

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2439**



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 8 Section 10 Township 1 New Westminster District Plan NWP13684
PID: 007-208-677
(1441 Vidal Street)

Lot 2 Section 10 Township 1 New Westminster District Plan NWS2236
PID: 001-267-761
(1443 Vidal Street)

Lot 1 Section 9 Township 1 New Westminster District Plan NWS2236
PID: 001-267-744
(1445 Vidal Street)

Lot 1 Section 10 Township 1 New Westminster District Plan EPP46879
PID: 029-484-413
(1465 Vidal Street)

Lot 41 Section 10 Township 1 New Westminster District Plan NWP35379
PID: 007-223-480
(14937 Thrift Avenue)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit (Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the 'CD-68 Comprehensive Development Zone (Thrift/Vidal Street).'

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 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’, and

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’.

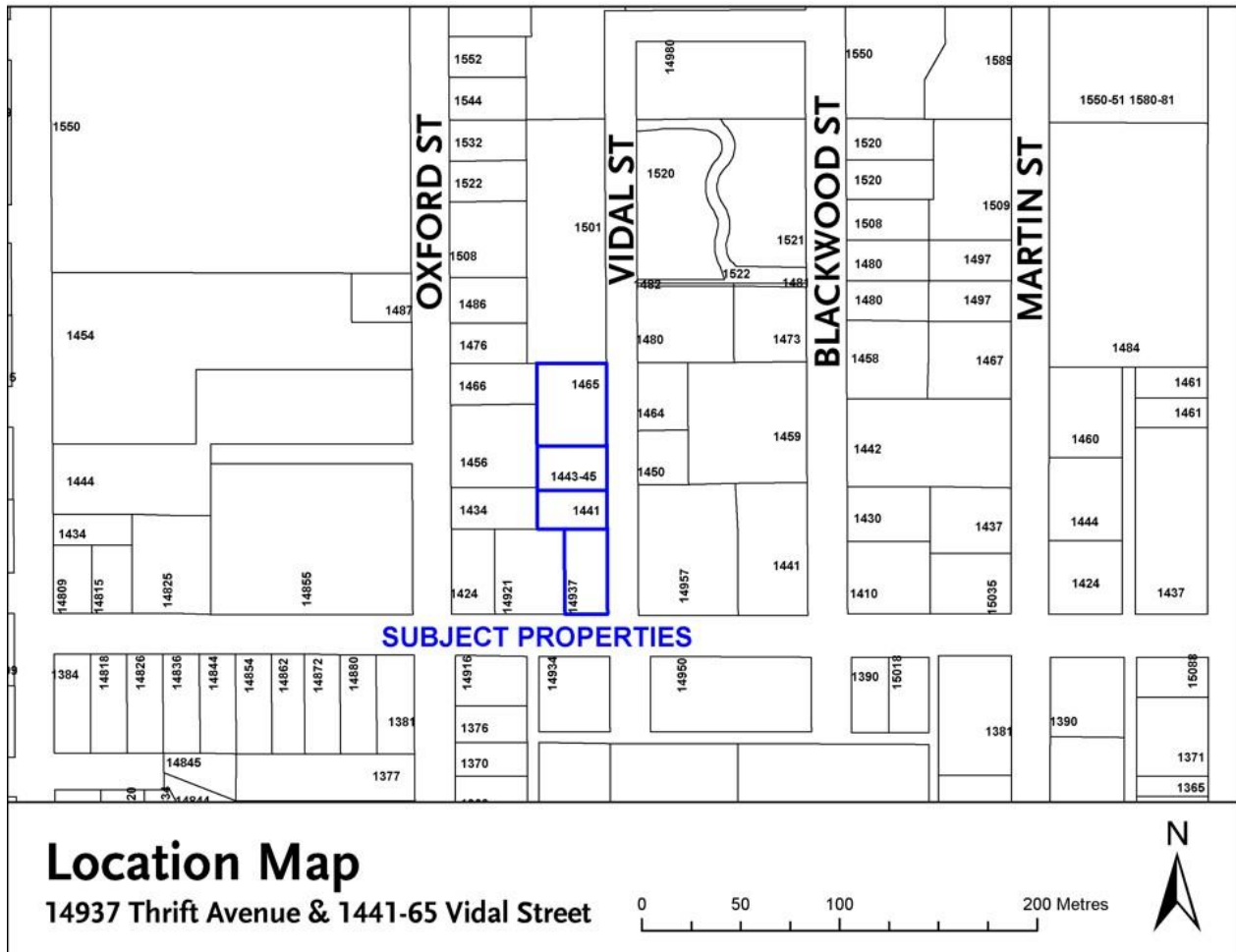
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439*”.

Public Information Meeting held this	20 th day of	August, 2020
Read a first time this	25 th day of	July, 2022
Read a second time this	day of	, 2023
Considered at a Public Hearing this	day of	, 2023
Read a third time this	day of	, 2023
Adopted this	day of	, 2023

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.68 CD-68 COMPREHENSIVE DEVELOPMENT ZONE (Thrift/Vidal)

INTENT

The intent of this zone is to accommodate the development of a 136-unit, 6-storey multi-unit rental residential building on sites of approximately 3,875.4 square meters (41,714 square feet or 0.958 acres), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

- (a) *multi-unit residential 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) The maximum *lot coverage* in the CD-68 zone is 39.6 %.

3. Density:

- (a) Maximum *residential floor area* shall not exceed 1.5 times the lot area and the *gross floor area ratio* shall be no greater than 1.5 FAR

- (i) BASE DENSITY: Maximum gross floor area, excluding amenity areas, shall be no greater than 5,813 m² (62,570 ft²), and the maximum number of dwelling units shall not exceed 70.

- (ii) ADDITIONAL (BONUS) DENSITY: Despite section 7.68.3 (a), the reference to the maximum gross floor area of “1.5 times the lot area” shall be increased to a higher density of a maximum of 9,477.5 m² (102,015 ft²) of *gross floor area* (2.45 FAR; or gross floor area ratio) when a contribution of \$601,140 has been provided to the Community Amenity Reserve Fund to assist with the provisions of amenities in the following table, and a housing agreement has been filed with the Land Titles Office on the subject real property to secure one hundred and thirty-six (136) dwelling units as rental tenure for the life of the building, with fourteen (14) of these dwelling units being secured for a period of 12 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Special needs or non-market affordable Housing
4	Public Art
5	Waterfront improvement, including civic parking facilities
6	People movement infrastructure to link Uptown to the Waterfront

4. Regulations for Height and Siting of Building and Structures:

- (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 123.08 metres geodetic;
- (b) The principal building shall not exceed six (6) *storeys*; and
- (c) The minimum setbacks for *multi-unit residential uses* are as follows:
 - (i) Setback from front (south) lot line = 24.36 metres
 - (ii) Setback from rear (north) lot line = 6.83 metres
 - (iii) Setback from interior (west) lot line = 7.87 metres
 - (iv) Setback from exterior (east) lot line = 5.27 metres
 - (v) Setback from interior side (south) lot line = 8.08 metres
 - (vi) Setback from interior side (west) lot line = 3.09 metres

5. Parking:

Parking for *multi-unit residential use* 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 twenty-three (123) spaces shall be provided for *multi-unit residential use*.
- (b) A minimum of twenty-one (21) spaces shall be provided for visitors and marked as “visitor”.
- (c) A minimum of five (5) of the required one hundred and fifty-seven (157) spaces shall be provided as accessible parking spaces and shall be clearly marked as such and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, four spaces shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other one space shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.
- (e) A minimum of twelve (12) stalls must have electric charging capacity.
- (f) A minimum of twelve (12) stalls must be roughed for electric charging capacity.

6. Bicycle Parking:

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

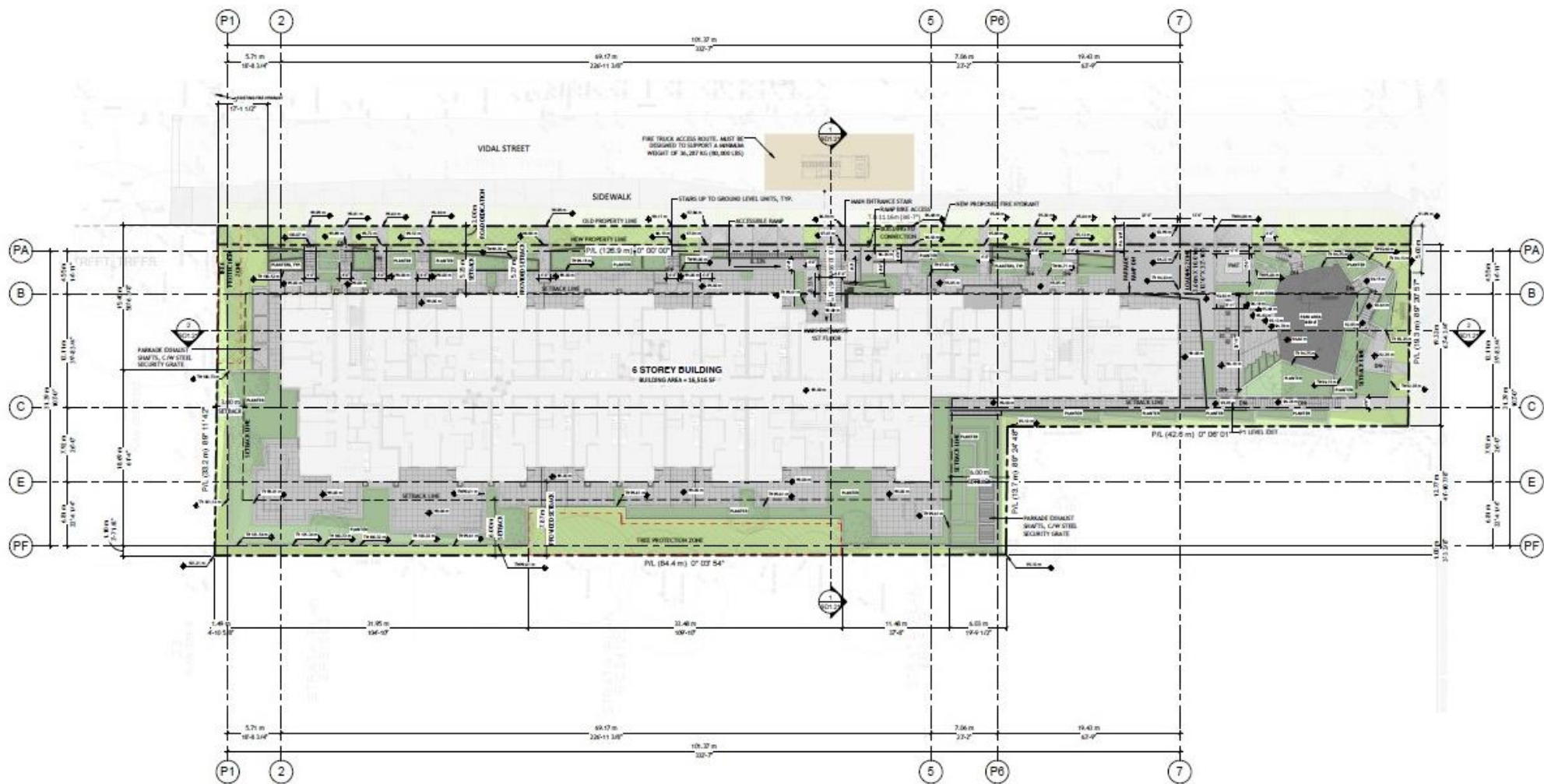
- (a) A minimum of 136 Class I spaces shall be provided
- (b) A minimum of 27 Class II spaces shall be provided

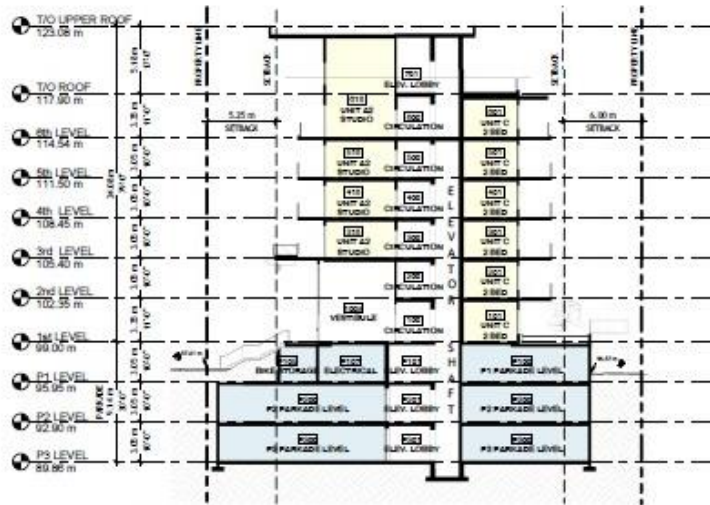
7. Loading:

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

8. General:

Development in this zone shall substantially conform to the Plans prepared by Keystone Architecture dated March 08, 2023, and titled Re-Issued for Development Permit that are attached hereto and on file at the City of White Rock.





site section a

1/16" = 1'-0"



site section b

1/16" = 1'-0"



east perspective elevation



west perspective elevation



south perspective elevation



north perspective elevation



south elevation (facing Thrift Ave.)

1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL, BEAMS (IN READY TRIM ALUM. REVEALS) - JAMES HARDIE, COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL, BEAMS (IN READY TRIM ALUM. REVEALS) - JAMES HARDIE, COLOUR: PEARL GRAY (REVEAL COLOUR: VAN BONE WHITE)
3	PAVING TROMBOLLA BOARD (SMOOTH) - JAMES HARDIE, COLOUR: MINIMIST BLACK
4	ALUMINUM SOFFIT CLADDING (3" CHANNEL PROFILES) - LONGBOARD, COLOUR: DARK NATURAL WALNUT
5	NATURAL STONE VENEER - COLOUR: WESTGATE LONESTONE
6	ALUMINUM FACED COMPOSITE PANEL - ARCHITECTURAL PANEL SYSTEM, COLOUR: CLASSIC BLACK
7	ALUMINUM FACED COMPOSITE PANEL - ARCHITECTURAL PANEL SYSTEM, COLOUR: CHARCOAL
8	STAINED COMBED FACE LUMBER - COLOUR: CEDAR
9	PRISON ALUMINUM - COLOUR: (A) CLEAR ANODIZED (B) DARK GRAY
10	SLIDING PATIO DOOR ALUMINUM - COLOUR: CLEAR ANODIZED
11	SWING PATIO DOOR ALUMINUM - COLOUR: CLEAR ANODIZED
12	ALUMINUM RAIL CONY RAILING - COLOUR: BLACK
13	CONCRETE WALL - COLOUR: CLEAR SEALER
14	EXTERIOR METAL DOOR - BENJAMIN MOORE, COLOUR: GRAY
15	PERFOR SCREEN - FRAME COLOUR: BLACK
16	NATURAL STONE VENEER - STONE PANEL, COLOUR: YEARSTONE - BLACK RIMMUT
17	CEMENT BOARD SMOOTH PANEL, BEAMS (IN READY TRIM ALUM. REVEALS) - JAMES HARDIE, COLOUR: ARCTIC WHITE (REVEAL COLOUR: VAN POLAR WHITE)
18	CEMENT BOARD SMOOTH PANEL, BEAMS (IN READY TRIM ALUM. REVEALS) - JAMES HARDIE, COLOUR: AMBER BLACK (REVEAL COLOUR: VAN BLACK)



east elevation (facing Vidal St.)

1/16" = 1'-0"



north elevation (facing highrise)

1/16" = 1'-0"



west elevation (facing townhouses)

1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SOILING (W/FAST TRIM ALUM. REVEALS): - JAMES HARDIE COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SOILING (W/FAST TRIM ALUM. REVEALS): - JAMES HARDIE COLOUR: PEARL GRAY (REVEAL COLOUR: YAM BONE WHITE)
3	HARSH TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE COLOUR: MIDNIGHT BLACK
4	ALUMINUM SOFFIT CLADDING (3" CHANNEL/WOODGRAIN): - LONGBOARD COLOUR: DARK NATURAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: WESTEAST LIDGESTONE
6	ALUMINUM FACED-COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: CLASSIC BLACK
7	ALUMINUM FACED-COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: CHARCOAL
8	STAINED COMBED FACE LUMBER: - COLOUR: CEDAR
9	WINDOW ALUMINUM: - COLOUR: (A) CLEAR ANODIZED (B) DARK GRAY
10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: CLEAR ANODIZED
11	SLIDING PATIO DOOR ALUMINUM: - COLOUR: CLEAR ANODIZED
12	ALUMINUM BALCONY RAILING: - COLOUR: BLACK
13	CONCRETE WALL: - COLOUR: CLEAR SEALER
14	EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: GRAY
15	PRIVACY SCREEN: - FRAME COLOUR: BLACK
16	NATURAL STONE VENEER: - STONE PANEL, COLOUR: NEARLINGTON - BLACK RUMBLE
17	CEMENT BOARD SMOOTH PANEL SOILING (W/FAST TRIM ALUM. REVEALS): - JAMES HARDIE COLOUR: ARCTIC WHITE (REVEAL COLOUR: YAM BONE WHITE)
18	CEMENT BOARD SMOOTH PANEL SOILING (W/FAST TRIM ALUM. REVEALS): - JAMES HARDIE COLOUR: ANCHOR BLACK (REVEAL COLOUR: YAM BLACK)







roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



roof deck - green roof & plaza



ground level greenspace - street view



ground level greenspace - aerial view

