



**sheet schedule**

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SD0.03	NEIGHBOURHOOD PLAN	SD1.20	SITE PLAN	SD3.02	P3 LEVEL PLAN	SD3.11	ROOF LEVEL PLAN
SD0.04	CONTEXT MASSING	SD1.21	SITE SECTIONS	SD3.03	P2 LEVEL PLAN	SD4.01	BUILDING ELEVATIONS
SD0.05	NEIGHBOURHOOD CONTEXT	SD1.30	SHADOW STUDY	SD3.04	P1 LEVEL PLAN	SD4.02	BUILDING ELEVATIONS
SD0.06	TRANSIT ROUTES	SD1.35	FRONT PERSPECTIVE	SD3.05	1ST LEVEL PLAN	SD4.03	PERSPECTIVE ELEVATIONS
SD0.07	PEDESTRIAN/CYCLE ROUTES	SD1.36	ENTRY PERSPECTIVE	SD3.06	2ND LEVEL PLAN	SD4.04	PERSPECTIVE ELEVATIONS
SD1.01	PROJECT DATA	SD1.37	STREETSCAPE PERSPECTIVE	SD3.07	3RD LEVEL PLAN	SD7.01	SITE CODE PLAN
SD1.03	PRECEDENT IMAGES	SD1.38	OUTDOOR AMENITY	SD3.08	4TH LEVEL PLAN	SD7.02	SITE LAYOUT PLAN

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**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**COVER PAGE**

SCALE: N.T.S.

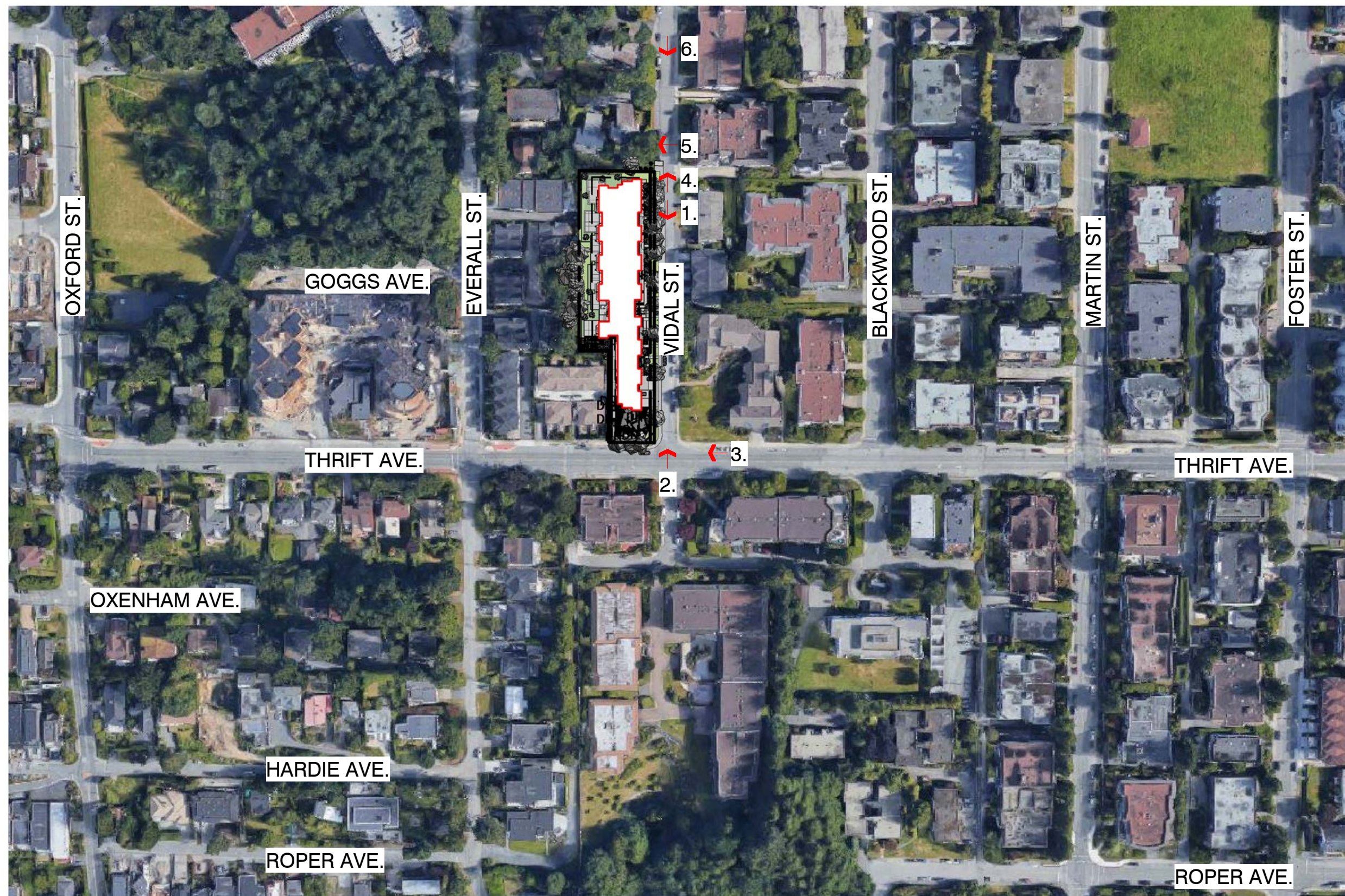
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23-05-15 REVISION #:

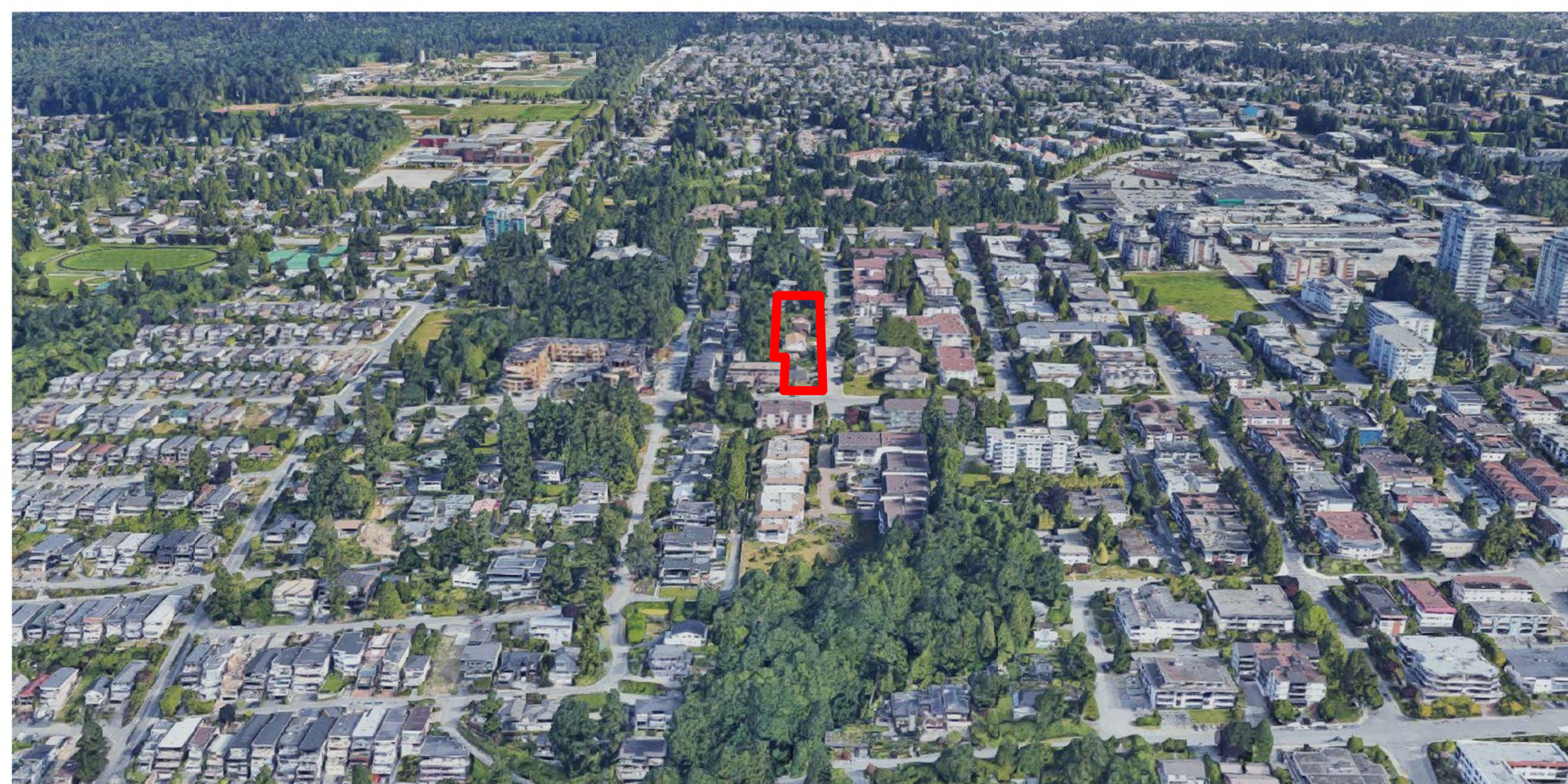
PROJECT NUMBER: 17-170



**SD0.01**



 **context plan**



**aerial view looking north**



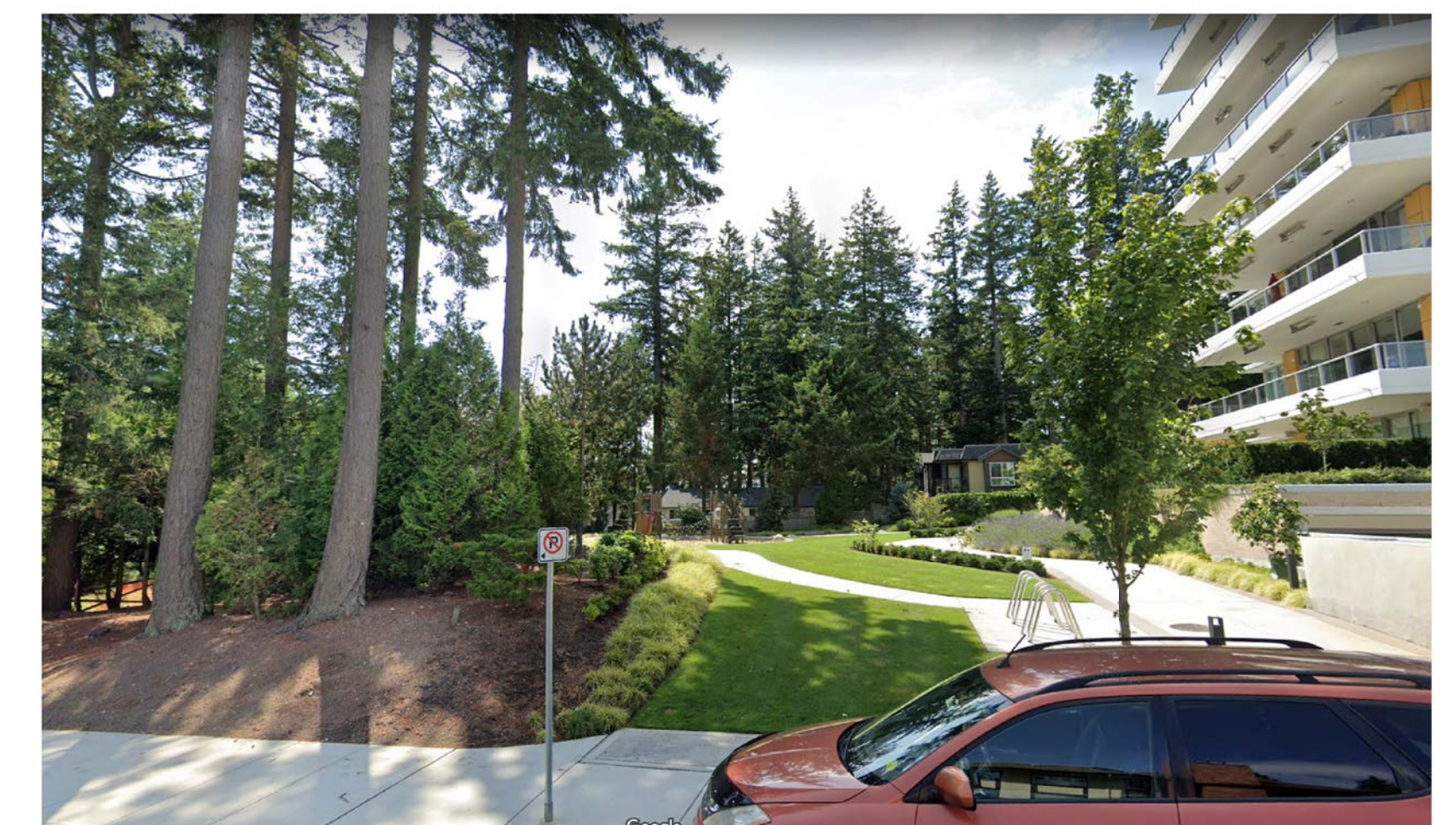
**vidal st. - looking south** 1.



**vidal st. - looking north** 4.



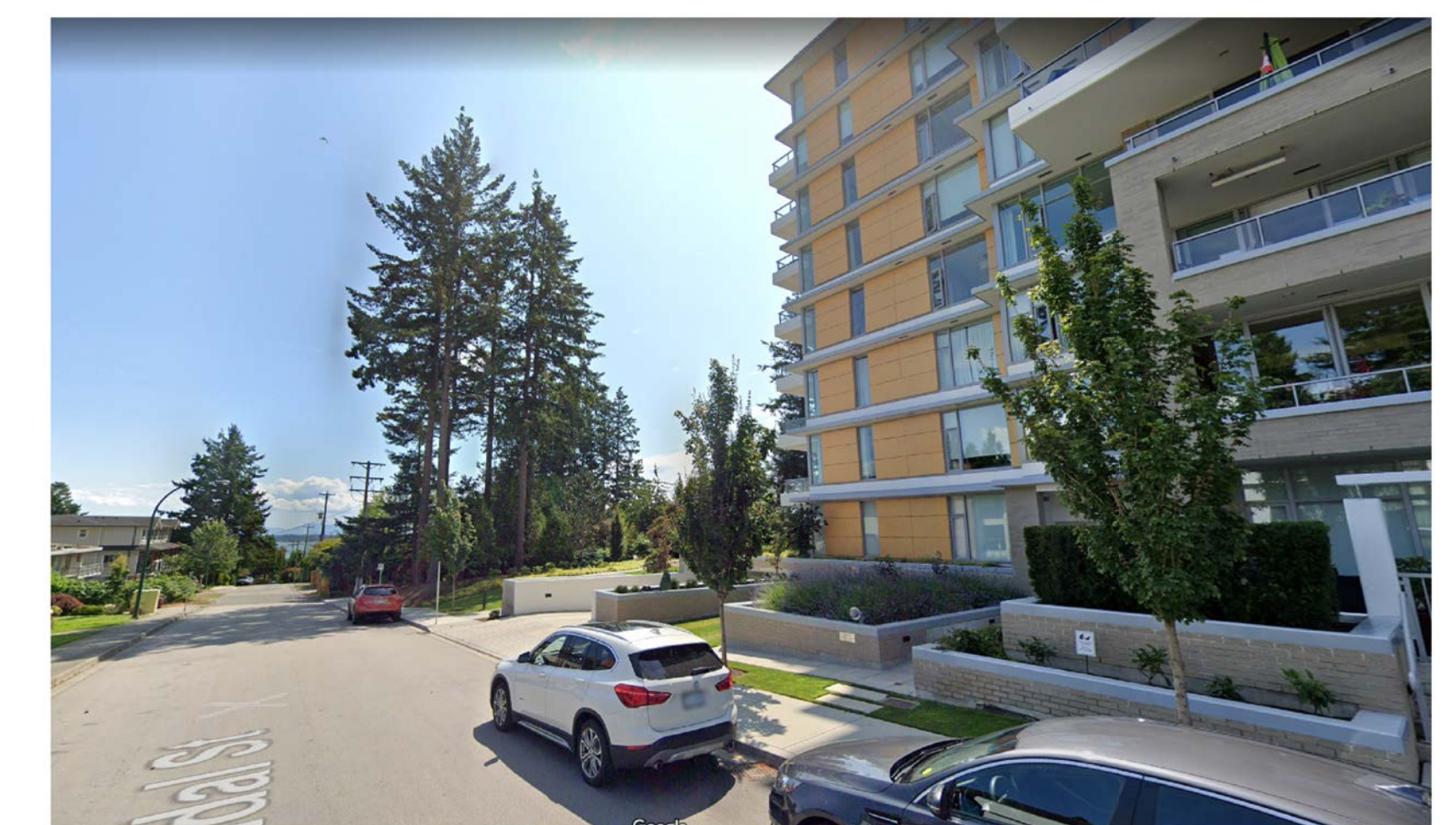
**vidal st. - looking north west** 2.



**vidal st. - looking west (park)** 5.



**thrift ave. - looking west** 3.



**vidal st. - looking south (park)** 6.



SEMAHMOO TOWN CENTRE MASTER PLAN (POTENTIAL CONSTRUCTION IN SURREY)



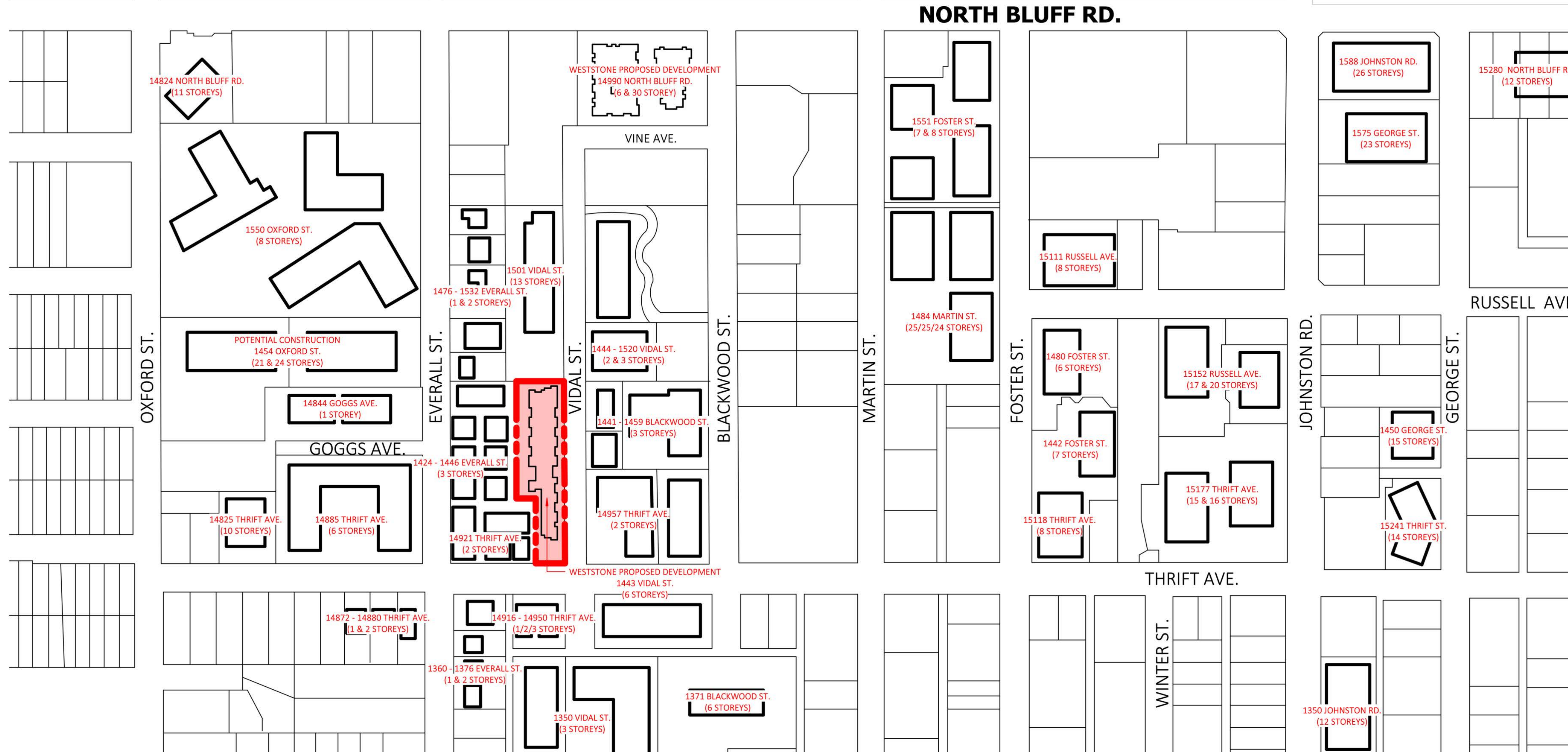
1454 OXFORD ST. (POTENTIAL CONSTRUCTION)



1484 MARTIN ST. (CONTINUING CONSTRUCTION)



1588 JOHNSTON ST. (CONTINUING CONSTRUCTION)





WESTSTONE PROPOSED DEVELOPMENT  
14990 NORTH BLUFF ROAD  
(6 & 30 STOREYS)

WESTSTONE PROPOSED DEVELOPMENT  
1443 VIDAL STREET  
(6 STOREYS)



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**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**CONTEXT MASSING**

SCALE: N.T.S.



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23-02-07 REVISION #:

PROJECT NUMBER: 17-170



**SD0.04**



- ★ PROJECT SITE
- TOWN CENTRE
- TOWN CENTRE TRANSITION
- URBAN NEIGHBOURHOOD
- LOWER TOWN CENTRE
- WATERFRONT VILLAGE
- OPEN SPACE & RECREATION
- INSTITUTIONAL

- 1 WHITE ROCK PROMENADE
- 2 PARKS
  - a. RUTH JOHNSON PARK
  - b. SOUTHMERE VILLAGE PARK
  - c. BRYANT PARK
- 3 GROCERY STORE
  - a. SAVE-ON-FOODS
  - b. NATURE'S FARE MARKETS
- 4 WHITE ROCK COMMUNITY CENTRE
- 5 WHITE ROCK ELEMENTARY SCHOOL
- 6 CENTENNIAL PARK & ARENA
- 7 SEMIAHMOO SHOPPING CENTRE
- 8 WHITE ROCK PIER

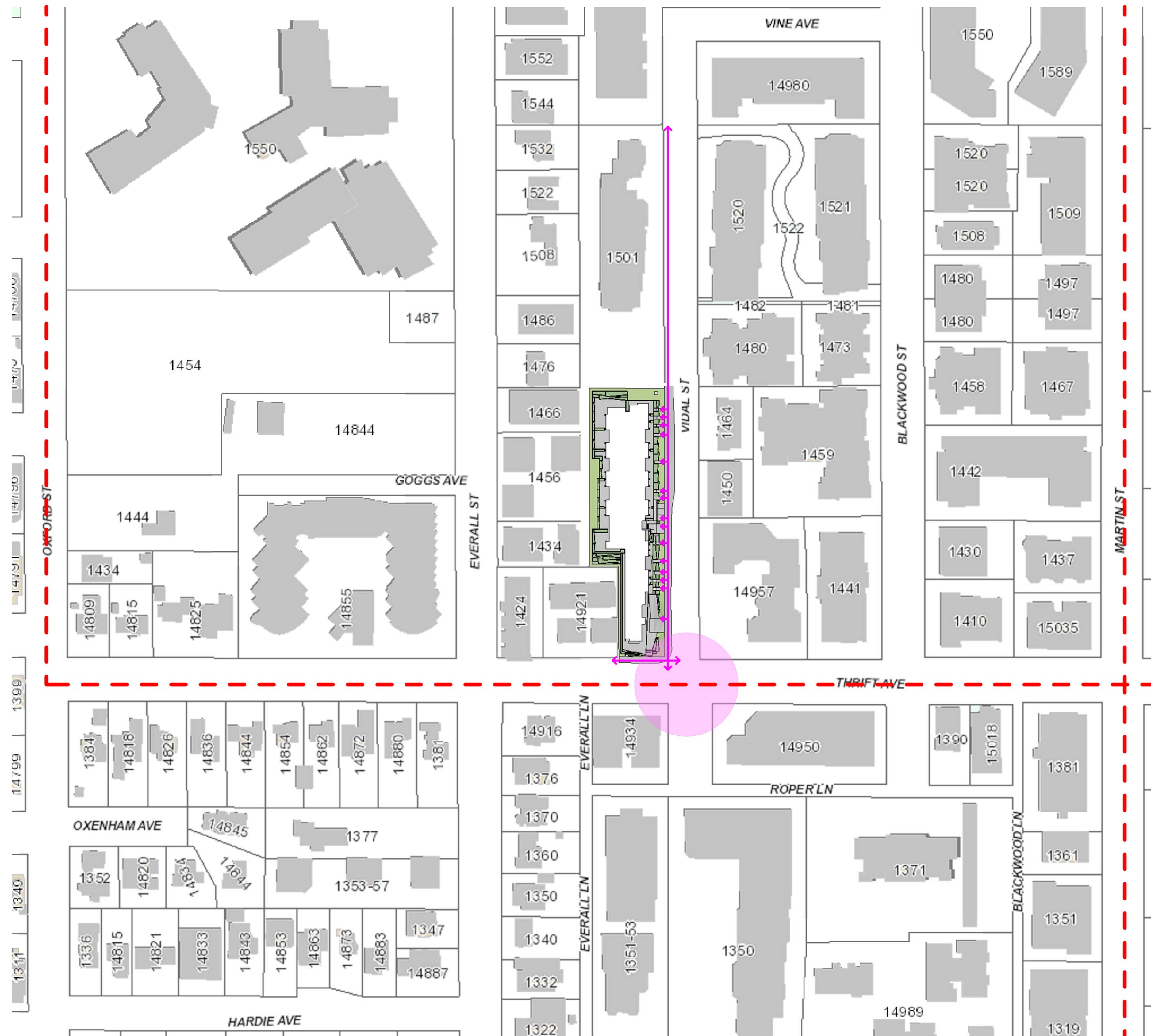
— — — MAJOR / ARTERIAL ROUTES

· · · · · WHITE ROCK / SURREY BORDER



- ★ PROJECT SITE
- TOWN CENTRE
- TOWN CENTRE TRANSITION
- URBAN NEIGHBOURHOOD
- LOWER TOWN CENTRE
- WATERFRONT VILLAGE
- OPEN SPACE & RECREATION
- INSTITUTIONAL

- BUS ROUTE FREQUENCY**
- LESS THAN 15 MINUTES
  - 15 MINUTES
  - MORE THAN 30 MINUTES



Public sidewalks are proposed at street and lane frontages.

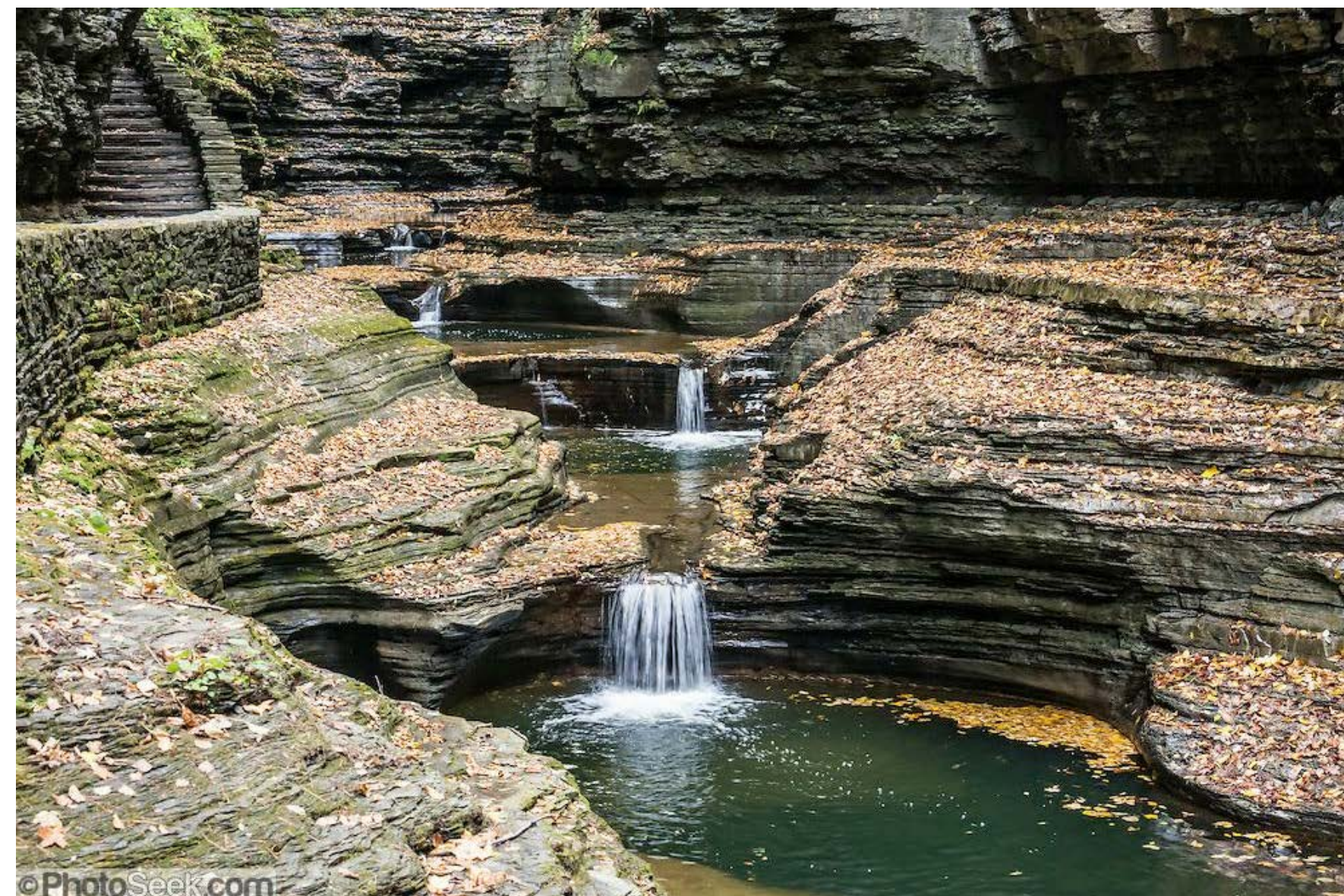
Ground-Oriented units fronting street, with associated planting, elevated patios, and base-of-building facade materials, provides for a pleasant pedestrian environmental.

- - - BICYCLE LANE
- SAFE PEDESTRIAN ROUTES
- CROSSING IMPROVEMENTS









## design rationale

This proposed development is an 136-unit multi-family residential six-storey wood frame development on 3 levels of concrete parkade on a sloping site toward the south along Vidal Street.

The *siting and massing* of the building is designed to allow natural daylight and visibility throughout the development with enhanced south-facing view opportunities towards the waterfront by means of exterior decks oriented and extended out from the façade for both individual residents as well as collective amenity spaces. The building is stepped up from the south and south-east corner toward the north with offset decks creating a sense of sedimentary-like stepped natural cliffs projecting out from a hillside with tiered planters of stone and concrete along the east façade at the ground-oriented suites leading toward the main entrance providing an intimate pedestrian experience along the sloping Vidal Street. Raised projections at the roof level accommodate balcony coverage but are minimized to maintain human scale experience along the street faces as well as to maintain views from the neighboring development toward the north.

The *exterior treatment* generally consists of traditionally natural materials combined with a modern contemporary reference of massing and finishes at entries and street fronts. This treatment is in keeping with the theme of other buildings located throughout the area and will enrich the neighborhood and set a new design standard for future development in the area.

Exterior materials include wood trim, columns and beams, flat panel siding with contrasting exposed aluminum reveal trims, natural stone veneer along the ground plane with wood features, metal panel projecting features and dark flat stone panels at entries and stepped up roof projections. The stepped exterior treatments give variation in colour, materials and tones, providing balance, interest, and a sense of human scale to the façade and at the street level.

The colour palette expresses a “west coast modernist” design theme, using natural earth tones which will blend seamlessly into the neighborhood and will also enhance diversity between each building, thus encouraging identity throughout the development. The roof is typically flat with stepped up roof features at entries and raised feature corner elements.

Each ground floor unit facing Vidal Street has an individual sidewalk that connects to the municipal sidewalk, with stepped entries and planters that define each private entry point, giving a residential feel to the streetscape. Stairs and tiered planters are provided to differentiate between the semi-private and public spaces, and ample planting will limit the visibility of any exposed walls.

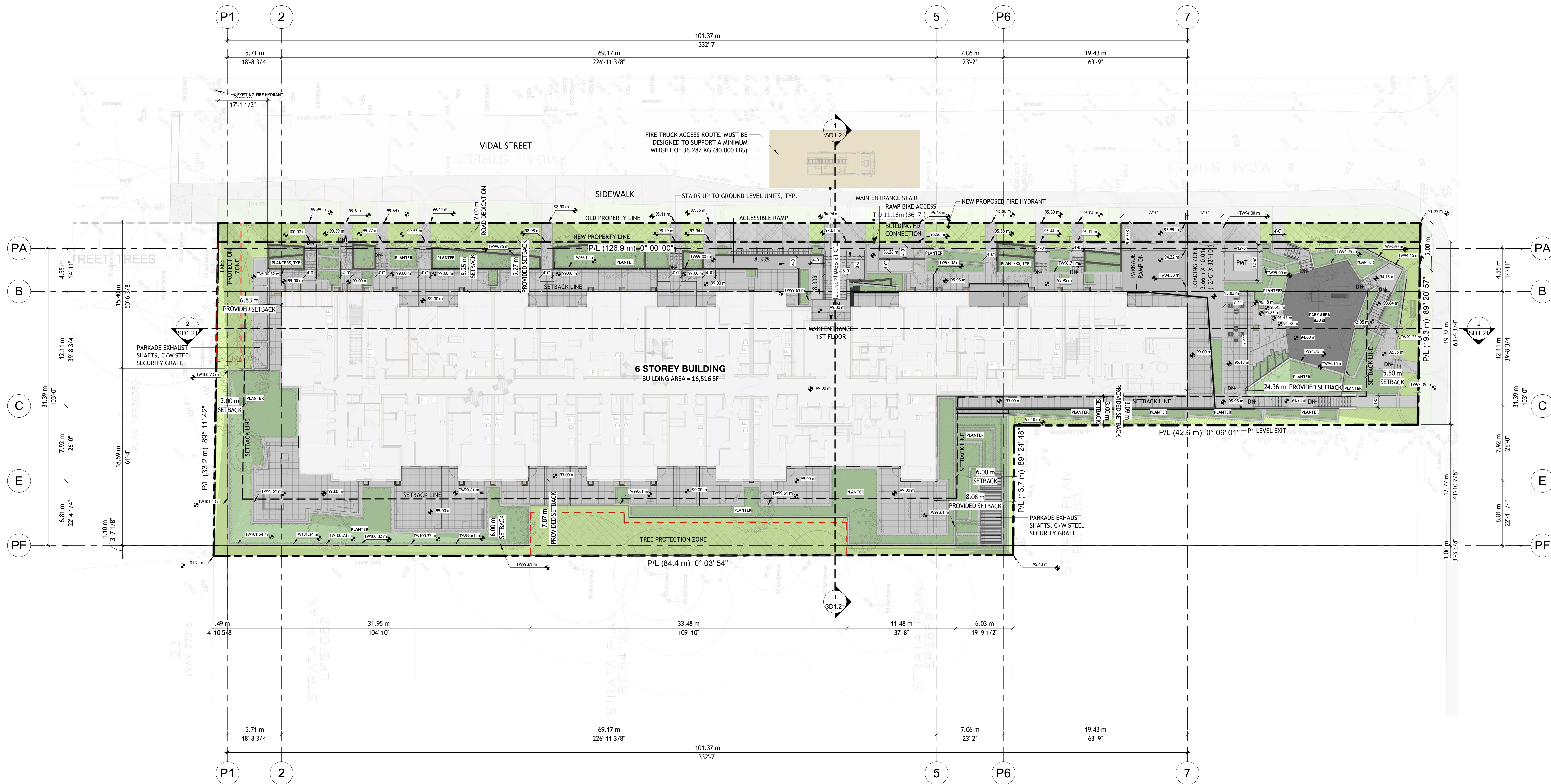
Other features of this development include high quality landscape elements such as large roof-top amenity spaces, electric vehicle charging stalls for both residents and visitors, on-site property management offices, ample storage lockers for residents and tiered planters and vegetated areas.

*Environmental sustainability* is addressed within the development by the provision of bike racks and bike storage, charging stations for electric vehicles, light pollution reduction by means of dark sky compliant exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, renewable based wood building materials and heat island effect reduction by minimizing surface parking and maximizing density. Rainwater runoff will also be dealt with via a stormwater detention tank located on site.

*Crime prevention through Environmental Design Principles (CPTED)* have been incorporated into the design by means of natural surveillance throughout the perimeter and parkade levels by means of clear viewing lines from the residential units and balconies, elimination of all potential dark areas and accesses/exits, clearly defined main entrances, security camera system plus key fobs at all secured access points, and secure and fully accessible parking.







**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

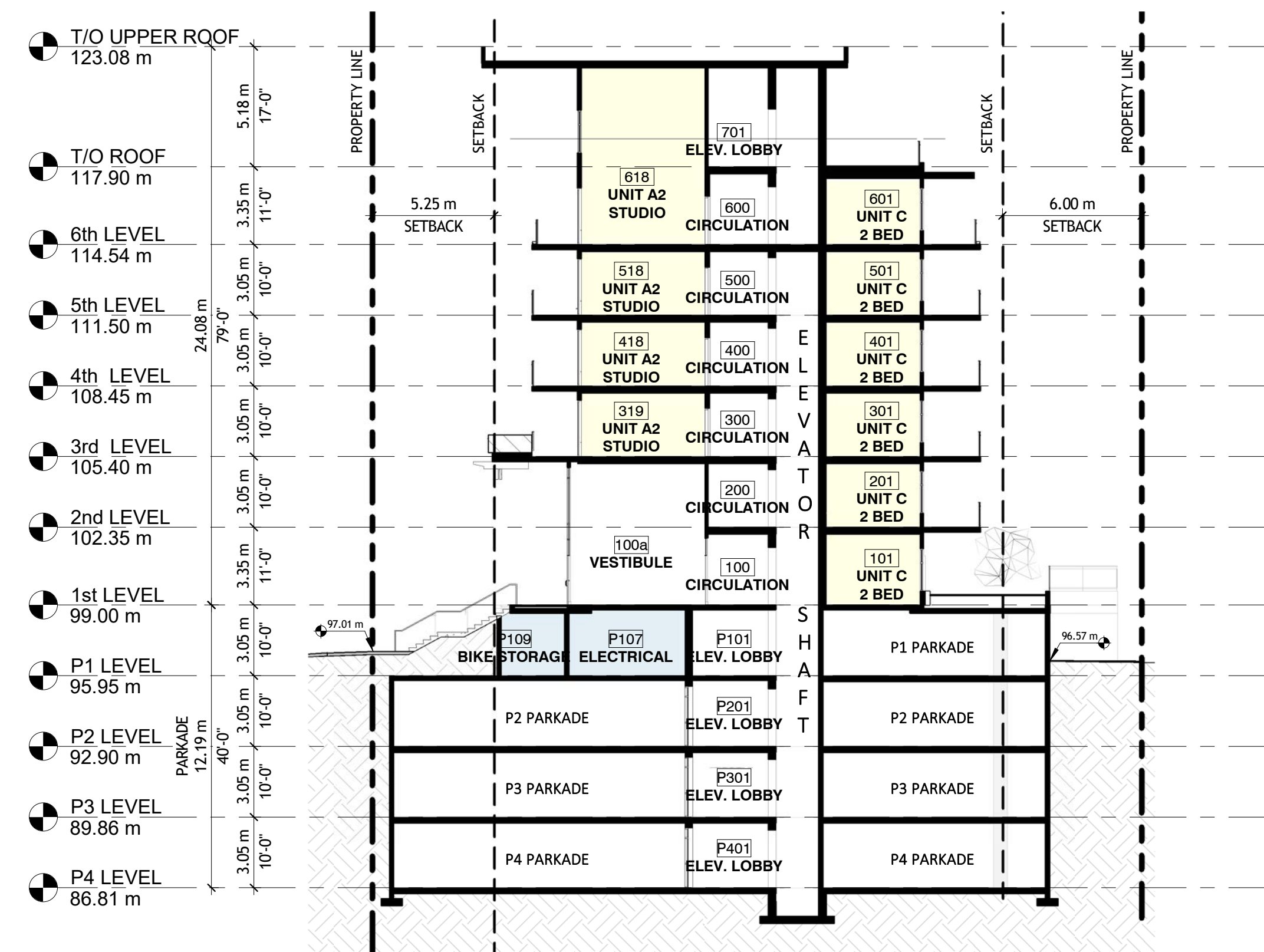


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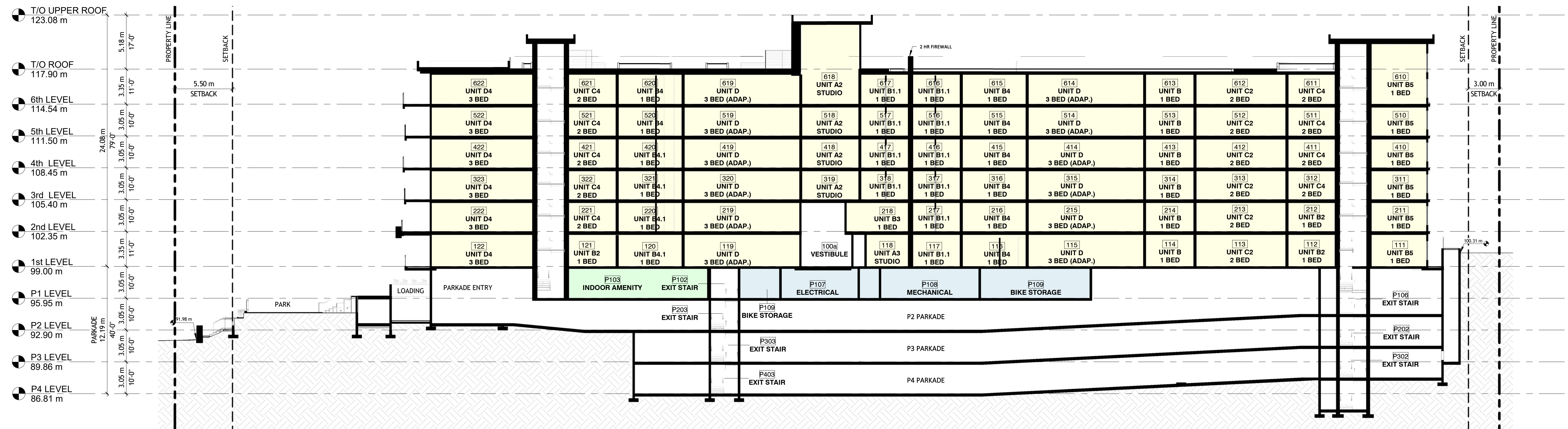


**SD1.20**



## site section a

1/16" = 1'-0"



## site section b

1/16" = 1'-0"



**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**SITE SECTIONS**

SCALE: 1/16" = 1'-0"

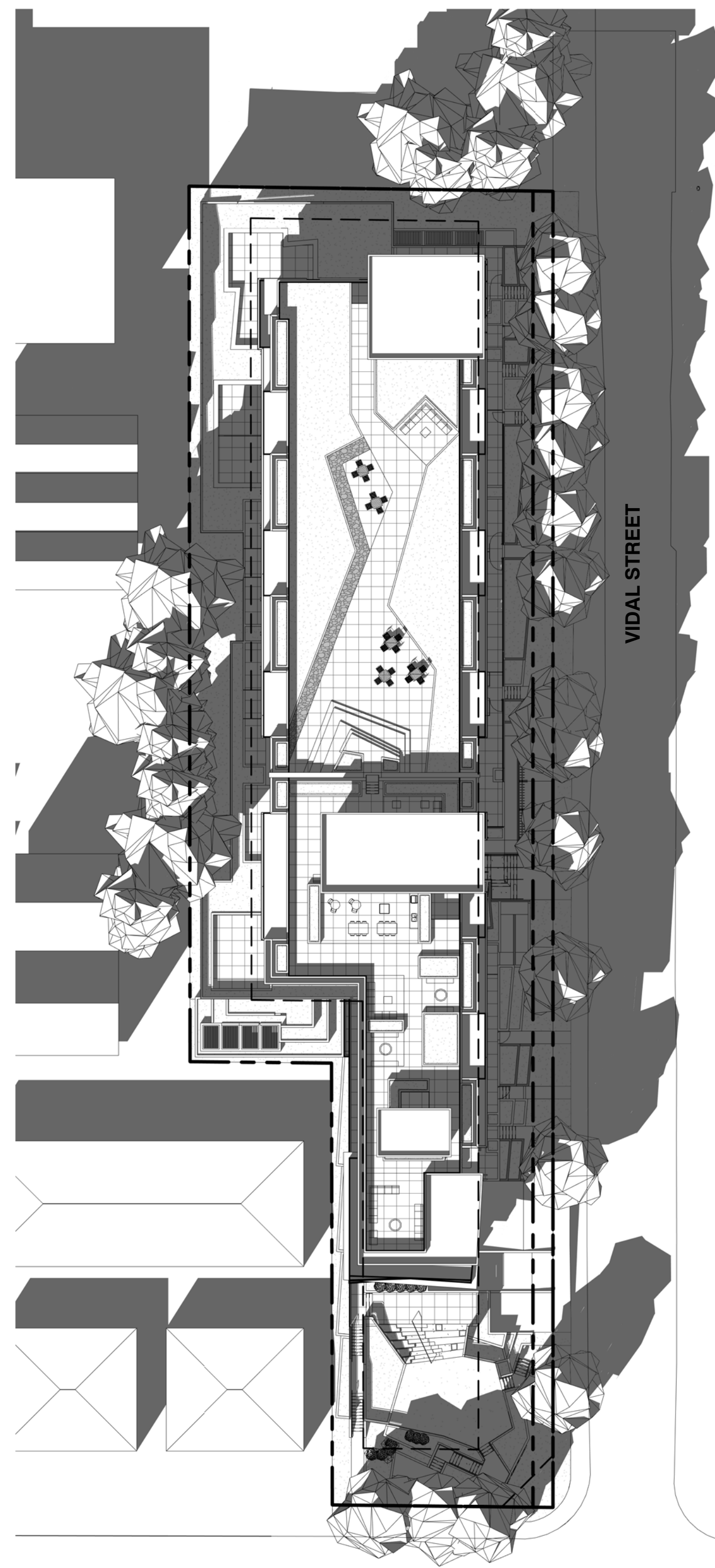
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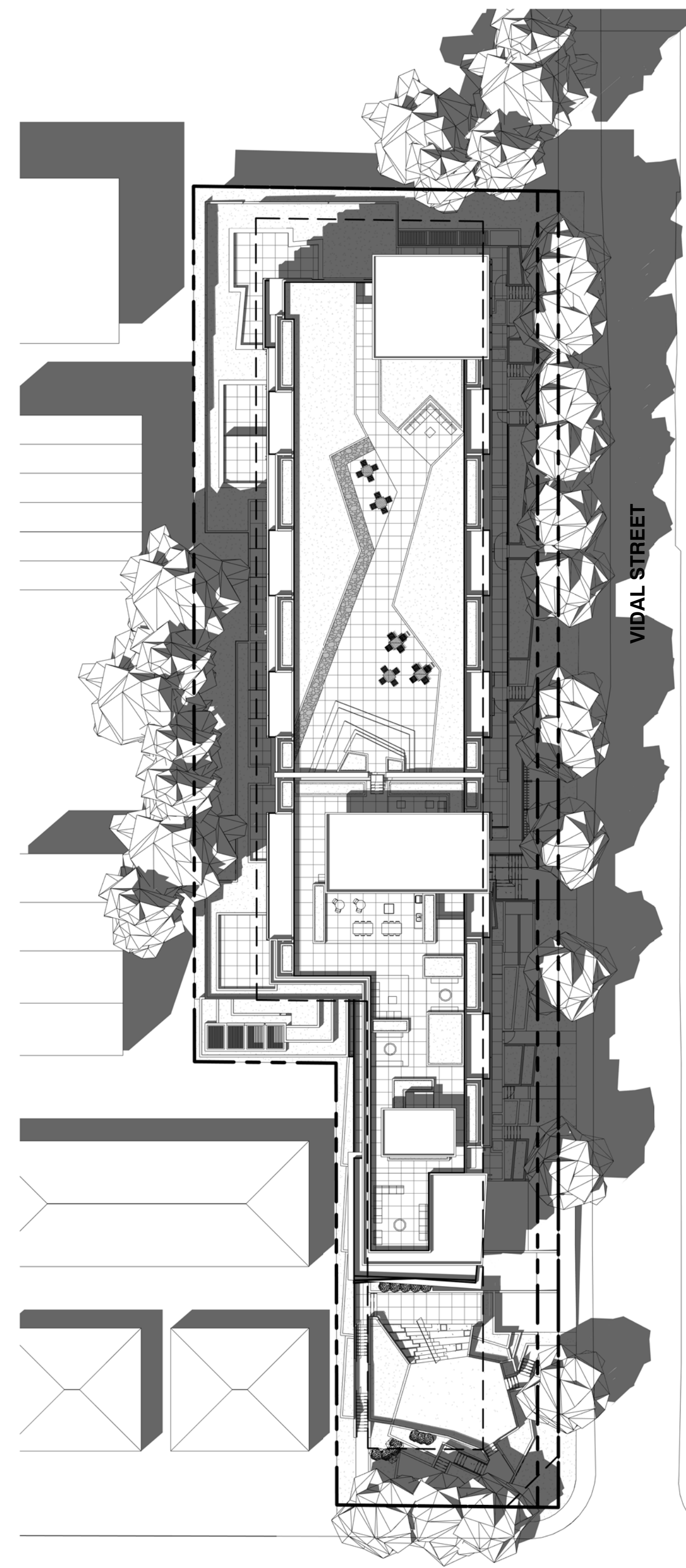
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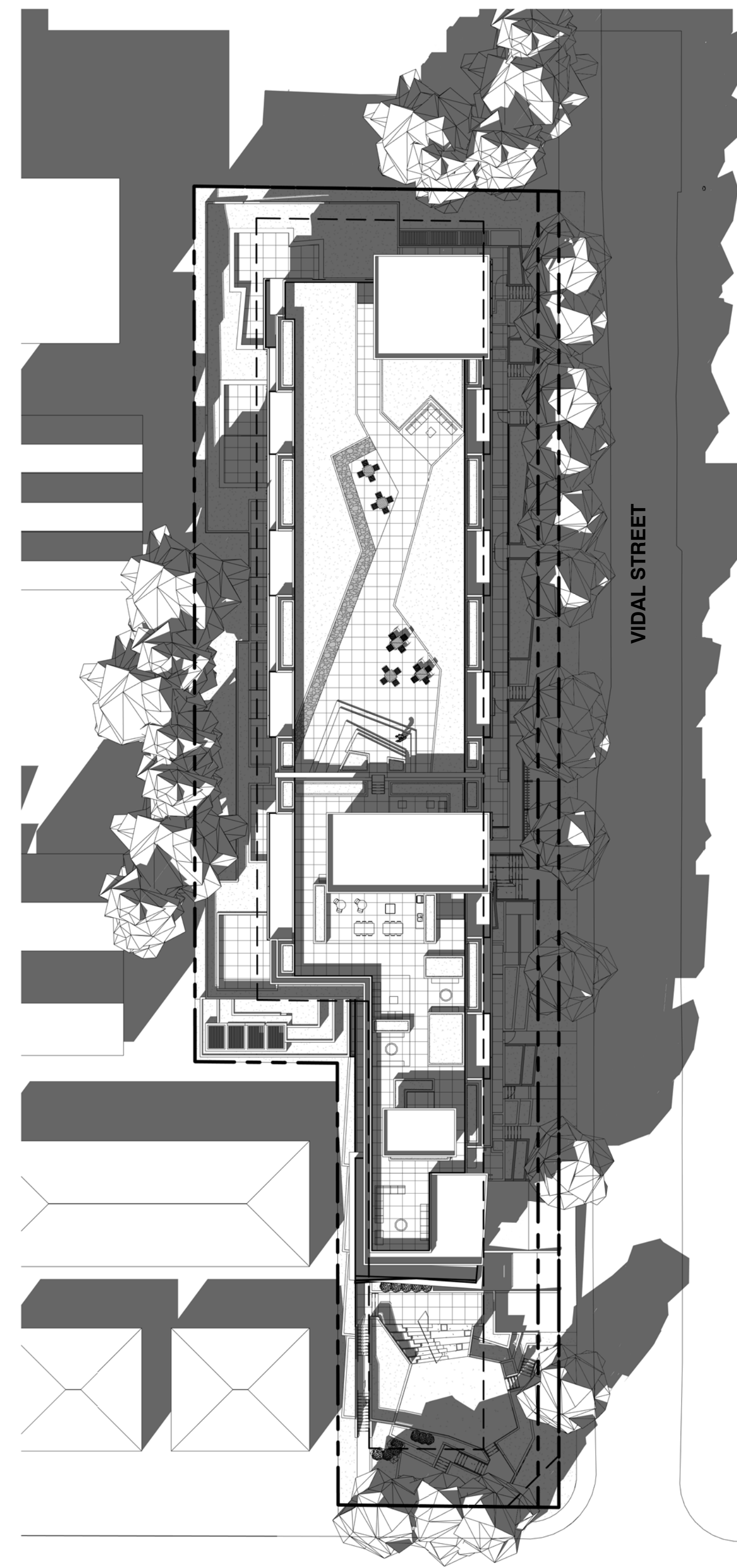
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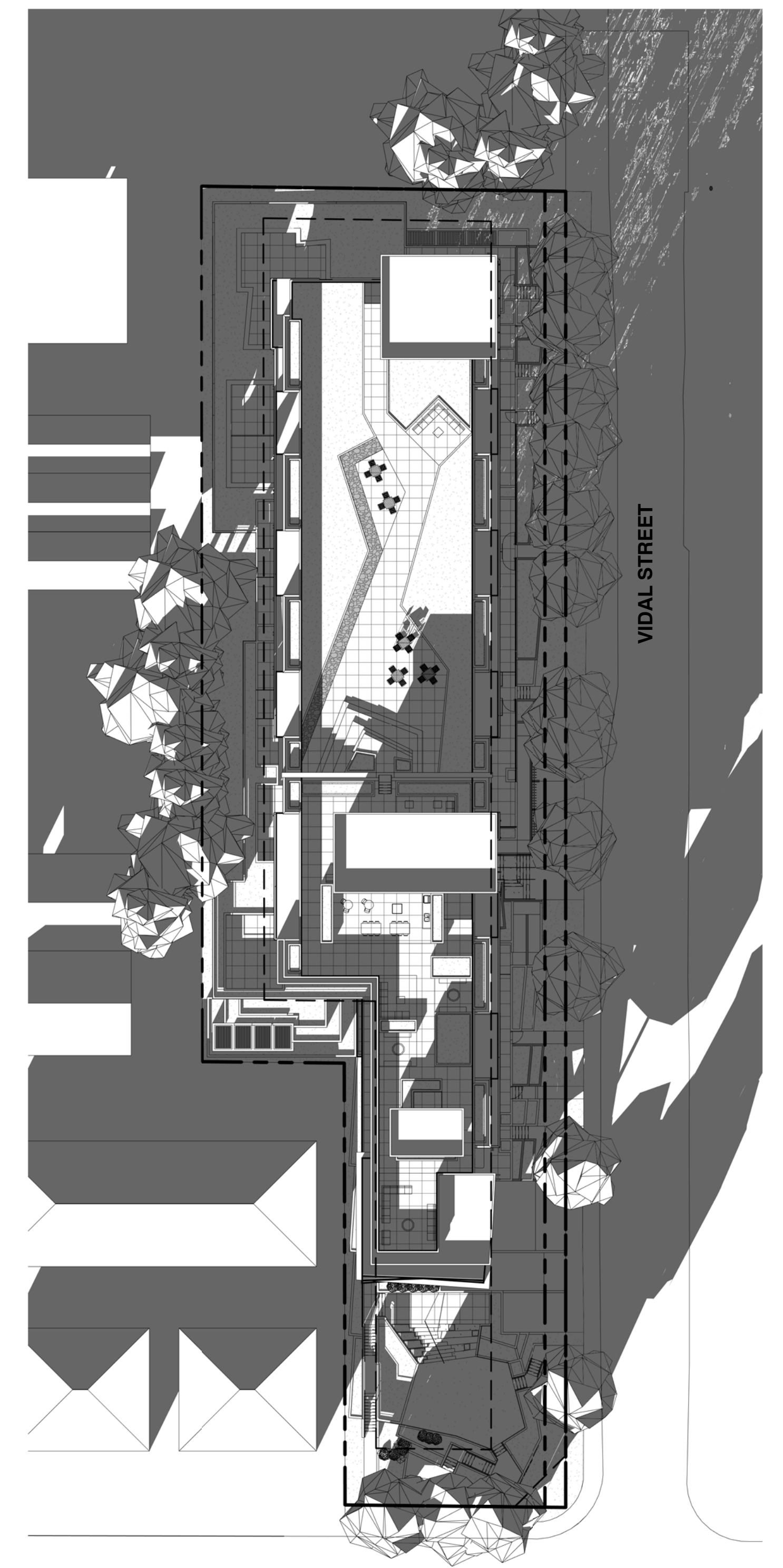
THRIFT AVENUE



THRIFT AVENUE



THRIFT AVENUE



THRIFT AVENUE

**march 21 - 3pm**

1/32" = 1'-0"

**june 21 - 3pm**

1/32" = 1'-0"

**september 21 - 3pm**

1/32" = 1'-0"

**december 21 - 2pm**

1/32" = 1'-0"



**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**SHADOW STUDY**

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



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PROJECT NUMBER: 17-170



**SD1.30**









**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**STREETScape PERSPECTIVE**

SCALE: N.T.S.

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PROJECT NUMBER: 17-170



**SD1.37**



roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



roof deck - green roof & plaza



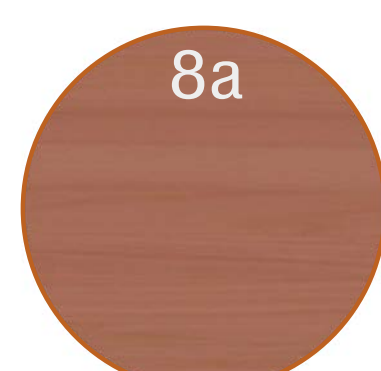
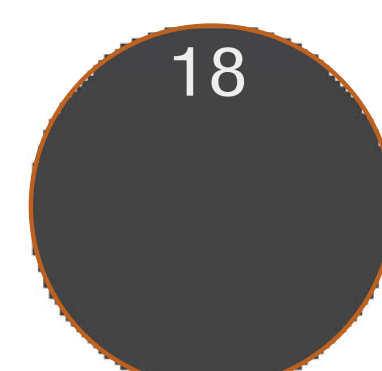
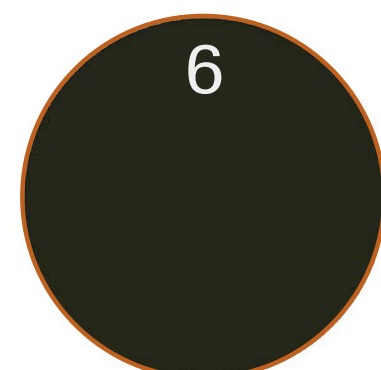
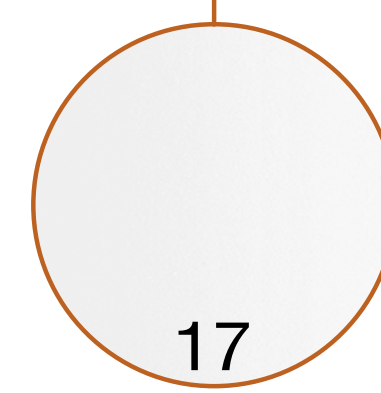
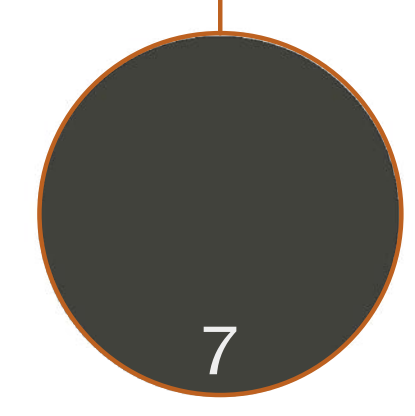
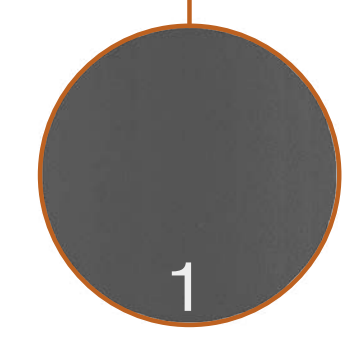
ground level greenspace - street view



ground level greenspace - aerial view



MATERIAL LEGEND			
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)	10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: PEARL GRAY (REVEAL COLOUR: VSM BONE WHITE)	11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE: COLOUR: 'MIDNIGHT BLACK'	12	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - LONGBOARD: COLOUR: DARK NATIONAL WALNUT	13	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
5	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEDGESTONE'	14	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'GRAY'
6	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CLASSIC BLACK'	15	PRIVACY SCREEN: - FRAME COLOUR: 'BLACK'
7	ALUMINUM FACED COMPOSITE PANEL: - 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CHARCOAL'	16	NATURAL STONE VENEER: - 'STONE PANEL', COLOUR: 'HEARTHSTONE - BLACK RUNDLE'
8	STAINED COMBED FACE LUMBER: - COLOUR: (a) 'CEDAR' / (b) 'WALNUT'	17	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ARCTIC WHITE (REVEAL COLOUR: VSM POLAR WHITE)
9	WINDOW ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'	18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ANCHOR BLACK (REVEAL COLOUR: VSM BLACK)



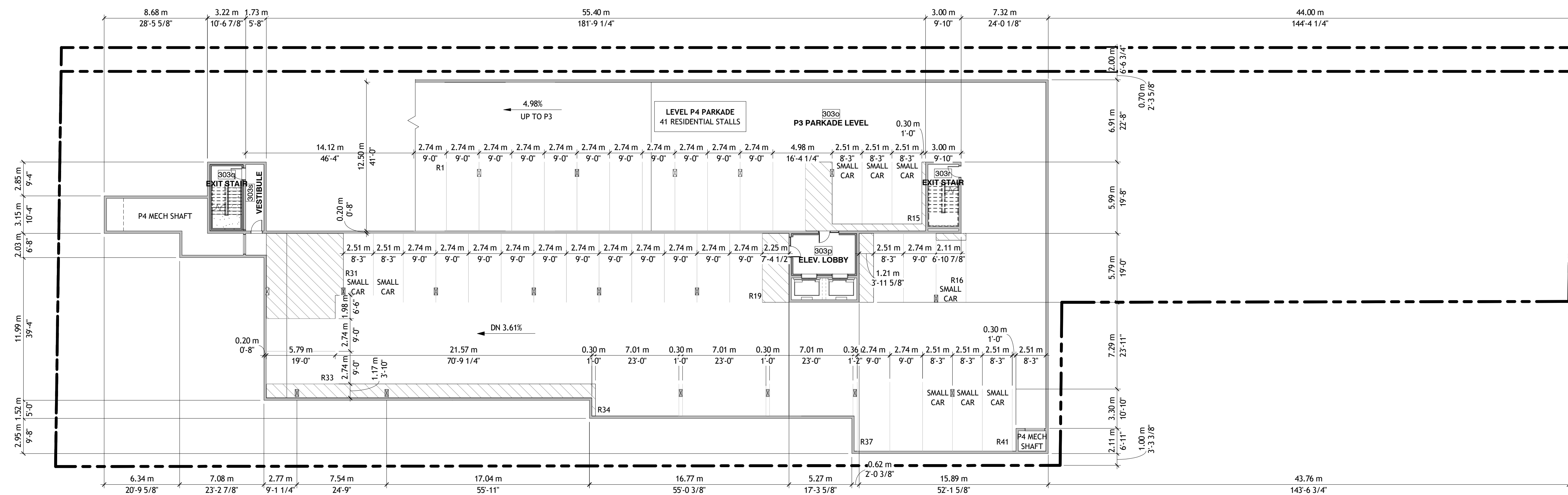
**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

**MATERIAL BOARD**  
SCALE: 1/8" = 1'-0"

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PROJECT NUMBER: 17-170



**SD1.40**



**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**P4 LEVEL PLAN**

SCALE: 1/16" = 1'-0"



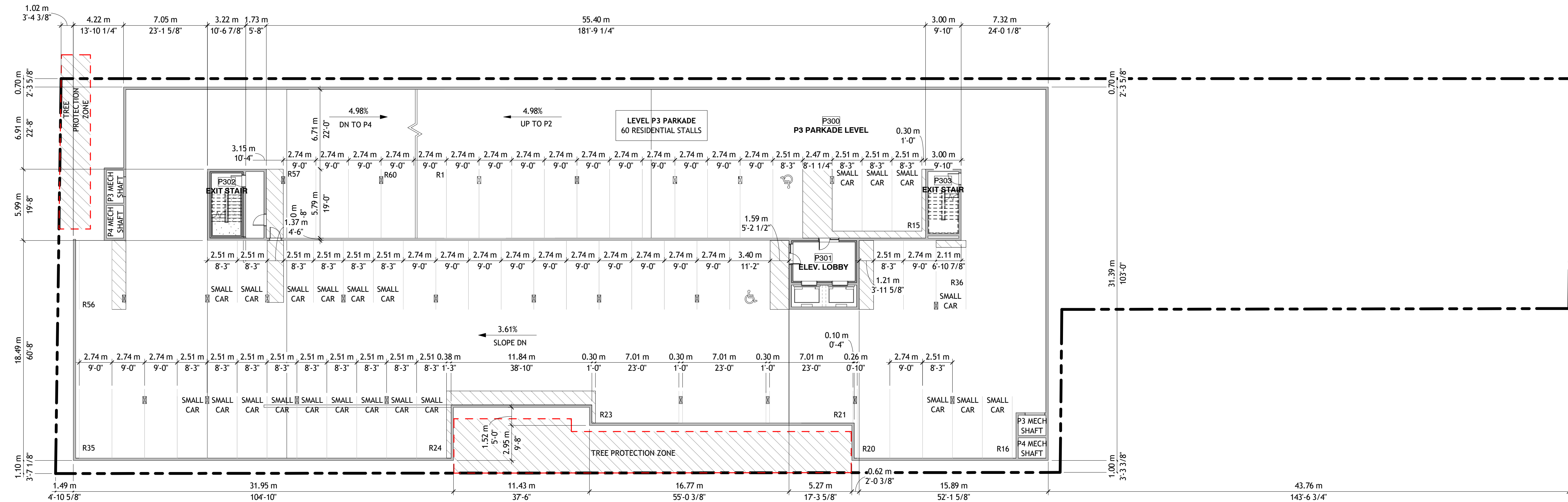
**RE-ISSUED FOR DEVELOPMENT PERMIT**

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PROJECT NUMBER: 17-170



**SD3.01**



**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

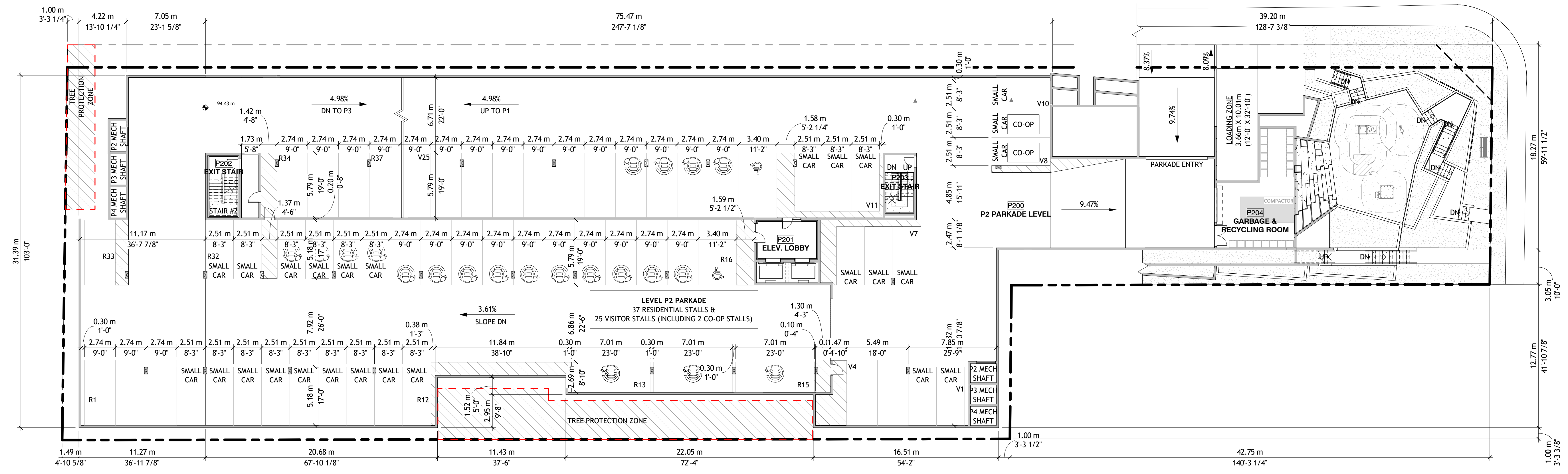
**P3 LEVEL PLAN**  
SCALE: 1/16" = 1'-0"



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PROJECT NUMBER: 17-170



**SD3.02**



**VIDAL STREET DEVELOPMENT**  
 VIDAL STREET, WHITE ROCK, B.C.

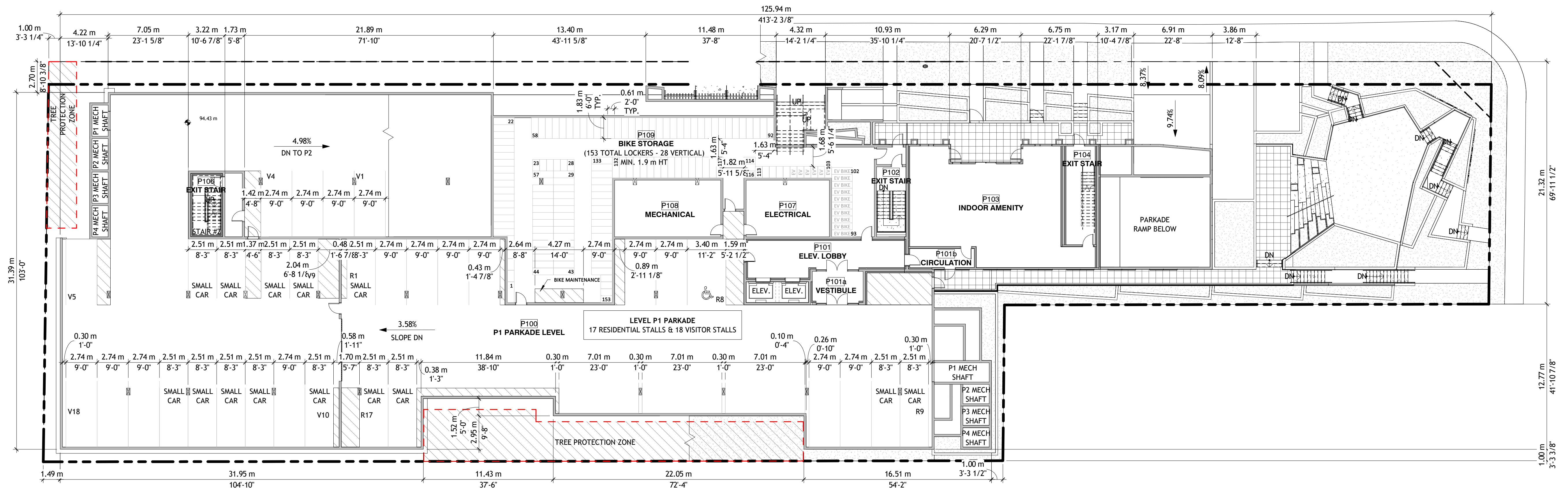
**P2 LEVEL PLAN**  
 SCALE: 1/16" = 1'-0"



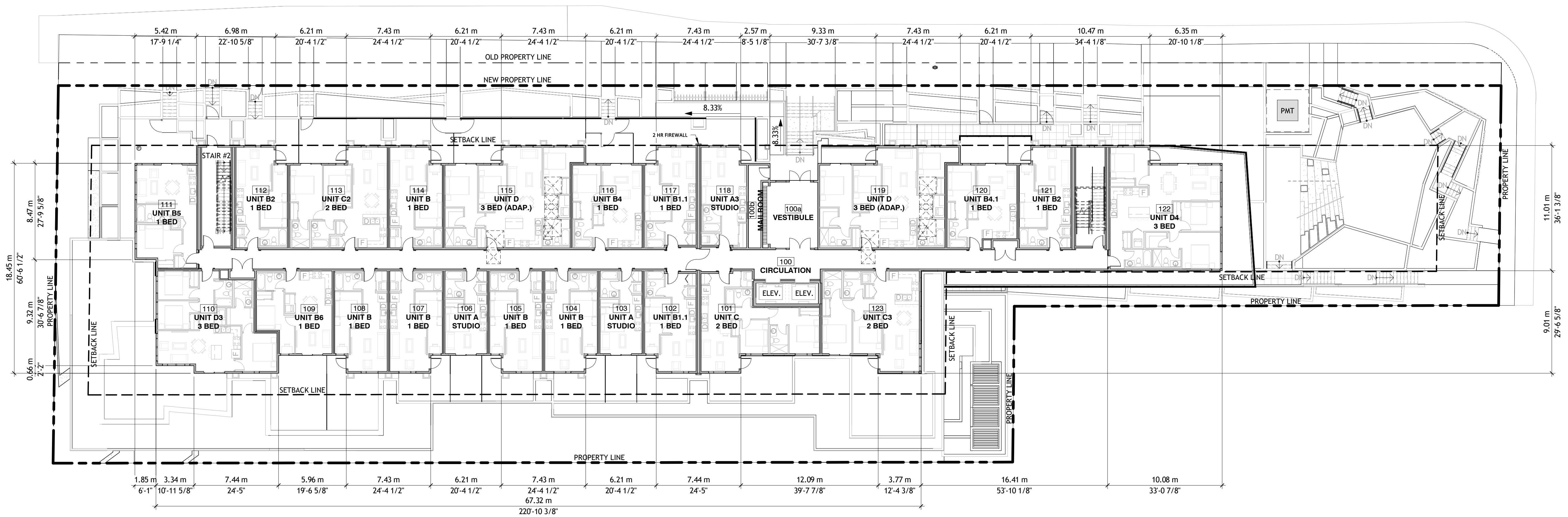
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 PROJECT NUMBER: 17-120



**SD3.03**







**VIDAL STREET DEVELOPMENT**  
 VIDAL STREET, WHITE ROCK, B.C.

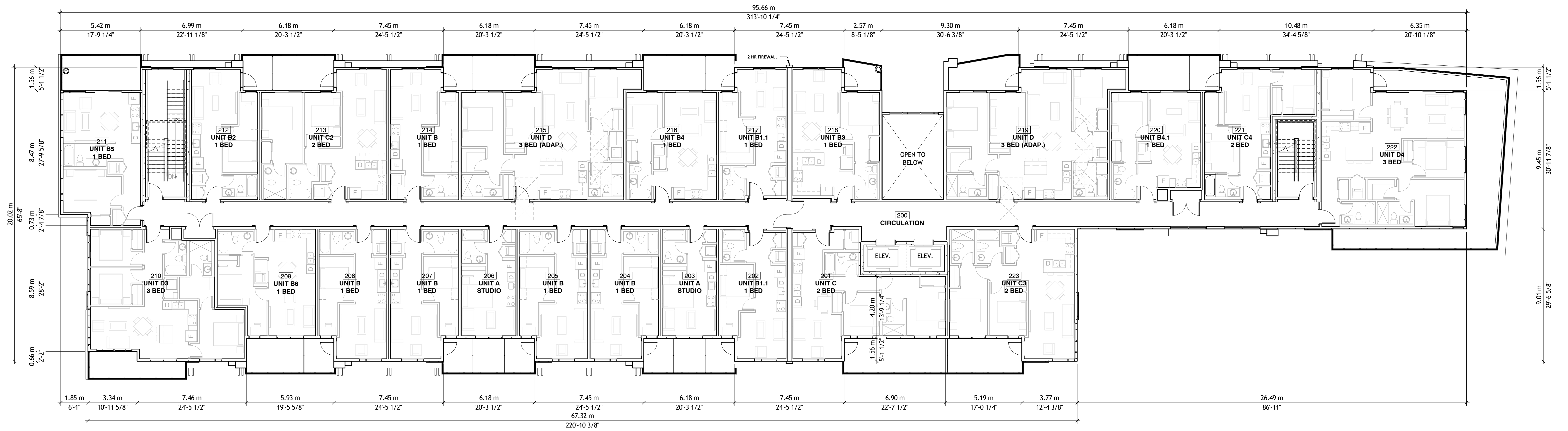
**1ST LEVEL PLAN**  
 SCALE: 1/16" = 1'-0"



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 PROJECT NUMBER: 17-170



**SD3.05**



**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

**2ND LEVEL PLAN**  
SCALE: 3/32" = 1'-0"



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PROJECT NUMBER: 17-170



**SD3.06**



**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

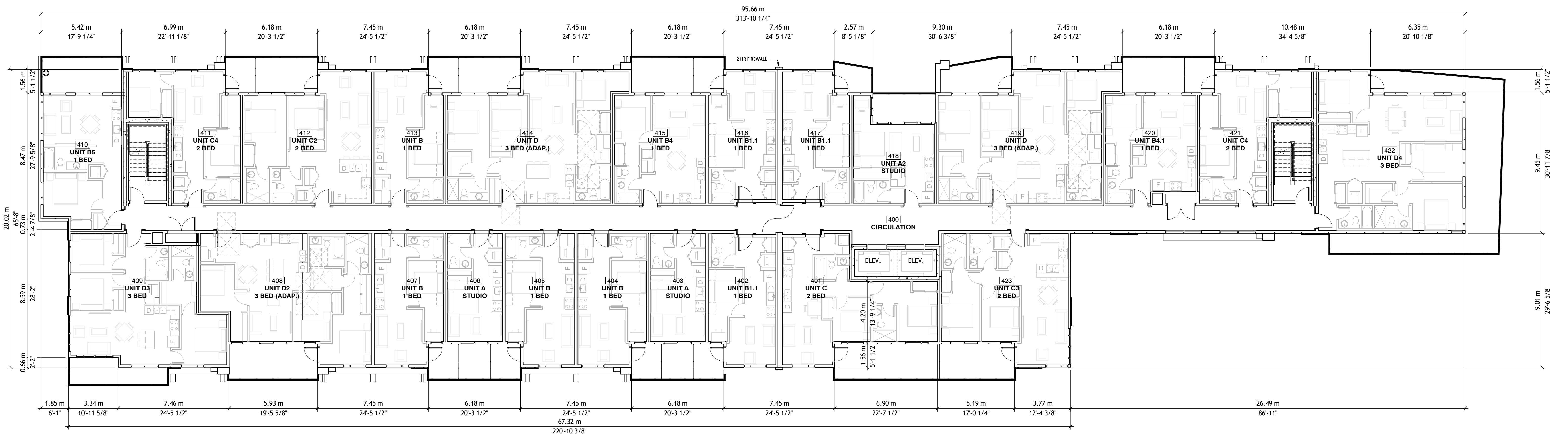
**3RD LEVEL PLAN**  
SCALE: 3/32" = 1'-0"

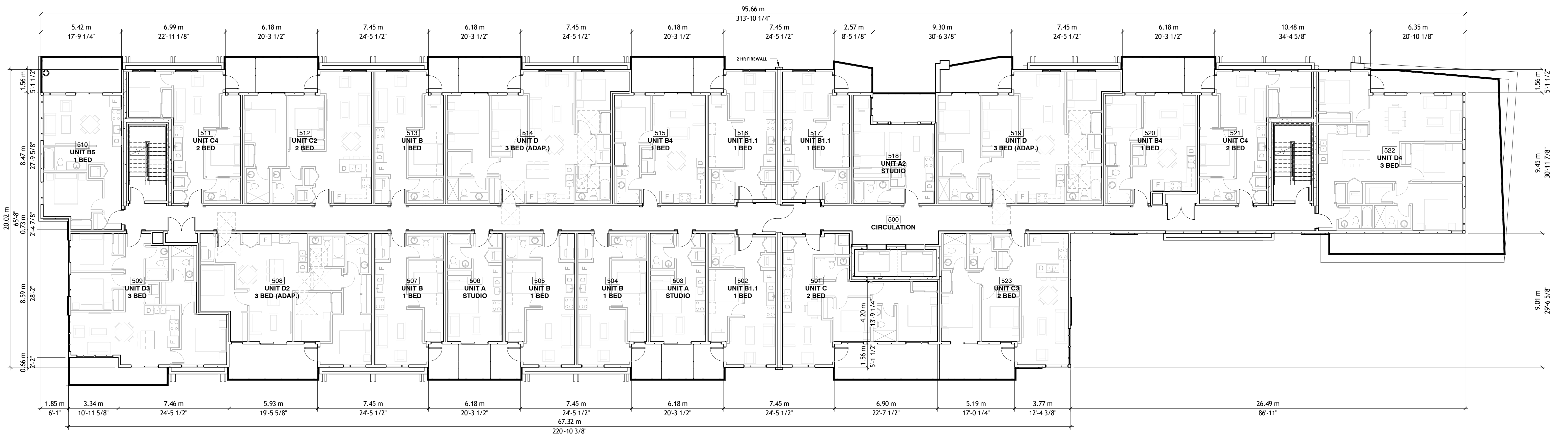


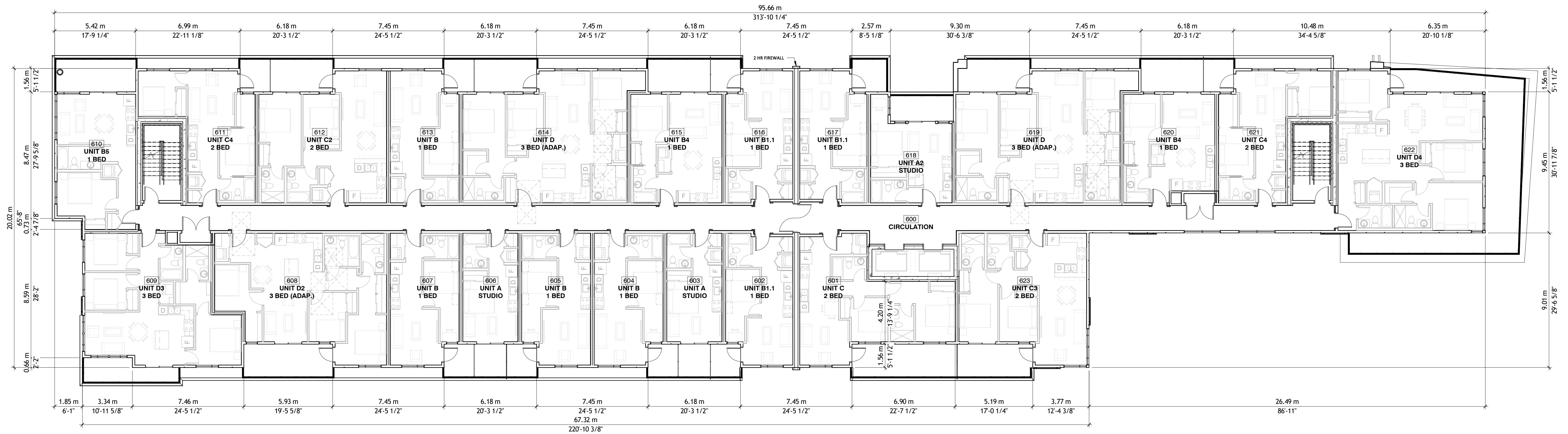
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23-05-15 REVISION #:  
PROJECT NUMBER: 17-170



**SD3.07**







**VIDAL STREET DEVELOPMENT**  
 VIDAL STREET, WHITE ROCK, B.C.

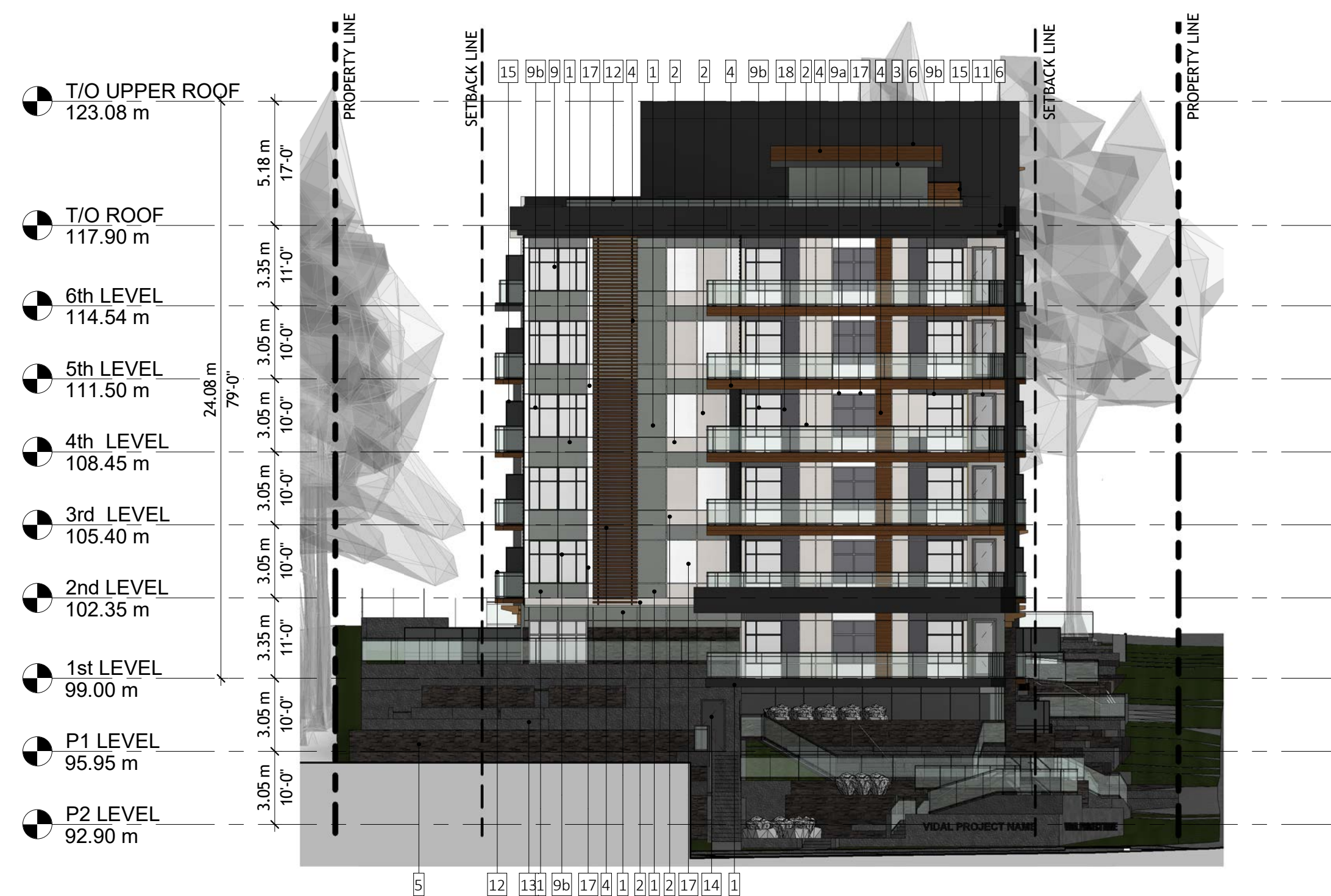
**6TH LEVEL PLAN**  
 SCALE: 3/32" = 1'-0"



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 PROJECT NUMBER: 17-170



**SD3.10**



## south elevation (facing Thrift Ave.)

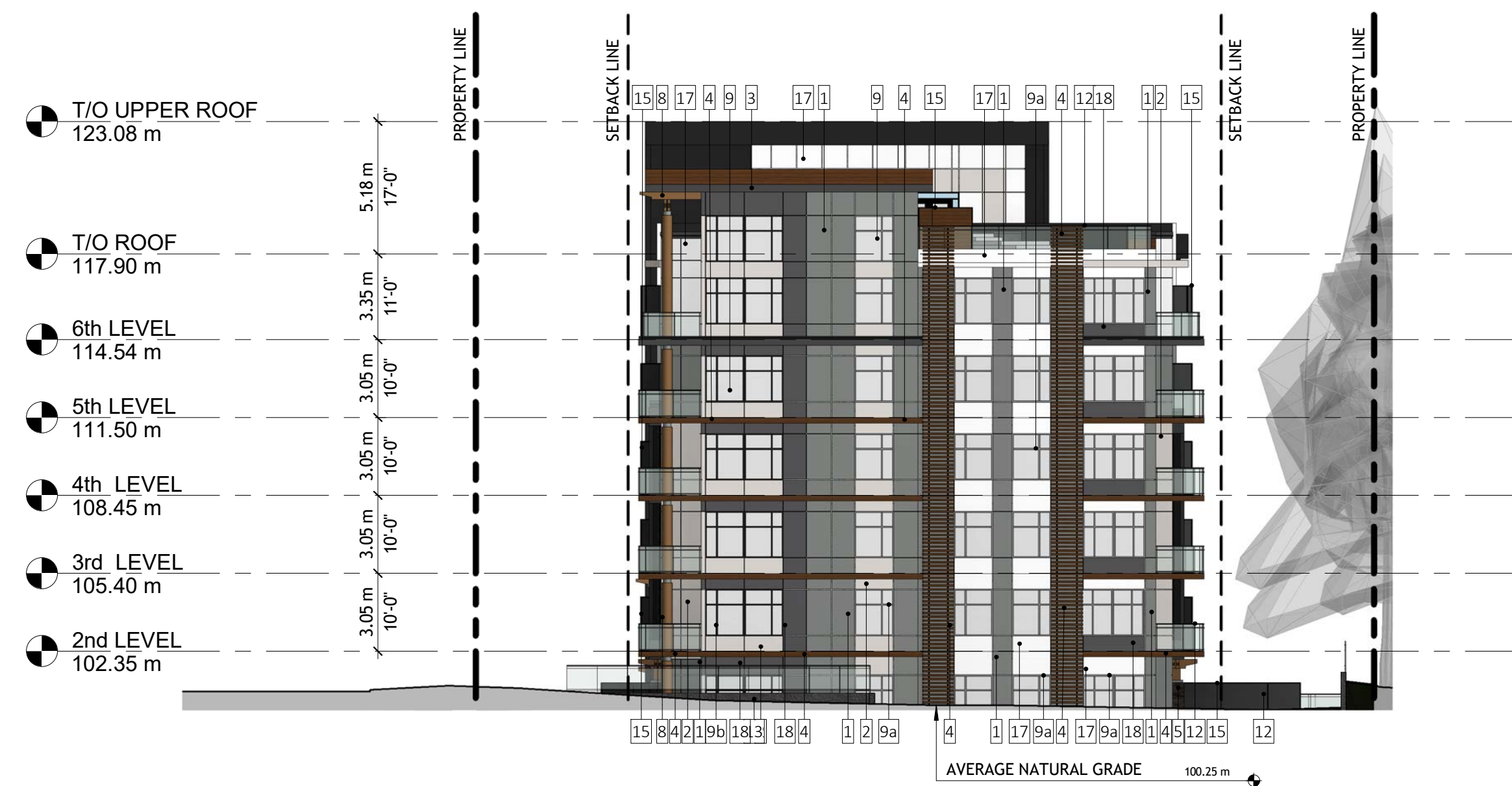
1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: PEARL GRAY (REVEAL COLOUR: VSM BONE WHITE)
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE: COLOUR: 'MIDNIGHT BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - 'LONGBOARD': COLOUR: DARK NATIONAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEDGESTONE'
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 ANNOIDIZED' (b) 'DARK GRAY'
10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOIDIZED'
11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOIDIZED'
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: 'HEARTHSTONE - BLACK RUNDLE'
17	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ARCTIC WHITE (REVEAL COLOUR: VSM POLAR WHITE)
18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ANCHOR BLACK (REVEAL COLOUR: VSM BLACK)



## east elevation (facing Vidal St.)

1/16" = 1'-0"



## north elevation (facing highrise)

1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: PEARL GRAY (REVEAL COLOUR: VSM BONE WHITE)
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE: COLOUR: 'MIDNIGHT BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - LONGBOARD: COLOUR: DARK NATIONAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEDGESTONE'
6	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: 'CLASSIC BLACK'
7	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: 'CHARCOAL'
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11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
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: 'HEARTHSTONE - BLACK RUNDLE'
17	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ARCTIC WHITE (REVEAL COLOUR: VSM POLAR WHITE)
18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ANCHOR BLACK (REVEAL COLOUR: VSM BLACK)



## west elevation (facing townhouses)

1/16" = 1'-0"



**VIDAL STREET DEVELOPMENT**

VIDAL STREET, WHITE ROCK, B.C.

**BUILDING ELEVATIONS**

SCALE: As indicated

**RE-ISSUED FOR DEVELOPMENT PERMIT**

23-05-15 REVISION #:

PROJECT NUMBER: 17-110



**SD4.02**





**east perspective elevation**



**west perspective elevation**



**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

**PERSPECTIVE ELEVATIONS**  
SCALE: N.T.S.

**RE-ISSUED FOR DEVELOPMENT PERMIT**  
23-02-07 REVISION #:  
PROJECT NUMBER: 17-170



**SD4.03**



**south perspective elevation**



**north perspective elevation**



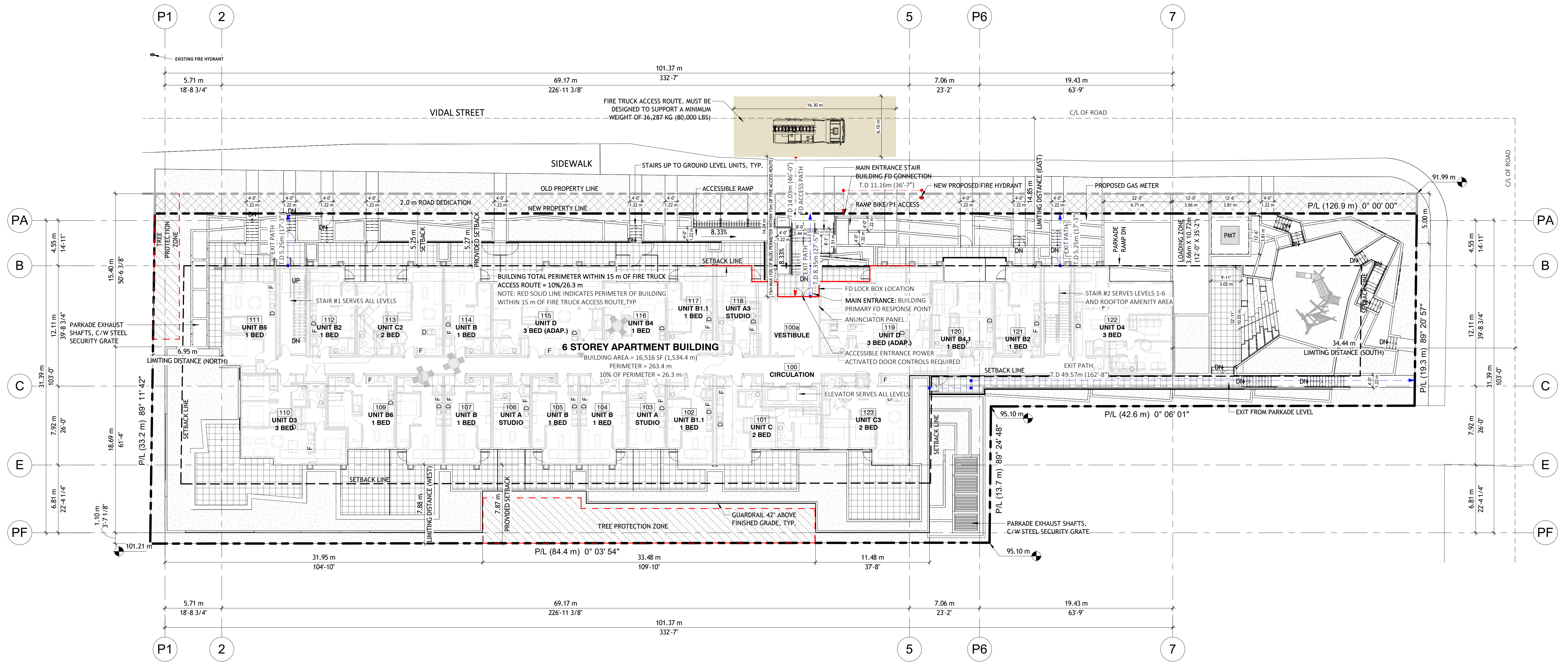
**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

**PERSPECTIVE ELEVATIONS**  
SCALE: N.T.S.

**RE-ISSUED FOR DEVELOPMENT PERMIT**  
23-02-07 REVISION #:  
PROJECT NUMBER: 17-170



**SD4.04**



**VIDAL STREET DEVELOPMENT**  
VIDAL STREET, WHITE ROCK, B.C.

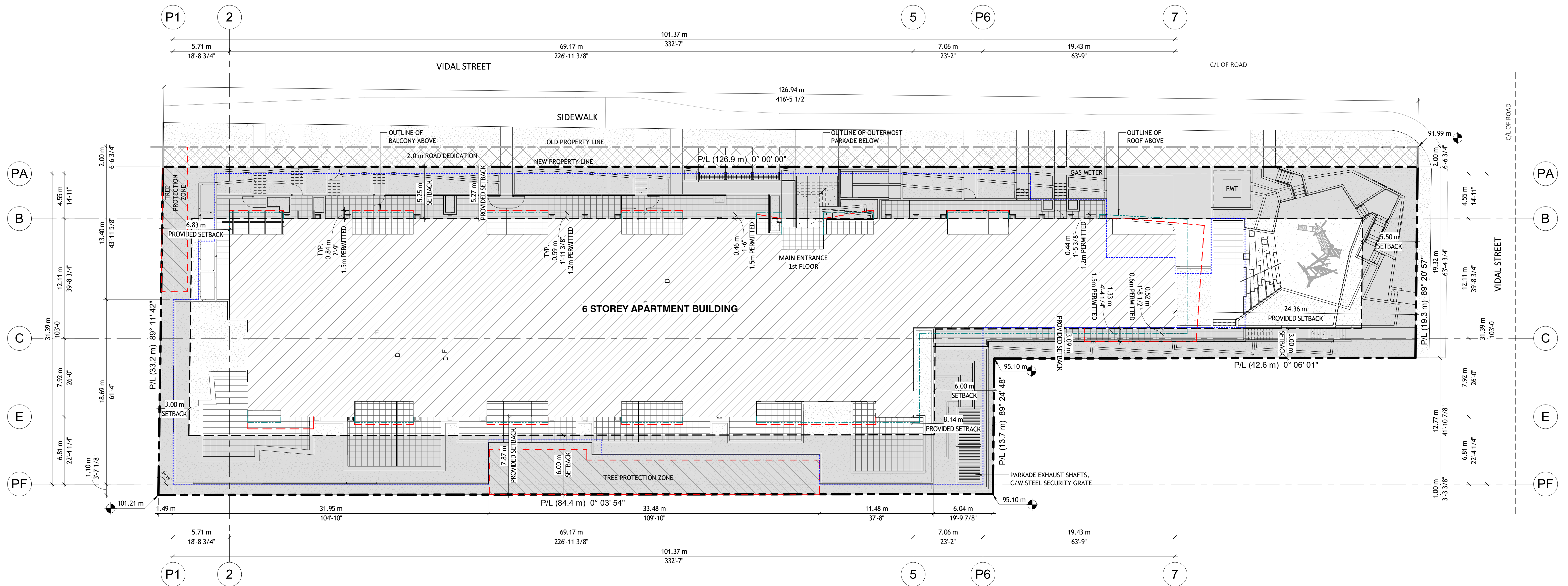
**SITE CODE PLAN**  
SCALE:  $\frac{1}{115}$  = 1'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**  
23-05-15 REVISION #:  
PROJECT NUMBER: 17-110



**SD7.01**



**VIDAL STREET DEVELOPMENT**  
 VIDAL STREET, WHITE ROCK, B.C.

**SITE LAYOUT PLAN**  
 SCALE: 1/115' = 1'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**  
 23-05-15 REVISION #:  
 PROJECT NUMBER: 17-170



**SD7.02**