%	EVERY 10m

NOTES:

- DRAINAGE SWALE TO BE CONSTRUCTED WITH MIN. SLOPE TO FACILITATE FLOW.
- SMALL SWALES SHALL DIRECT WATER INTO DRAINAGE SWALE.

- DURING ARID PERIODS OR DURING TIMES OF HIGH TRAFFIC OVER EXPOSED SOILS USE NATURAL OR ARTIFICIAL WIND BREAKS OR SCREEN.
- SPRINKLE WATER ON SITE UNTIL SURFACE SOILS ARE WETTED.
- SPRAY EXPOSED SOIL WITH DUST PALLIATIVE FOLLOWING MANUFACTURER'S INSTRUCTION.

DUST CONTROL - BMP C140

LEGEND:

NO.	DATE	BY	REVISION



GEOPACIFIC
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REVIEWED BY:
M.T.L.

SCALE:
AS SHOWN

PROPOSED RESIDENTIAL DEVELOPMENT

1500 OXFORD STREET, WHITE ROCK, B.C.

EROSION & SEDIMENT CONTROL DETAILS (2 OF 2)

FILE NO:

15792

DRAWING NO:

G-ESC2B

DATE:

MARCH 12, 2021



MAR 15 2021

ORIGINAL PAPER SIZE 11"x17"

GENERAL NOTES

- 1. UNDER THIS PLAN, ALL PERSONS INCLUDING BUT NOT LIMITED TO THE DEVELOPER, OWNER OF THE LAND, THE ENGINEER OF RECORD, ESC MONITOR, CIVIL CONTRACTOR, CIVIL SUBCONTRACTOR, BUILDER AND BUILDING SUB-TRADES; ENGAGED ONSITE SHALL COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES, FEDERAL, PROVINCIAL AND MUNICIPAL GOVERNMENT DEPARTMENTS PERTAINING TO ONSITE MANAGEMENT AND DISCHARGE ASSOCIATED WITH EROSION AND SEDIMENT CONTROL REGULATIONS.
- 2. THE DEVELOPER/PERSONS RESPONSIBLE SHALL ENSURE THAT CONSTRUCTION ACTIVITIES ARE UNDERTAKEN IN A MANNER THAT ENSURES BEST MANAGEMENT PRACTICES ARE IMPLEMENTED TO CONTAIN ONSITE, SILT LADEN RUNOFF THAT EXCEEDS FEDERAL, PROVINCIAL, AND MUNICIPAL REQUIREMENTS, AND PREVENT ITS ENTERING DOWNSTREAM DRAINAGE INFRASTRUCTURE AND AQUATIC SYSTEMS.
- 3. THE DEVELOPER/OWNER/PERSONS RESPONSIBLE MUST COMPLY WITH THE ESC PLAN WITHIN THE SPECIFIED TIMEFRAME, AND COMPLY WITH ALL INSTRUCTIONS ISSUED BY THE ESC MONITOR TO RECTIFY DEFICIENCIES THAT RESULT IN NON-COMPLIANCE.
- 4. NO PERSON SHALL OBSTRUCT OR IMPEDE THE FLOW OF THE DRAINAGE SYSTEM. NO PERSON SHALL STORE, TRANSPORT OR DISPOSE OF ANY WASTE OR DELETERIOUS SUBSTANCES IN SUCH A MANNER SO AS TO PERMIT THE LIKELY ESCAPE OF THE MATERIALS INTO THE DRAINAGE SYSTEM, OR RELEASE DIRECTLY OR INDIRECTLY DELETERIOUS SUBSTANCES INTO THE DRAINAGE SYSTEM.
- 5. NO PERSON SHALL CAUSE OR PERMIT TO BE RELEASED INTO THE DRAINAGE SYSTEM, DIRECTLY OR INDIRECTLY, ANY SEDIMENT, EARTH, CONSTRUCTION OR EXCAVATION WASTES, CEMENT, CONCRETE OR OTHER SUBSTANCES WHICH WHEN MIXED WITH WATER WILL RESULT IN A PH AND/OR TURBIDITY VALUE OUTSIDE OF FEDERAL, PROVINCIAL, AND MUNICIPAL DISCHARGE REQUIREMENTS.
- 6. THE EROSION AND SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED UNTIL THE SITE NO LONGER POSES A THREAT TO THE DRAINAGE SYSTEM AND APPROVAL TO REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES HAS BEEN OBTAINED FROM THE ESC MONITOR.

MAINTENANCE

- 1. UPON INSTRUCTION/NOTIFICATION BY ENGINEER OF RECORD OR ESC MONITOR, PERSONS RESPONSIBLE ARE REQUIRED TO UNDERTAKE MAINTENANCE ACTIVITIES TO MODIFY OR MAINTAIN ESC FACILITIES.
- 2. SHOULD ANY PART OF THE SEDIMENT CONTROL FACILITIES BECOME DAMAGED, BLOCKED OR IN ANY WAY NOT FUNCTION PROPERLY, THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO REPAIR AND/OR REMOVE SUCH DAMAGE, BLOCKAGE OR CAUSE OF MALFUNCTION.
- 3. ACCUMULATED SEDIMENT REMOVED DURING MAINTENANCE OF THE SEDIMENT CONTROL FACILITIES SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT ITS ENTRY INTO THE SITE DRAINAGE SYSTEM, AND/OR INTO ANY STORM SEWER OR WATERCOURSE.
- 4. STREETS ARE TO BE INSPECTED DAILY AT MINIMUM AND SWEEPED TO ENSURE THAT NO SEDIMENT OR DEBRIS ENTERS THE STORM SYSTEM. FLUSHING IS NOT PERMITTED.
- 5. PAVED ROAD SURFACES ARE TO BE CLEANED OF ANY ACCUMULATED SEDIMENT AT THE END OF EACH DAY AS REQUIRED. NO MATERIAL WITH HIGH SEDIMENT CONTENT IS TO BE DEPOSITED OR PILED NEAR CATCH BASINS, LAWN BASINS OR OUTSIDE OF PROPERTY BOUNDARIES.

- 6. CATCH BASINS ARE TO BE INSPECTED DAILY AND FOLLOWING STORM EVENTS. SEDIMENT SACKS ARE TO BE REMOVED AND CLEANED WHEN THEY REACH APPROXIMATELY ONE THIRD CAPACITY.
- 7. SOIL DISTURBING CONSTRUCTION TO BE AVOIDED DURING PERIODS OF HEAVY OR PERSISTENT RAINFALL WHERE POSSIBLE.
- 8. STOCKPILED MATERIAL AND ALL EXPOSED SLOPES TO BE COVERED WITH 6 MIL THICK POLYETHYLENE SHEETING ANCHORED WITH WEIGHTS.
- 9. SILT FENCES AND BARRIERS ARE TO BE INSPECTED AND REPAIRED PRIOR TO FORECASTED RAIN EVENTS, AND FOLLOWING SIGNIFICANT RAINFALL EVENTS OR PERIODS OF EXTENDED RAIN. SEDIMENT TO BE REMOVED WHEN IT HAS REACHED APPROXIMATELY ONE THIRD THE HEIGHT OF THE FENCE.
- 10. SITE ACCESS PADS TO BE INSPECTED DAILY TO ENSURE FUNCTIONALITY AND ADDITIONAL ROCK IS TO BE ADDED AS REQUIRED.
- 11. NO CONCRETE WASH WATER IS TO BE DIRECTED INTO THE SEDIMENT CONTROL SYSTEM OR THE STORM SEWERS. ALL CONCRETE TRUCKS ARE TO BE EQUIPPED WITH A RECIRCULATORY WASH SYSTEM. NO DISCHARGE FROM CONCRETE TRUCKS IS PERMITTED ON THE STREET OR TO ENTER THE ONSITE DRAINAGE SYSTEM.
- 12. AN ADDITIONAL SUPPLY OF MATERIALS SHALL BE STORED ONSITE TO ENABLE A SUITABLE RESPONSE TO ANY MAINTENANCE ACTIONS REQUIRED.
- 13. WET WEATHER SHUT DOWN PROCEDURES TO INCLUDE SUSPENDING ANY HAULING OR MAJOR EARTHWORK ACTIVITIES USING UNPAVED ROAD SURFACES PRIOR TO FORECASTED RAIN EVENTS EXCEEDING 25mm IN 24 HOURS. ALL ERODIBLE SURFACES MUST BE STABILIZED, OR COVERED WITH POLY SHEETING, PRIOR TO SIGNIFICANT RAINFALL EVENT. ANY WATER POOLING ONSITE MUST BE DIRECTED TO SUMP AND TREATED BY WATER TREATMENT SYSTEM PRIOR TO DISCHARGE. NO UNTREATED WATER IS TO ENTER THE STORM SYSTEM.

MONITORING, SAMPLING AND TESTING PROGRAM

- 1. ALL DISCHARGE TO MUST MEET THE PH RANGE REQUIREMENT OF 6.0-9.0.
- 2. THE TOTAL SUSPENDED SOLIDS OF ALL DISCHARGE MUST NOT EXCEED 75 mg/L.
- 3. WHERE ANY WASTE, DELETERIOUS SUBSTANCE, OR WATER RELEASED DIRECTLY OR INDIRECTLY INTO THE DRAINAGE SYSTEM EXCEEDS THE ALLOWABLE PH, TURBIDITY AND/OR TOTAL SUSPENDED SOLIDS LEVELS, ALL DISCHARGE IS TO BE CEASED AND CORRECTIVE MEASURES ARE TO BE IMPLEMENTED IMMEDIATELY.
- 4. A LOGBOOK OF ALL INSPECTIONS SHALL BE MAINTAINED ONSITE AND BE MADE AVAILABLE TO THE CITY UPON REQUEST.
- 5. WATER QUALITY MONITORING AND ESC FACILITIES INSPECTIONS BY THE ESC MONITOR SHOULD BE CONDUCTED AT THE MIN. FREQUENCY NOTED BELOW.
- 6. INSPECTION REPORTS SHALL BE SUBMITTED TO THE DEVELOPER AND CONTRACTORS.

MIN. MONITORING FREQUENCY

MIN. REPORTING FREQUENCY

YEAR ROUND

MONTHLY

WITHIN 7 DAYS OF INSPECTION

DECOMMISSIONING

- 1. BUILDING CONSTRUCTION MUST BE AT STREET LEVEL OR HIGHER WITH ALL EXPOSED SURFACES STABILIZED PRIOR TO BEGINNING THE PROCESS OF DECOMMISSIONING ANY ESC FACILITIES.
- 2. APPROVAL TO ALTER AND/OR REMOVE ANY COMPONENT OF THE WATER TREATMENT SYSTEM MUST BE OBTAINED FROM THE ESC MONITOR.
- 3. PRIOR TO RECEIVING FOR APPROVAL TO REMOVE COMPONENTS OF THE WATER TREATMENT SYSTEM, WATER QUALITY TESTING OF THE UNTREATED WATER IN THE BUILDING SUMP WILL BE CONDUCTED TO ENSURE ALLOWABLE TURBIDITY AND/OR PH LEVELS CAN BE MAINTAINED WITHOUT ADDITIONAL TREATMENT. THE PH TREATMENT COMPONENT OF THE SYSTEM MUST REMAIN ONSITE UNTIL ALL MAJOR CONCRETE POURS HAVE BEEN COMPLETED AT MINIMUM.
- 4. THE DECOMMISSIONING OF ANY ESC FACILITIES WITHOUT PRIOR APPROVAL MAY RESULT IN FINES AND/OR A STOP WORK ORDER.

ENFORCEMENT

- 1. FAILURE TO IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR TO COMPLY WITH MUNICIPAL REGULATIONS MAY RESULT IN FINES AND/OR A STOP WORK ORDER.
- 2. FEDERAL ENVIRONMENTAL OFFENCES ARE STRICT LIABILITY OFFENCES AND CAN RESULT IN FINES AND/OR INCARCERATION.

LEGEND:

NO.	DATE	BY	REVISION



GEOPACIFIC
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M.T.L.
SCALE:
AS SHOWN

PROPOSED RESIDENTIAL DEVELOPMENT

1500 OXFORD STREET, WHITE ROCK, B.C.

EROSION & SEDIMENT CONTROL SPECIFICATIONS

FILE NO:

15792

DRAWING NO:

G-ESC3

DATE:

MARCH 12, 2021

SEAL:



The objectives of the **Multi-Family Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Please provide a summary of how your proposal achieves the objectives and policies of the Multi-Family DPA below:

NOTE 1: All ‘Applicant Response’ sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

Section 22.6.1 - Buildings	
Multi-Family DPA Guideline 22.6.1 (a)	
Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9 in applicable areas. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.	
Applicant Response	
Multi-Family DPA Guideline 22.6.1 (b)	
Set buildings back from the property line at least 3 metres to provide enough space for gardens and shade trees in the front yard. Include a further step back above the fourth floor and consider an additional step back above the seventh floor. Tower portions of all buildings should be slim and be set back a minimum of 6 metres from the edge of the podium level to minimize view impacts and shading and to facilitate a minimum tower separation of 30 metres.	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (c)	
Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front set-back between units. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.	
Applicant Response	
Multi-Family DPA Guideline 22.6.1 (d)	
Ensure the main entrances of residential apartment buildings are level with the sidewalk to create a barrier free environment for aging in place. Townhouses may have elevated patios and entrances. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances. Residential units on the ground floor should be ground-oriented.	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (e)	
Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.	
Applicant Response	
Multi-Family DPA Guideline 22.6.1 (f)	
Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (g)	
<p>Provide shared outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air- drying laundry, communal vegetable gardens, and appropriate landscaping.</p> <p>Provide each residential unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.</p>	
Applicant Response	
Multi-Family DPA Guideline 22.6.1 (h)	
<p>Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.</p>	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (i)	
Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.	
Applicant Response	
Multi-Family DPA Guideline 22.6.1 (j)	
Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (k)	
Blocks of side-by-side townhouses are limited to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.	
Applicant Response	

Section 22.6.2 – Public Realm and Landscape	
Multi-Family DPA Guideline 22.6.2 (a)	
Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.	
Applicant Response	
Multi-Family DPA Guideline 22.6.2 (b)	
Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.	
Applicant Response	

Multi-Family DPA Guideline 22.6.2 (c)	
Site buildings to create through-block walking connections. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid. Special attention should be paid to establishing a linear park connection between the Town Centre and Centennial Park. Enhance these public spaces with public art and opportunities for programmed uses.	
Applicant Response	
Multi-Family DPA Guideline 22.6.2 (d)	
Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public, to semi-public, to private areas.	
Applicant Response	

Multi-Family DPA Guideline 22.6.2 (e)	
Increase the quantity, density, and diversity of trees planted. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED safety principles.	
Applicant Response	
Multi-Family DPA Guideline 22.6.2 (f)	
Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.	
Applicant Response	

Multi-Family DPA Guideline 22.6.1 (g)	
Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City’s ISWMP. This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.	
Applicant Response	
Multi-Family DPA Guideline 22.6.2 (h)	
Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.	
Applicant Response	

Section 22.6.3 – Parking and Functional Elements	
Multi-Family DPA Guideline 22.6.3 (a)	
<p>Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.</p>	
Applicant Response	
Multi-Family DPA Guideline 22.6.3 (b)	
<p>Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.</p>	
Applicant Response	

Multi-Family DPA Guideline 22.6.3 (c)	
Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.	
Applicant Response	
Multi-Family DPA Guideline 22.6.3 (d)	
Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.	
Applicant Response	

Multi-Family DPA Guideline 22.6.3 (e)	
Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.	
Applicant Response	