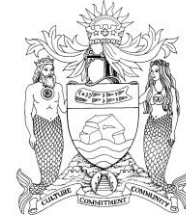


**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2467**



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)

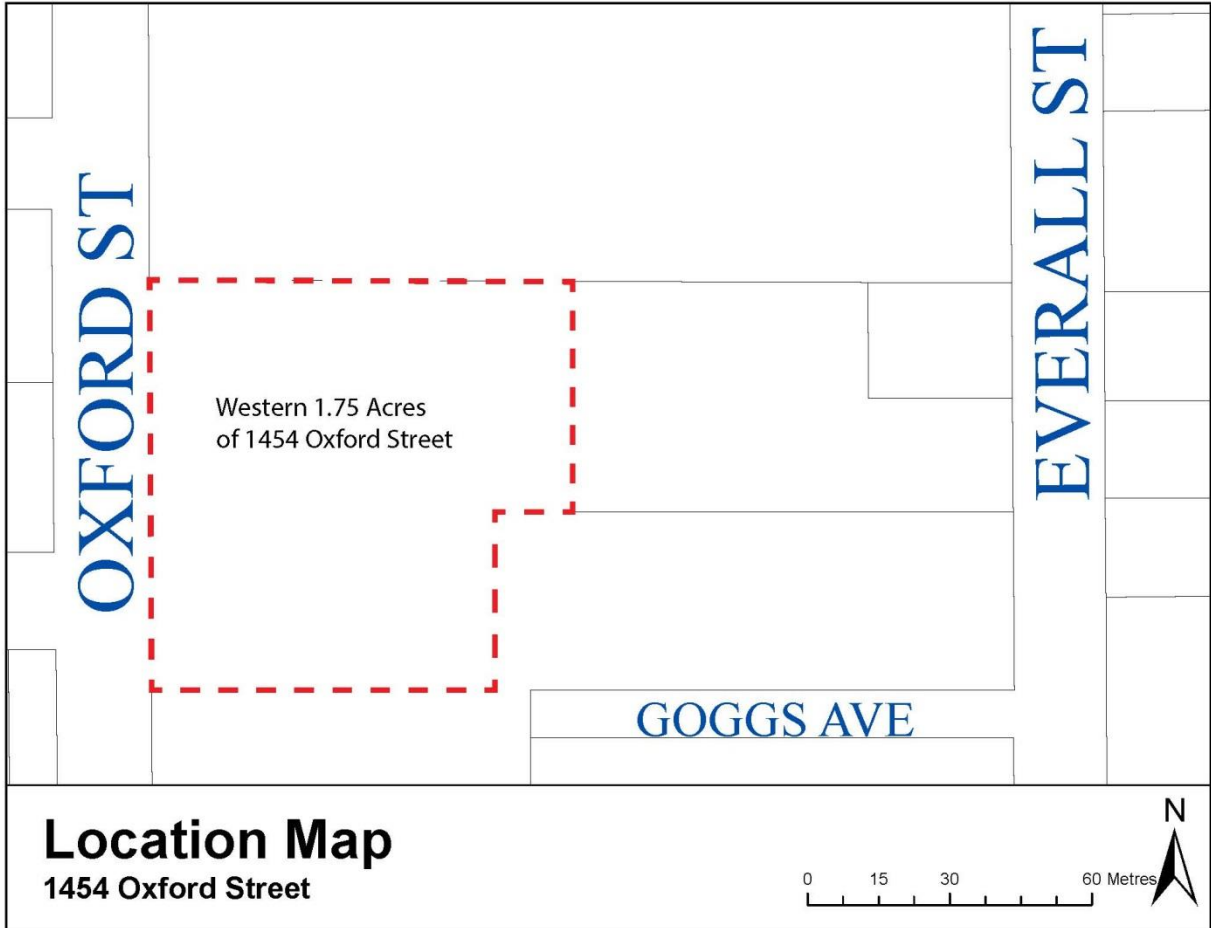
as shown on Schedule "1" attached hereto, from the 'P-1 Civic/Institutional Use Zone' to the 'CD-46 Comprehensive Development Zone'.
2. The "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended:
 - (1) by adding to the Table of Contents for 'Schedule "B" (Comprehensive Development Zones)', 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. 2467".

PUBLIC INFORMATION MEETING on the	day of
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

Mayor

City Clerk

SCHEDULE "1"



SCHEDULE “2”

7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE (1454 Oxford Street)

INTENT

The intent of this zone is to accommodate a 203-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 203
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.

RUSSELL AVENUE

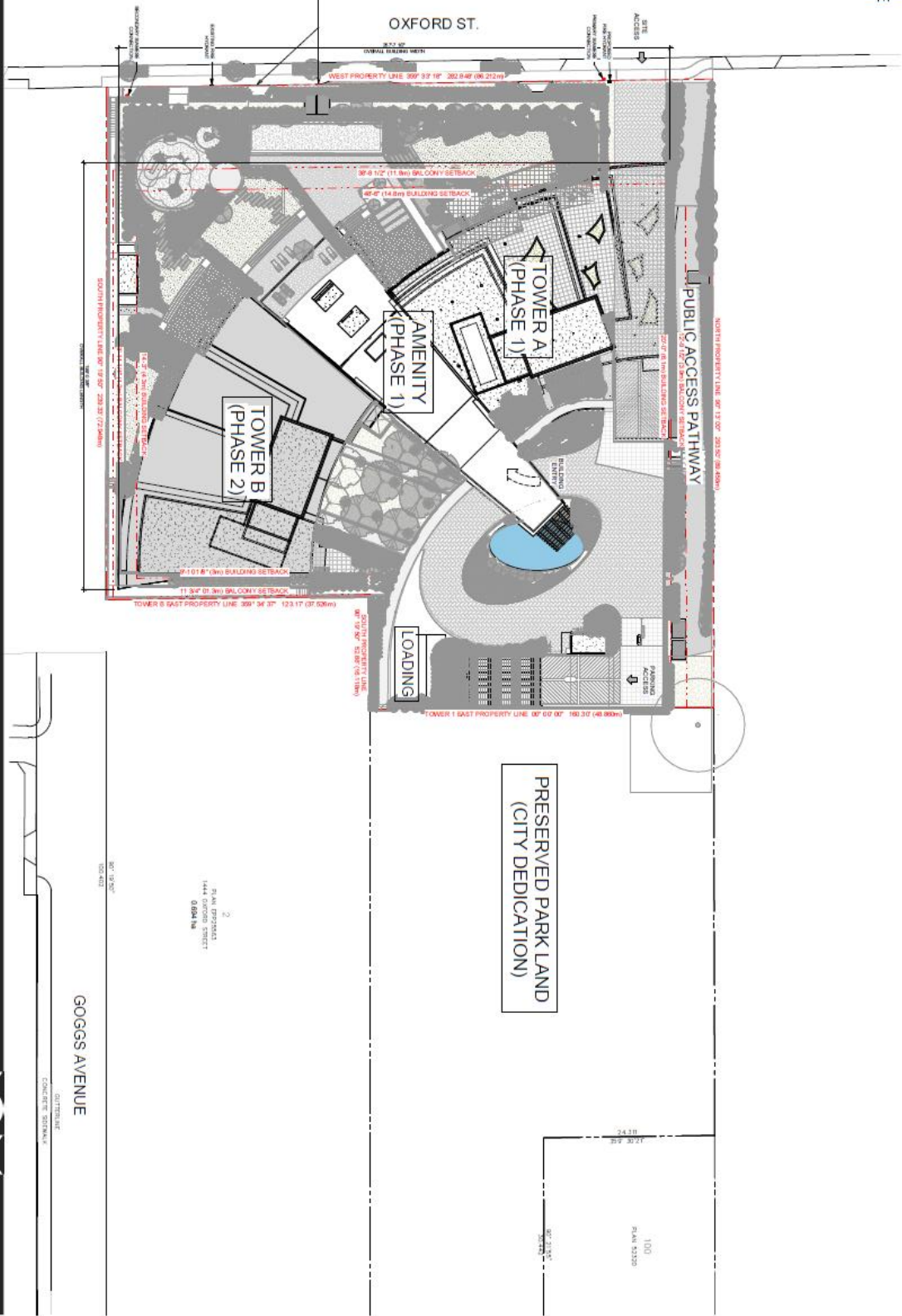
18
PLAN 1320

19
PLAN 1320

1545 OXFORD ST.
(PHASE 1 & 2)

GOGGS AVENUE

OXFORD ST.



CDM
CHRIS DIKAKOS
ARCHITECTS INC.

NAUTILUS
1454 Oxford Street, White Rock, BC

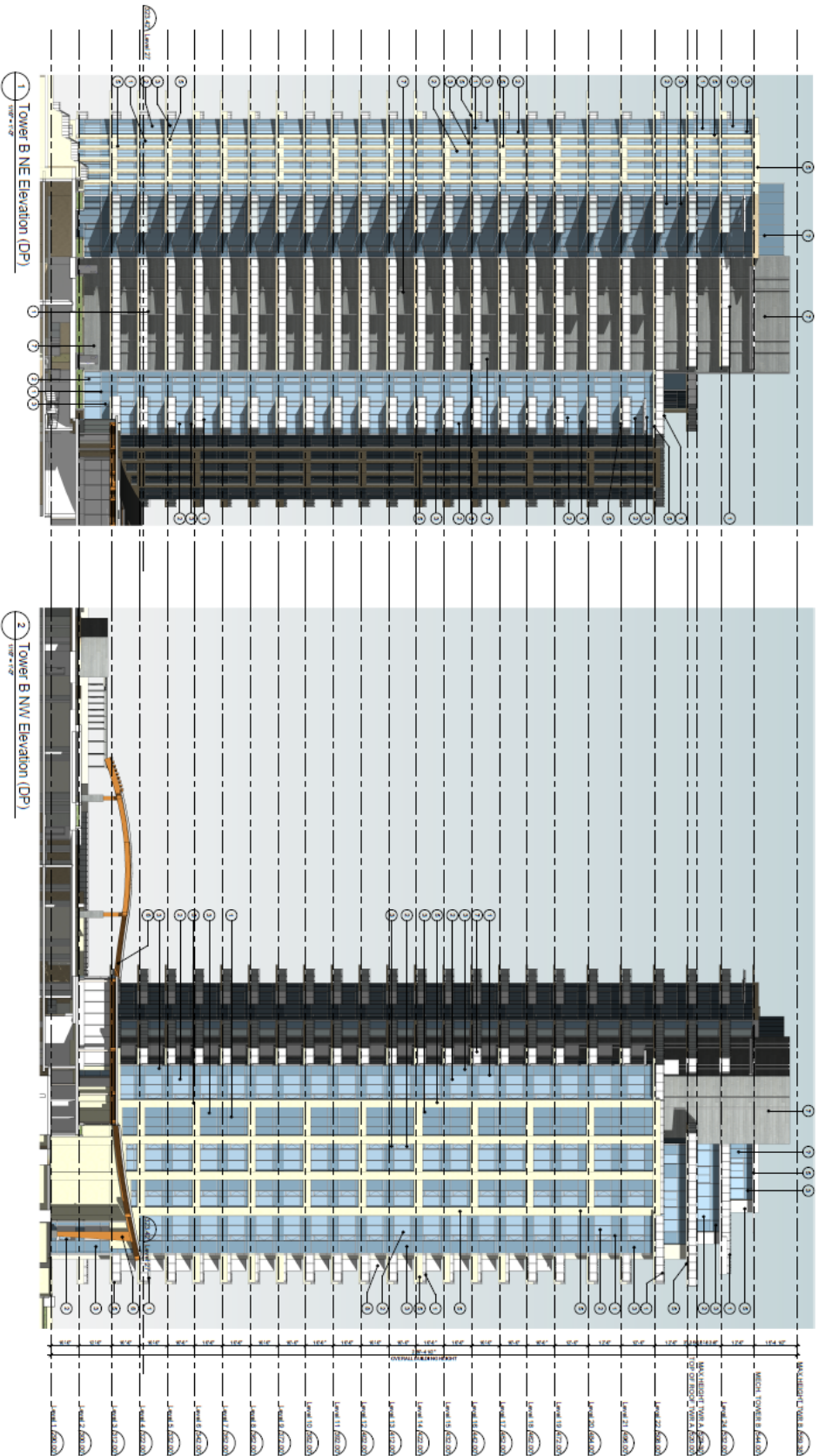
SITE PLAN
SCALE: 1" = 20'-0"

RE-ISSUED FOR OCP, REZONING & DP
SEPTEMBER 20, 2022

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Property Group

A-100

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NAUTILUS
 CHRIS DIKEAKOS
 ARCHITECTS INC.
 1454 Oxford Street, White Rock, BC

NE & N-W ELEV. (BUILDING B)
 SCALE: 1/16" = 1'-0"

RE-ISSUED FOR OCP, REZONING & DP
 SEPTEMBER 20, 2022

IOM
 Isle of Man
 Property Group
 A-302

MATERIAL LEGEND			
1	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH	2	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH
3	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH	4	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH
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7	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH	8	ALUMINUM CURTAIN WALL SYSTEM WITH TITANIUM FINISH

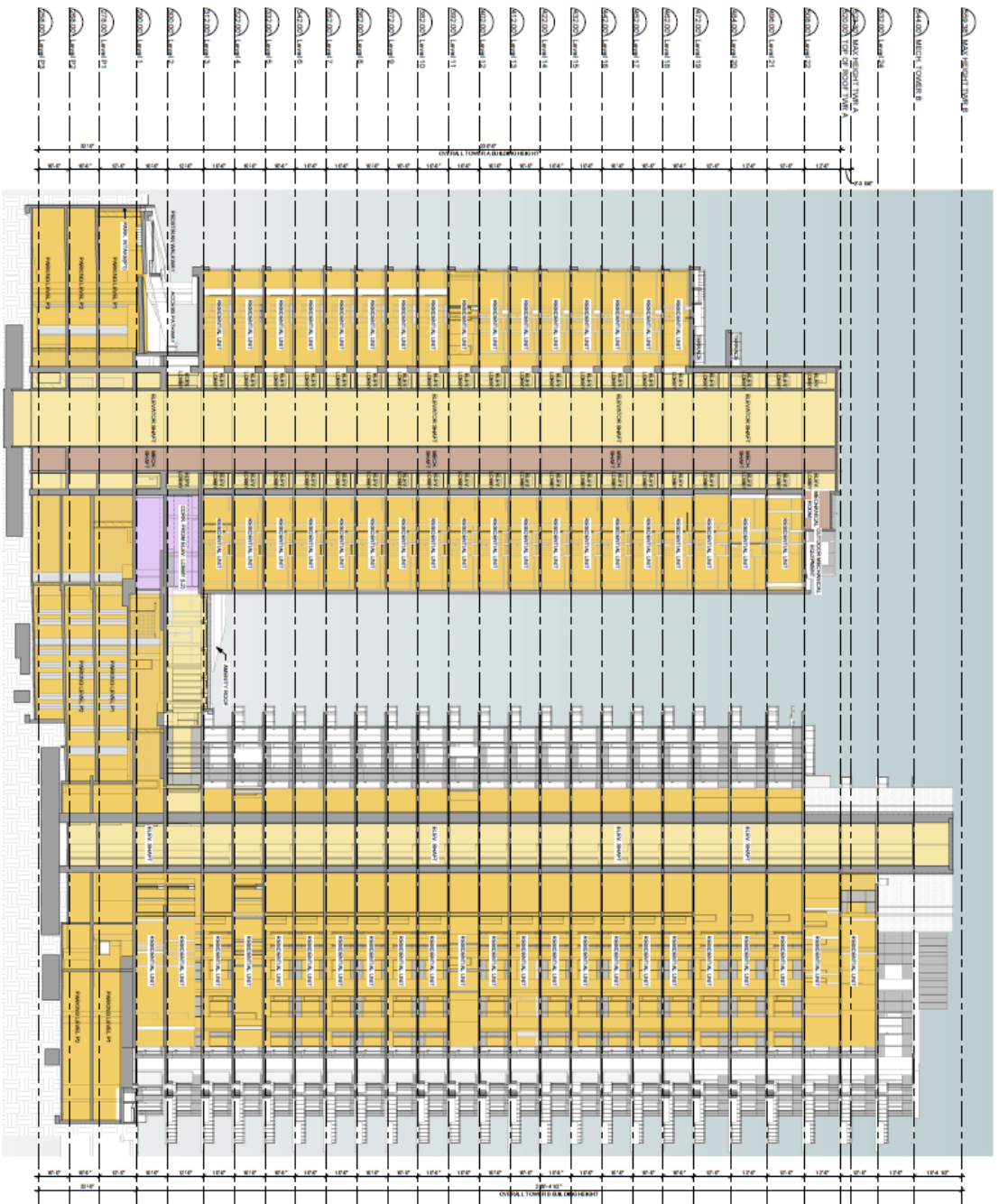


NAUTILUS
 CHRIS DINGKAKOS
 ARCHITECTS INC.
 1454 Oxford Street, White Rock, BC

S-W & EAST ELEV. (BUILDING B)
 SCALE: 1/16" = 1'-0"

RE-ISSUED FOR OCP, REZONING & DP
 SEPTEMBER 20, 2022

IOM
 Isle of Mann
 Property Group
A-303





Date: 2023-10-17
 Scale: 1:100
 Author: [Redacted]

No. 148 Oxford Street
 2023-10-17
 2023-10-17
 2023-10-17

148 OXFORD STREET
 WHEAT RIDGE, CO

eta
 LANDSCAPE ARCHITECTS
 148 OXFORD STREET
 WHEAT RIDGE, CO 80034

1. [Redacted]
 2. [Redacted]
 3. [Redacted]

NAUTILUS
 148 OXFORD STREET
 WHEAT RIDGE, CO

Landscape Plan

DATE	DESCRIPTION
2023-10-17	PH 2 - 10.2
2023-10-17	17