

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2435**



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. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

LOT 4, BLOCK 39B, PLAN NWP17402, PART E1/2, SECTION 11, TOWNSHIP 1,
NEW WESTMINSTER LAND DISTRICT
PID: 010-289-461

(15770 NORTH BLUFF RD)

LOT 3, PLAN NWP17402, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND
DISTRICT
PID: 004-519-043

(15758 NORTH BLUFF RD)

LOT 305, PLAN NWP35289, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER
LAND DISTRICT
PID: 007-144-563

(15748 NORTH BLUFF RD)

LOT 2 EXCEPT: PARCEL "K" (REFERENCE PLAN 30172); SECTION 11 TOWNSHIP
1 NEW WESTMINSTER DISTRICT PLAN 13659
PID: 009-848-096

(15738 NORTH BLUFF RD)

LOT 1, PLAN NWP13659, PART E1/2, SECTION 11, TOWNSHIP 1, NEW
WESTMINSTER LAND DISTRICT, EXCEPT PLAN PCL L REF 30172

PID: 009-848-053

(15728 NORTH BLUFF RD)

LOT 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18697
PID:010-427-384

(15724 NORTH BLUFF RD)

LOT 1 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18697
PID: 010-427-325

(15704 NORTH BLUFF RD)

as shown on Schedule “1” attached hereto, from the ‘RS-1 One Unit Residential Zone’ to the ‘CD-67 Comprehensive Development Zone.’

2. THAT *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 7.62 CD-67 Comprehensive Development Zone’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.62 CD-67 Comprehensive Development Zone’.

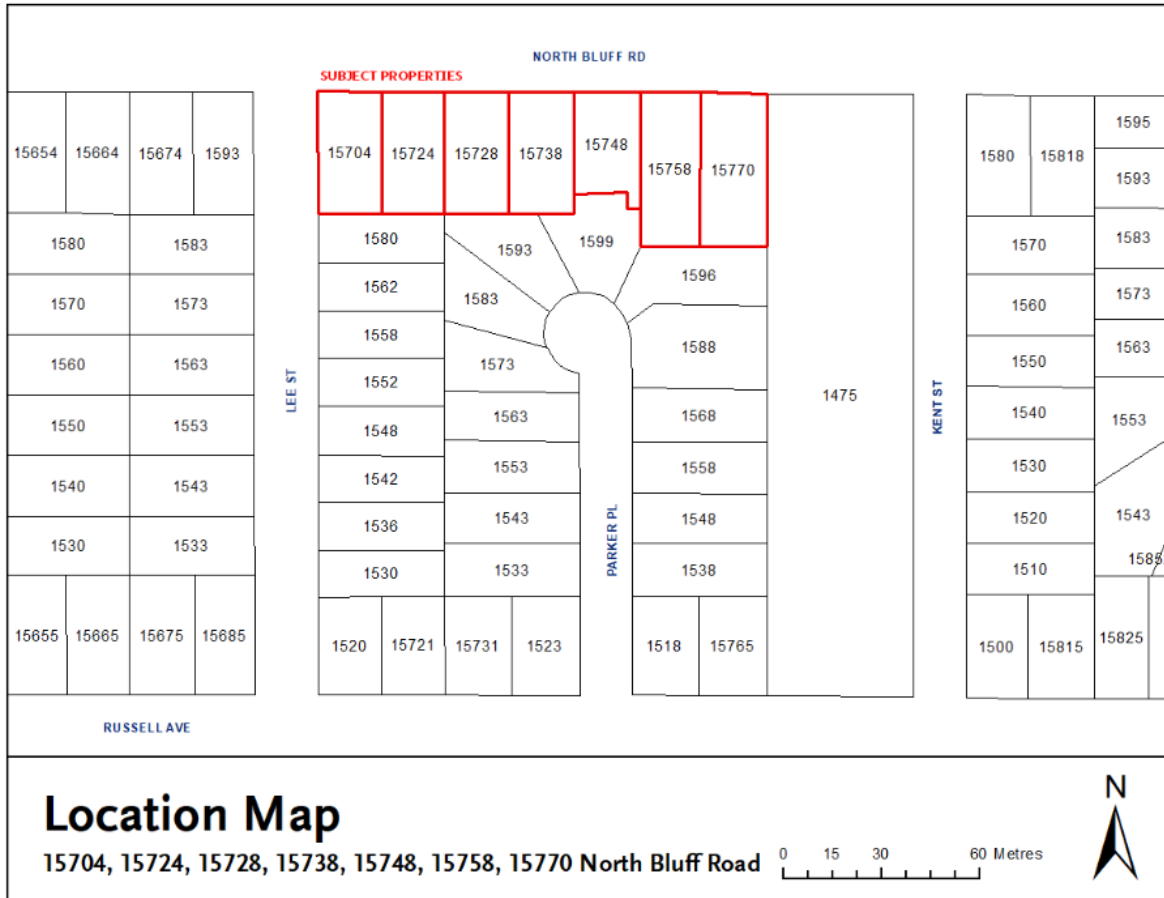
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435*”.

Public Information Meeting held this	9 th day of September	, 2020
Read a first time this	27 th day of June	, 2022
Read a second time this	17 th day of April	, 2023
Waived a Public Hearing this	17 th day of April	, 2023
Read a third time this	day of	, 2023
Adopted this	day of	, 2023

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.62 CD-67 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of multi residential development on a site of approximately 5,366.241 square metres.

1. Permitted Uses:
 - (a) *Townhouse* use
 - (b) *Apartment* use
 - (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
2. Lot Coverage:
 - (a) *lot coverage* shall not exceed 46%
3. Density:
 - (a) The maximum *gross floor area* shall not exceed 1.5 times the lot area.
 - (b) The maximum number of *dwelling units* must not exceed 87.
5. Building Height:
 - (a) The *building A* shall not exceed a height of 102.65 metres geodetic.
 - (b) The *building B* shall not exceed a height of 97.10 metres geodetic.
 - (c) The *building C* shall not exceed a height of 97.55 metres geodetic
 - (d) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.
6. Siting Requirements:
 - (a) Minimum setbacks are as follows:

(i) Setback from front (east) lot line	= 4.5 metres
(ii) Setback from rear (west) lot line	= 2.4 metres
(iii) Setback from interior side (north) lot line	= 2.0 metres
(iv) Setback from interior side (south) lot line	= 3.5 metres
 - (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (i) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Urban Arts Architecture dated June 17, 2022 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 2.0 metre distance from the front (east) lot line

7. Parking:

Parking shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of one hundred and forty-eight (148) spaces shall be provided for the *multi-unit residential development*:
 - (a) Apartments: 1.2 per unit (54 units) 65
 - (b) Townhouses: 2.0 per unit (33 units) 66
 - (c) Visitors 0.3 per unit (54 units) 17
- (d) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and two (2) van accessible shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (e) A minimum of fifteen (15) stalls must have electric charging capacity.
- (f) A minimum of fifteen (15) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

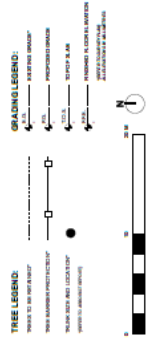
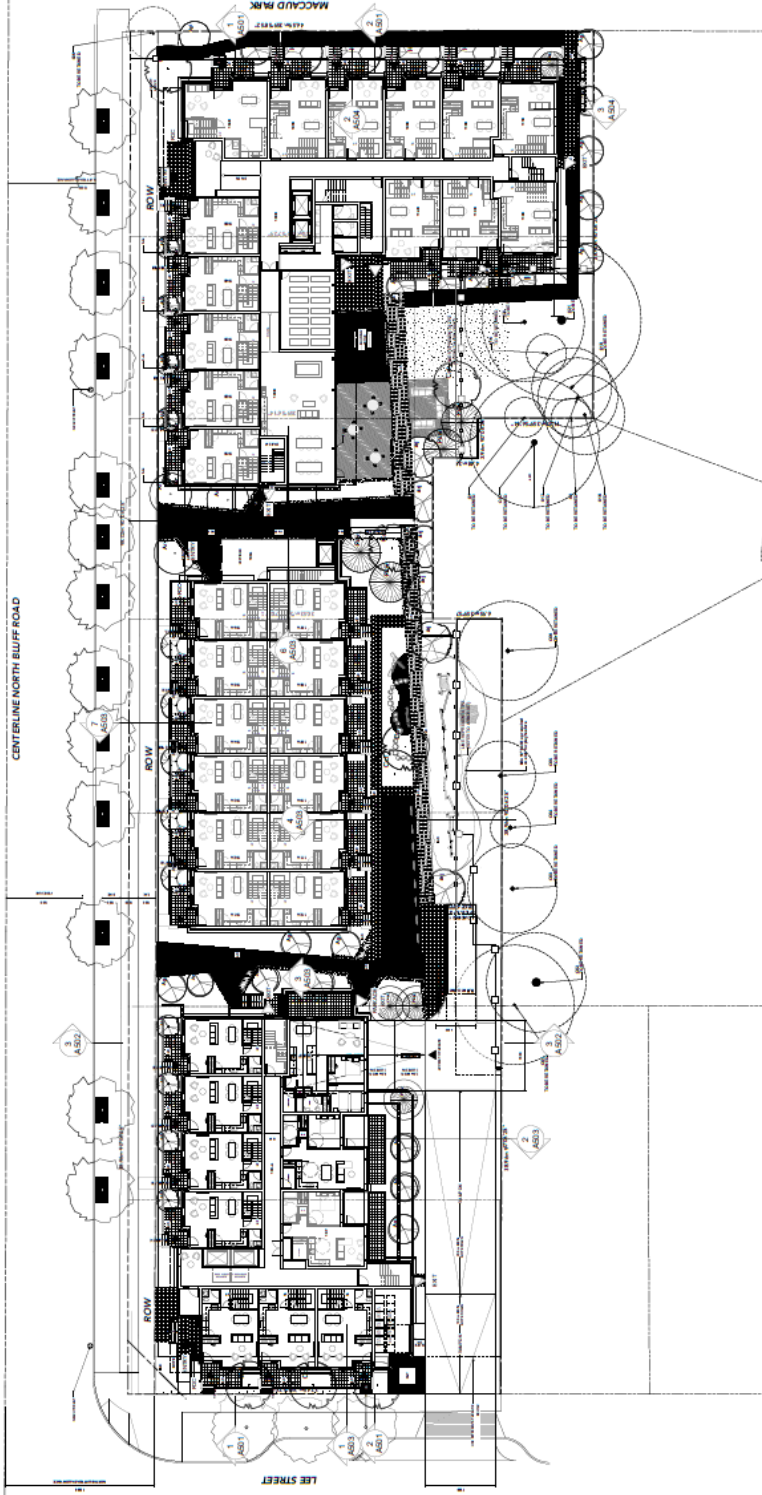
- (a) A minimum of twenty (89) Class I spaces shall be provided
- (b) A minimum of four (24) Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for the *multi-unit residential use* in accordance with Section 4.15

SEAL:

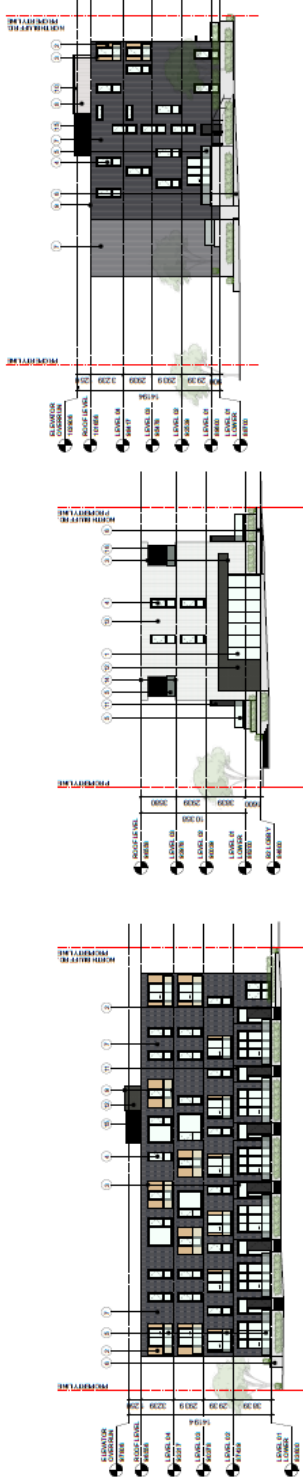
NOTES:
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The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.
All work shall comply with applicable codes and regulations.
Consult with the City of Newport for all permits and approvals.



D 2021-04-14 Site Plan for 102-01
C 2021-04-14 Site Plan for 102-01
B 2021-04-14 Site Plan for 102-01
A 2021-04-14 Site Plan for 102-01
2021-04-14 Site Plan for 102-01

URBAN-2 COURTYARD COMMONS Site Plan A101	
PROJECT: 2021-04-14 DRAWN BY: CEM CHECK BY: SC	SCALE: 1/8" = 1'-0" DATE: 03/20

NOTES:
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Do not make changes.
Consult with Urban Architecture.



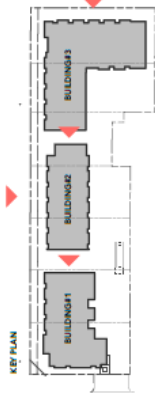
4 BUILDING 1 - EAST ELEVATION
SCALE: 1:100

3 BUILDING 2 - EAST ELEVATION
SCALE: 1:100

2 BUILDING 3 - EAST ELEVATION (FACING PARK)
SCALE: 1:100

D. 2021.05.14
C. 2021.05.14
B. 2021.05.14
A. 2021.05.14
REV. DATE

URBAN-2	Rev. 01/2021
COURTYARD COMMONS	Rev. 01/2021
Elevation	Rev. 01/2021
A400	Rev. 01/2021
PL. OF DATE: 2021.05.14	SCALE: 1:100
DRAWN BY: CDM	CHECK BY: JCC



- MATERIALS SPECIFIC TO BUILDING 2:**
- 12. FIBER-CEMENT PANELING (DARK GREY)
 - 13. FIBER-CEMENT PANELING (WHITE)
 - 14. METAL FLASHING (WHITE)
 - 15. ROOF TOP MECHANICAL EQUIPMENT ENCLOSURE (WHITE) (MATCHES PART TO MATCH CHIMNEY METAL FLASHING)
 - 16. ALUMINUM FINANCY SCREEN

- MATERIALS SPECIFIC TO BUILDING 1+2:**
- 7. MASONRY BRICK CLADDING (DARK GREY)
 - 8. MASONRY BRICK CLADDING (WHITE)
 - 9. METAL FLASHING AT DARK BRICK CHIMNEY (WHITE)
 - 10. METAL FLASHING AT WHITE BRICK CHIMNEY (WHITE)
 - 11. ALUMINUM COMPOSITE PANEL SQUARE STANCHES

- MATERIALS LEGEND:**
- 1. COMMON MATERIALS:
 - 2. CLEAR GLASS WITH LOW-E COATING
 - 3. WOOD-COLORED FIBER-CEMENT PANELING
 - 4. WOOD SHIRT
 - 5. VINYL GLASS FRAMES (CHIMNEY GREY)
 - 6. FRAMELESS GLASS RAILING
 - 7. CONCRETE PLANTER

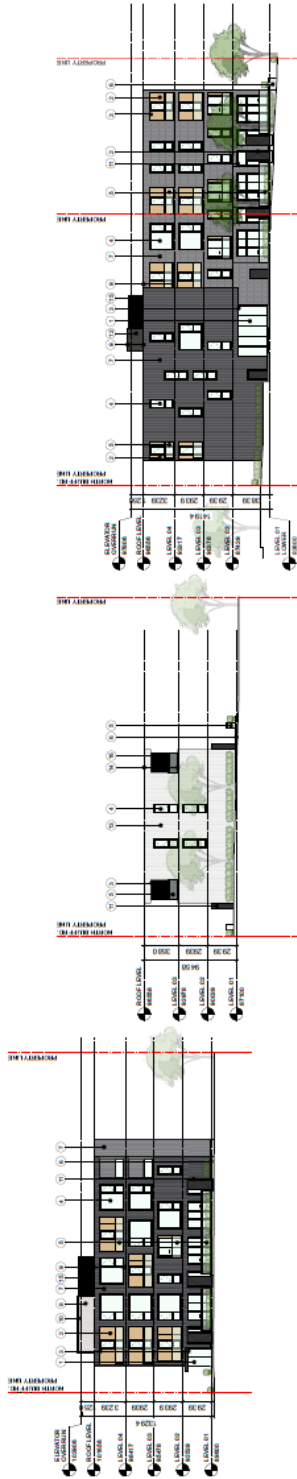
SEAL:

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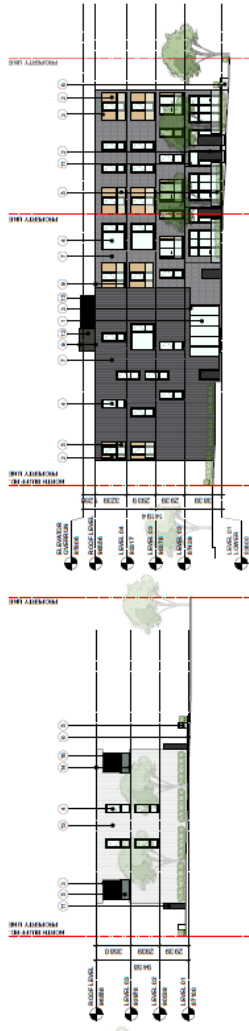
Drawn by: [Name]
Checked by: [Name]



1 SOUTH ELEVATION
Scale: 1:200



2 BUILDING 1 - WEST ELEVATION (LEE STREET)
Scale: 1:200



3 BUILDING 2 - WEST ELEVATION
Scale: 1:200



4 BUILDING 3 - WEST ELEVATION
Scale: 1:200

COMMON MATERIALS:

1. CLEAR GLASS/CL with LOWE CONCRETE
2. WOOD-COLORED FIBRE CONCRETE PANELING
3. WOOD SCOTT
4. VINYL CLADDING FRAMES (DARK COAL GREY)
5. FRAMED GLASS (PAINTED)
6. CONCRETE PANELS

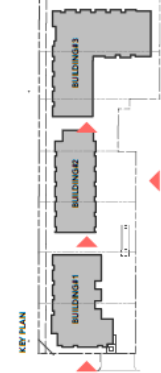
MATERIALS SPECIFIC TO BUILDING 1A:

7. MASONRY BRICK CLADDING (DARK GREY)
8. MASONRY BRICK CLADDING (WHITE)
9. METAL CLADDING AT DARK BRICK (CONCRETE)
10. VINYL CLADDING AT WHITE BRICK (WHITE)
11. ALUMINUM COMPOSITE PANEL (SCAR SHEDS)

MATERIALS SPECIFIC TO BUILDING 2:

12. FIBRE-CEMENT PANELING (DARK GREY)
13. FIBRE-CEMENT PANELING (WHITE)
14. METAL CLADDING (WHITE)
15. ROOF TOP MECHANICAL EQUIPMENT ENCLOSURE (WHITE)
16. ALUMINUM PRIVACY SCREEN

NOTES:
THIS IS A PRELIMINARY ELEVATION. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY REVISIONS TO THIS ELEVATION WILL BE MADE IN A LATER VERSION.



D 2019-01-14 Prepared by: [Name]
C 2019-01-14 Prepared by: [Name]
A 2019-01-14 Prepared by: [Name]
REV: 001 DATE: 01-14-2019

WCA-002-2 COURTYARD COMMONS	
Elevation	
A401	
PLAT DATE: 2019-01-14	SCALE: 1:100
DRAWN BY: GEM	CHECK BY: SC