

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.

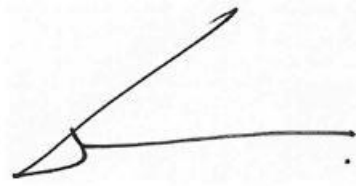
Respectfully submitted,



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 horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

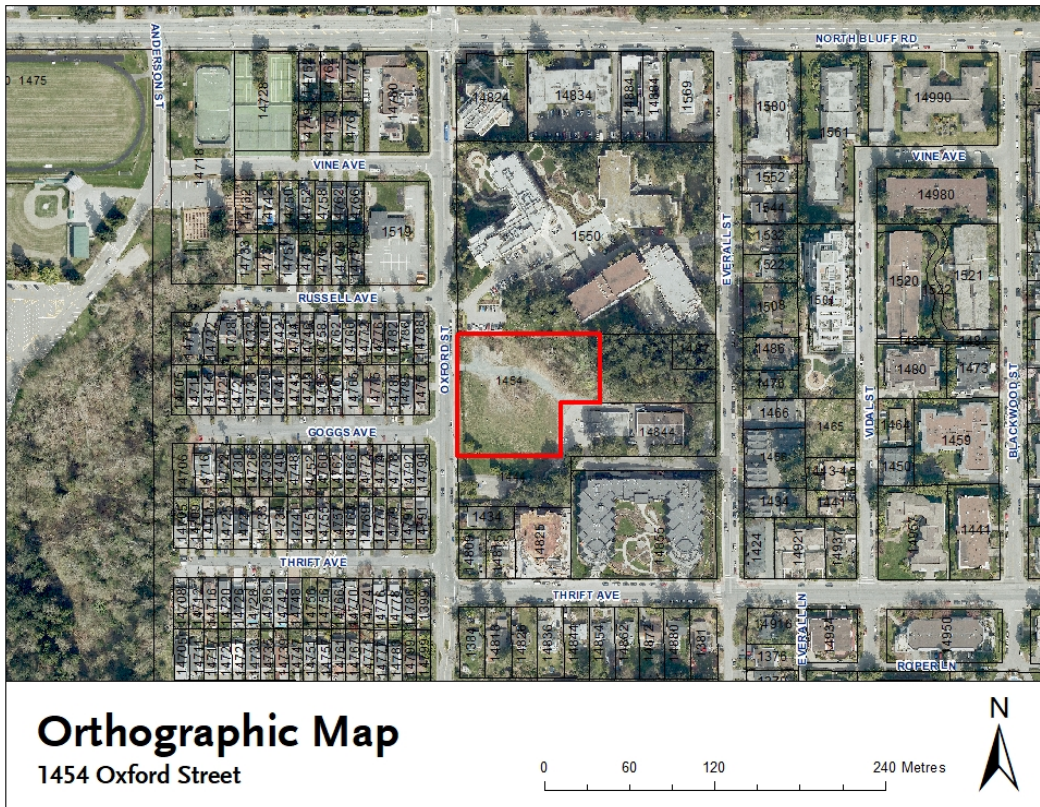
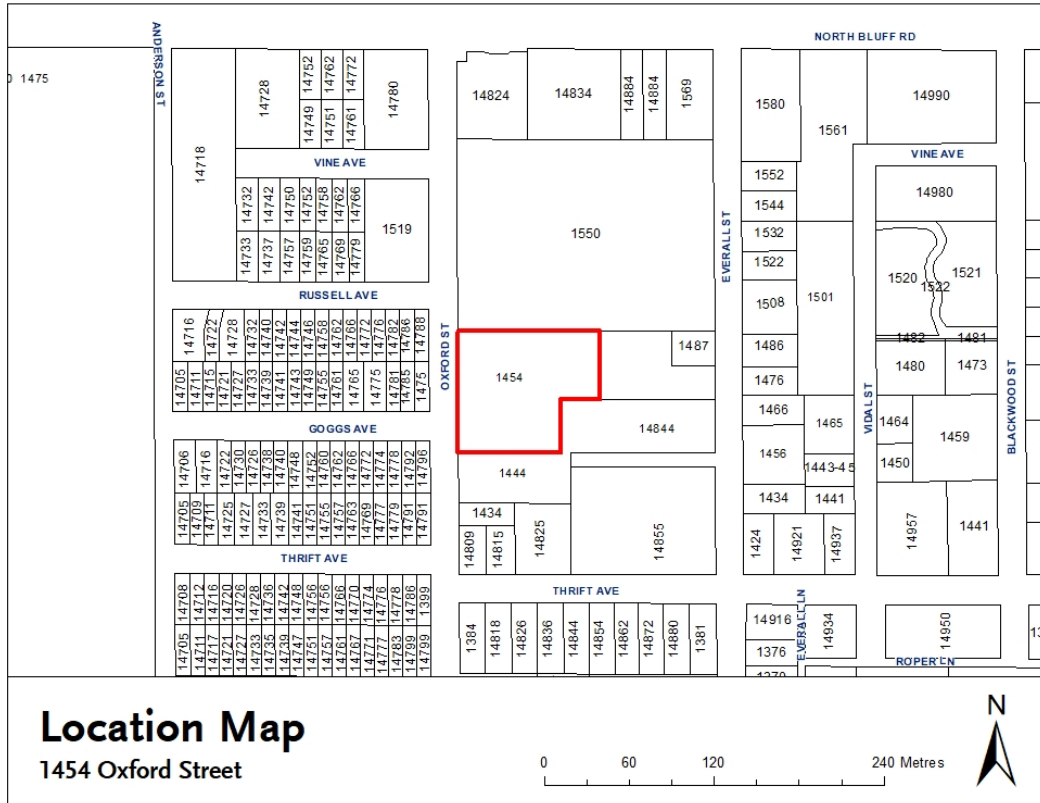
Appendix A: Location and Orthophoto Maps

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

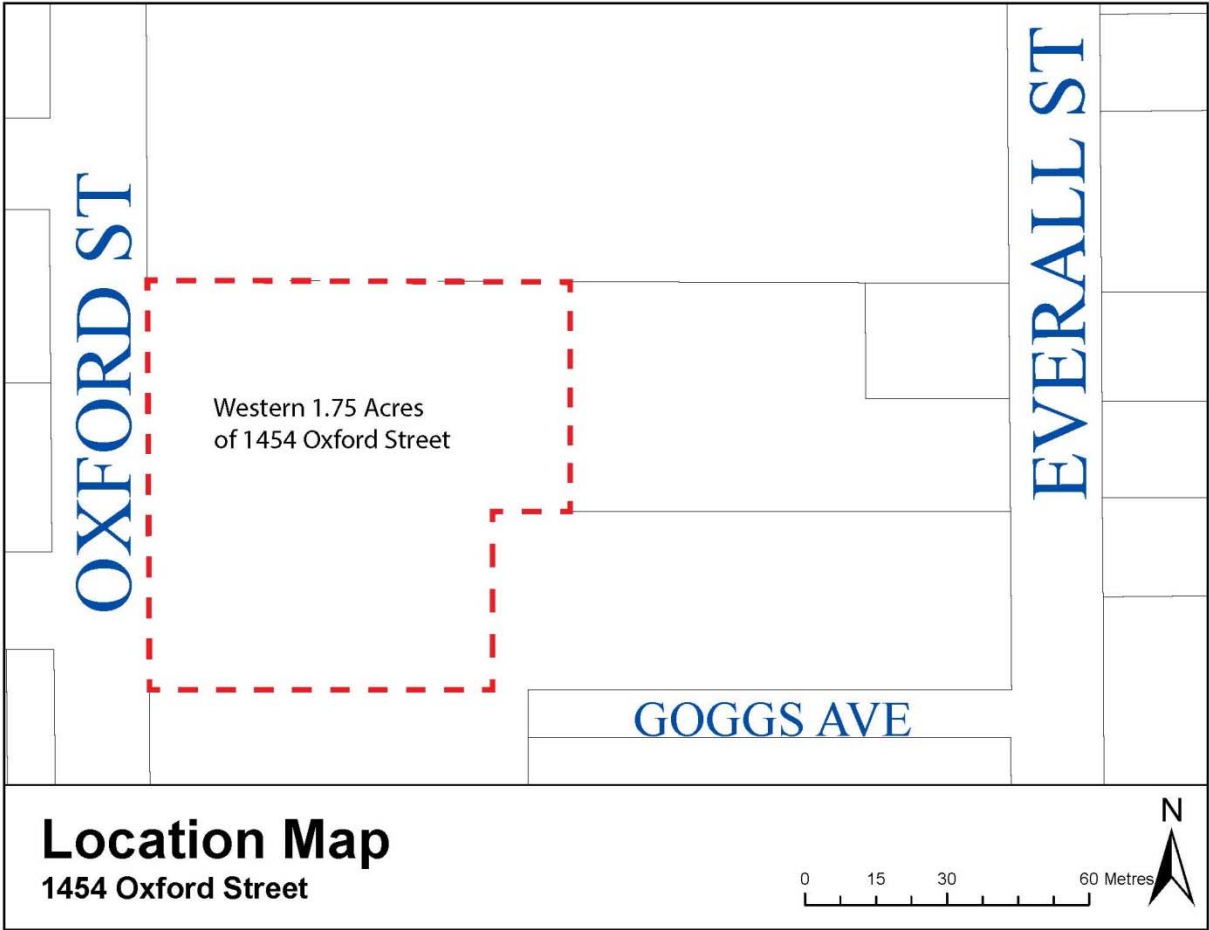


MAYOR



CITY CLERK

SCHEDULE “1”



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.

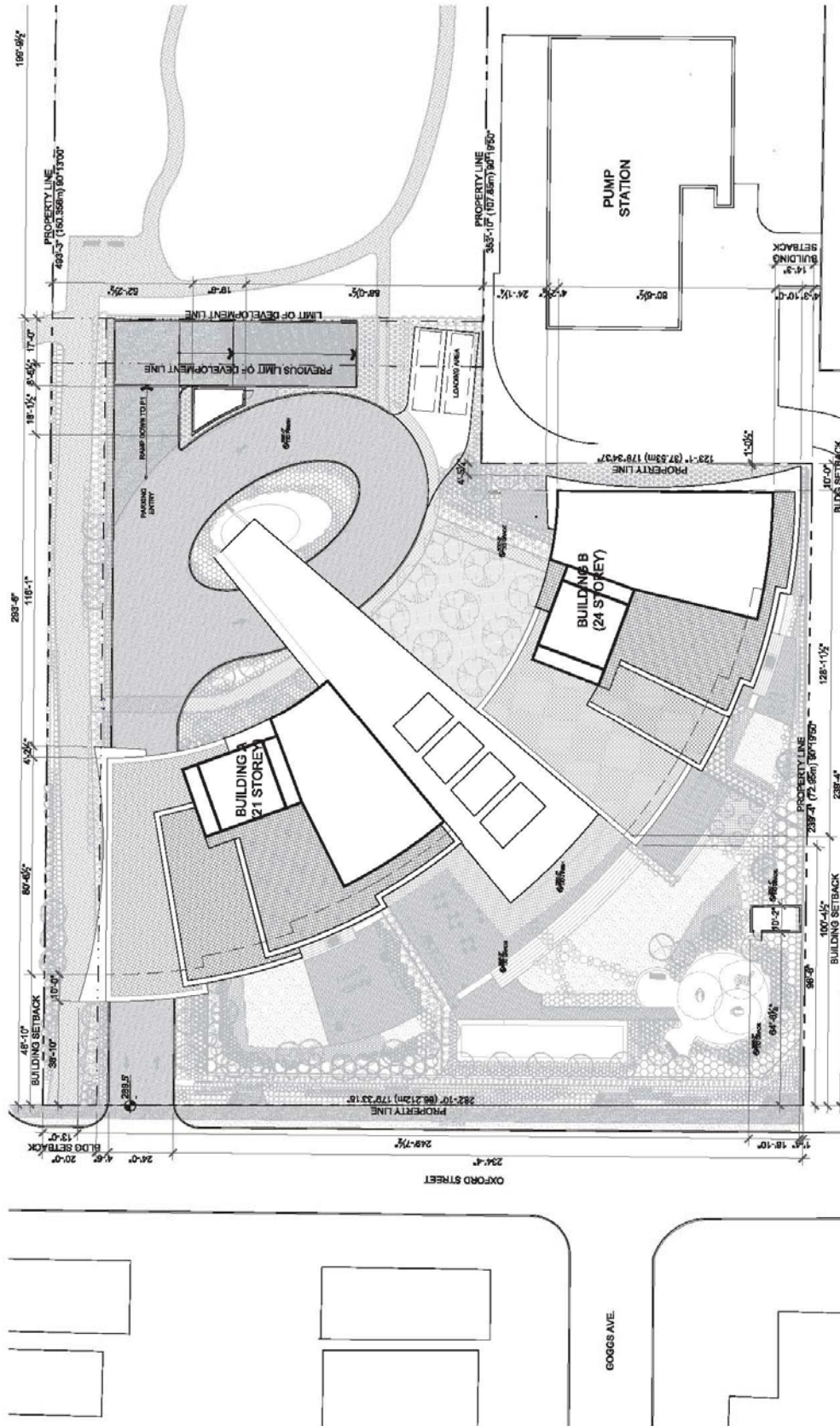
1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*
2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 36%
3. Density:
 - (a) Maximum *gross 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

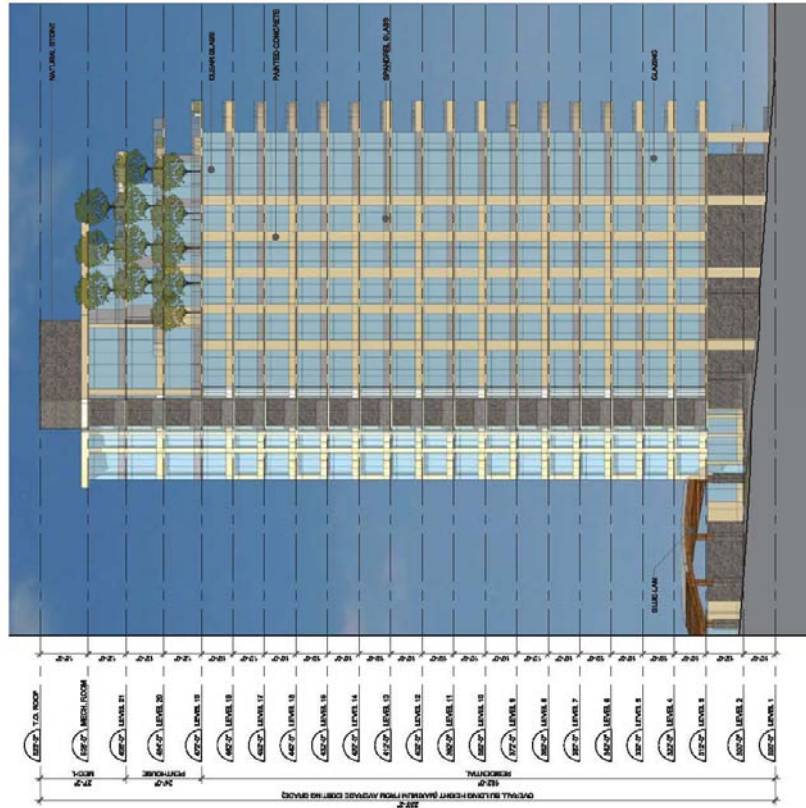
8. Bicycle Parking:
 - (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
 - (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16
9. General:
 - (a) Development 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



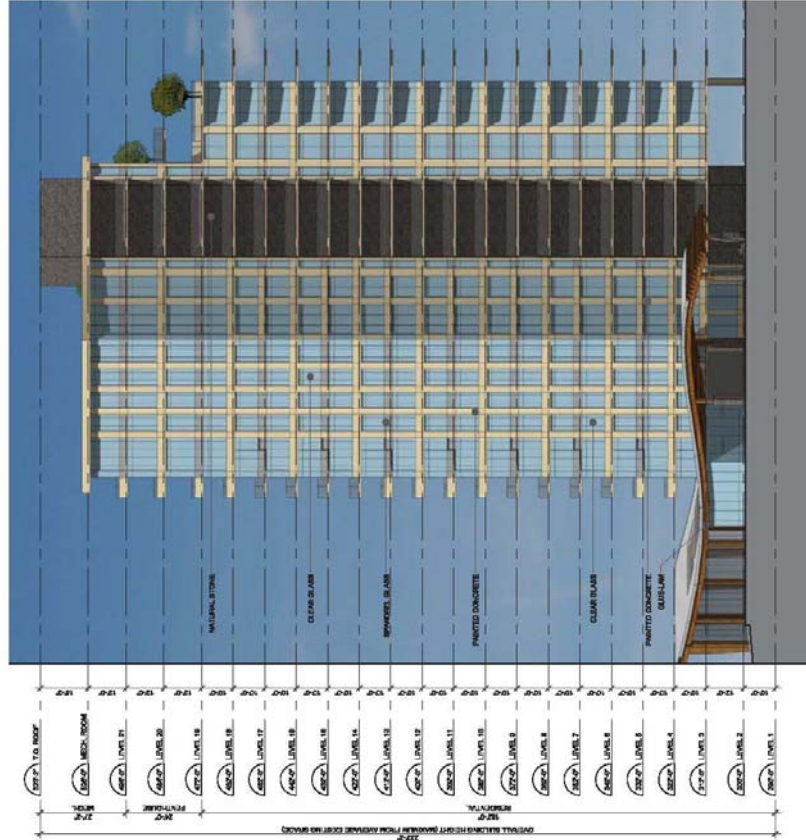
Rezoning Re-submission
October 27, 2015

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

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



NORTH ELEVATION



EAST ELEVATION



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

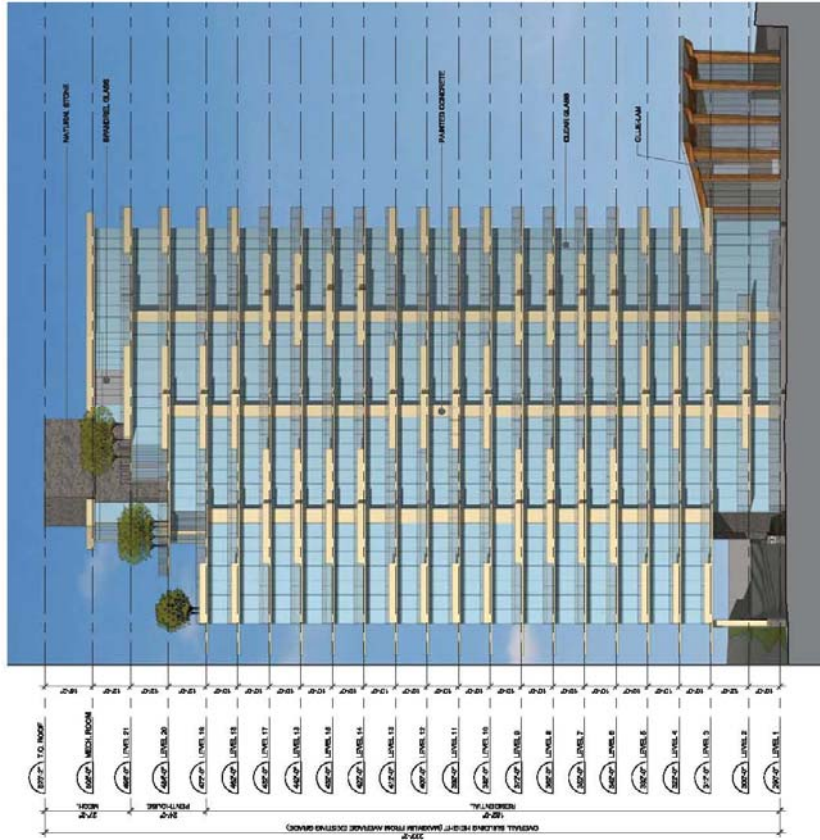
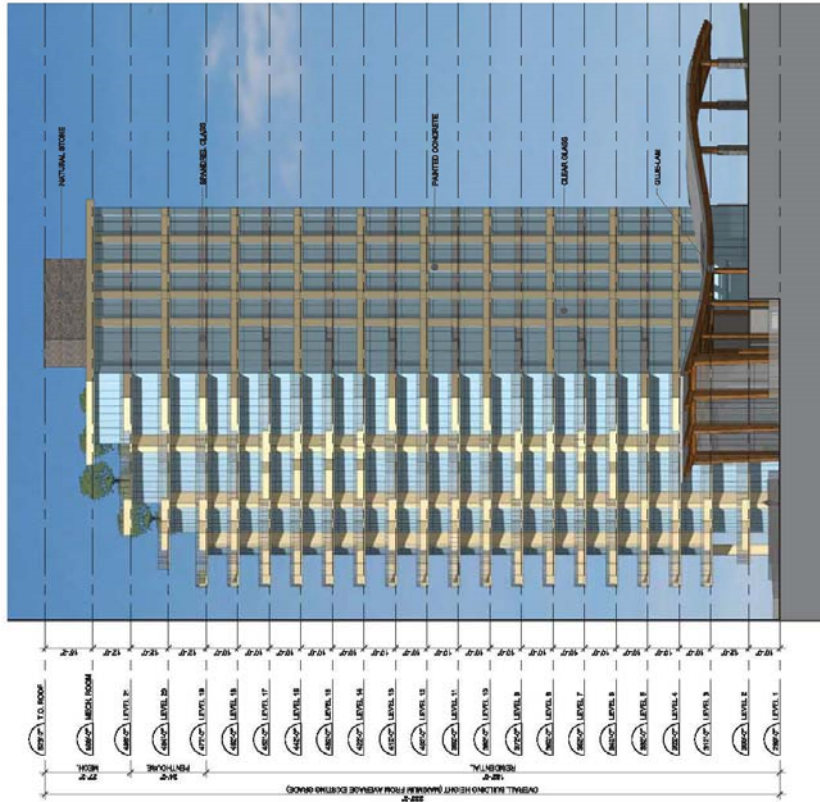
NORTH & EAST ELEV. - TOWER A

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

Rezoning Re-submission

October 27, 2015

elegant | A3.00
DEVELOPMENT INC.



SOUTH ELEVATION

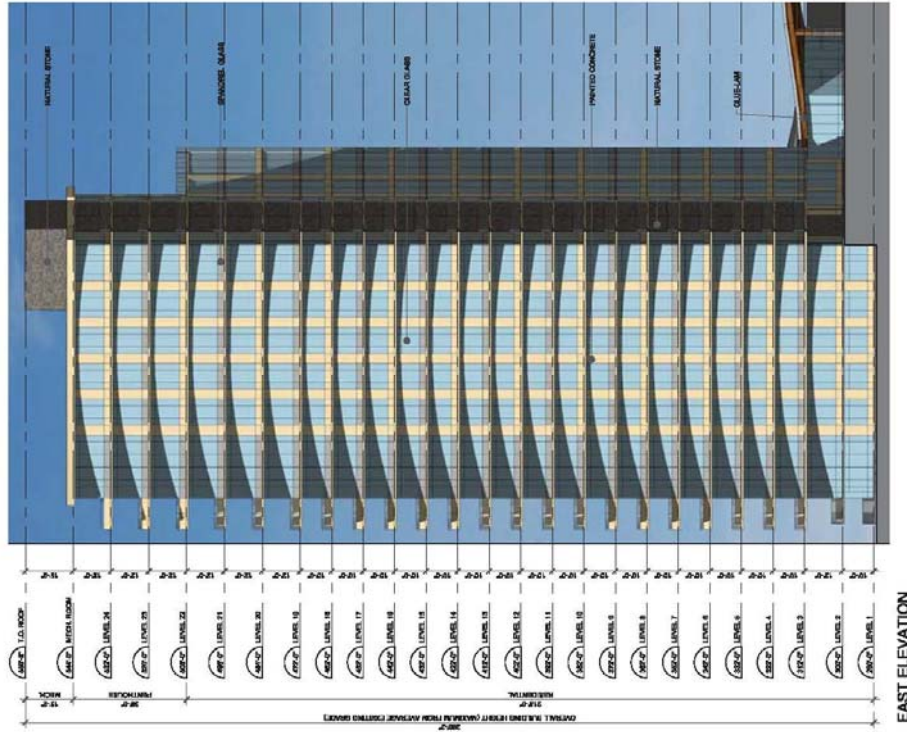
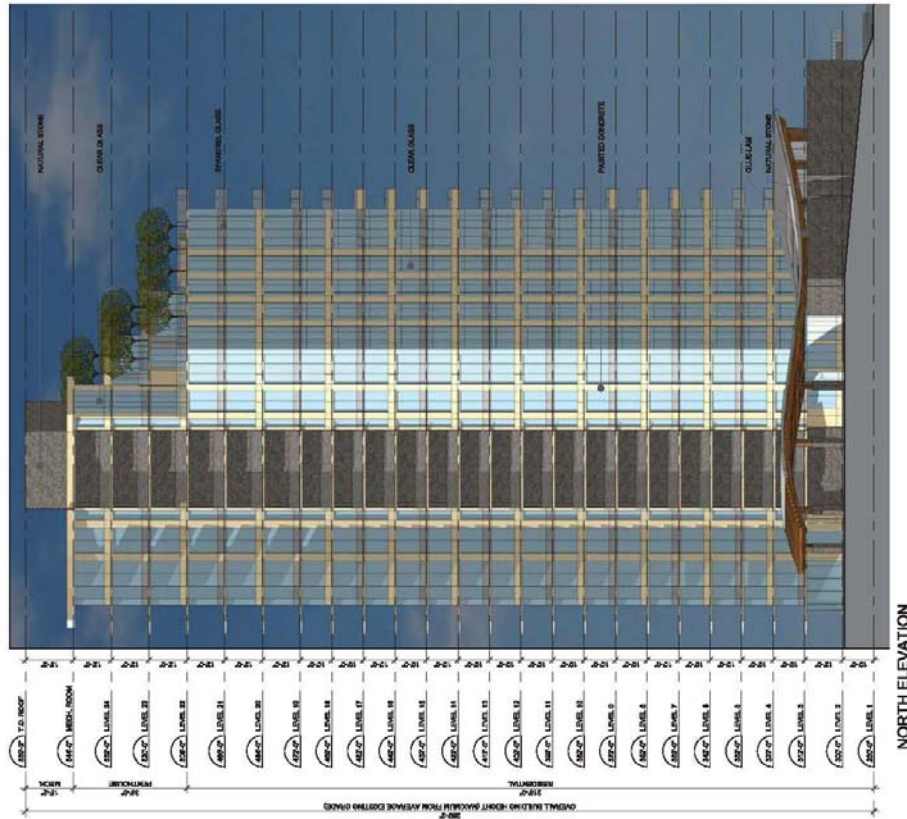
WEST ELEVATION

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

SOUTH & WEST ELEV. - TOWER A
Scale: 1/8" = 1'-0"

Rezoning Re-submission
October 27, 2015

elegant | A3.01
MANAGEMENT INC.



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

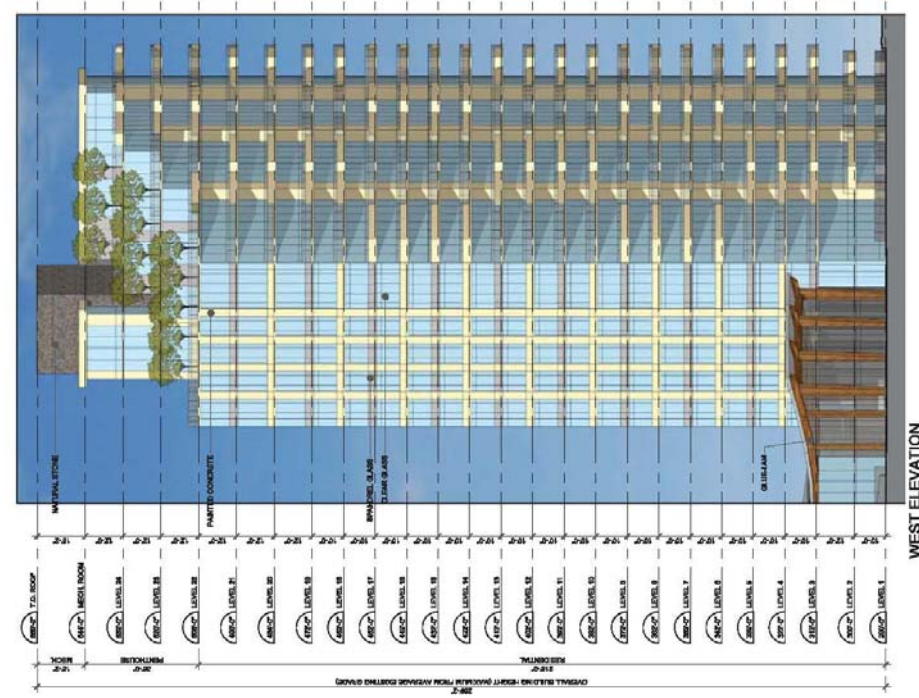
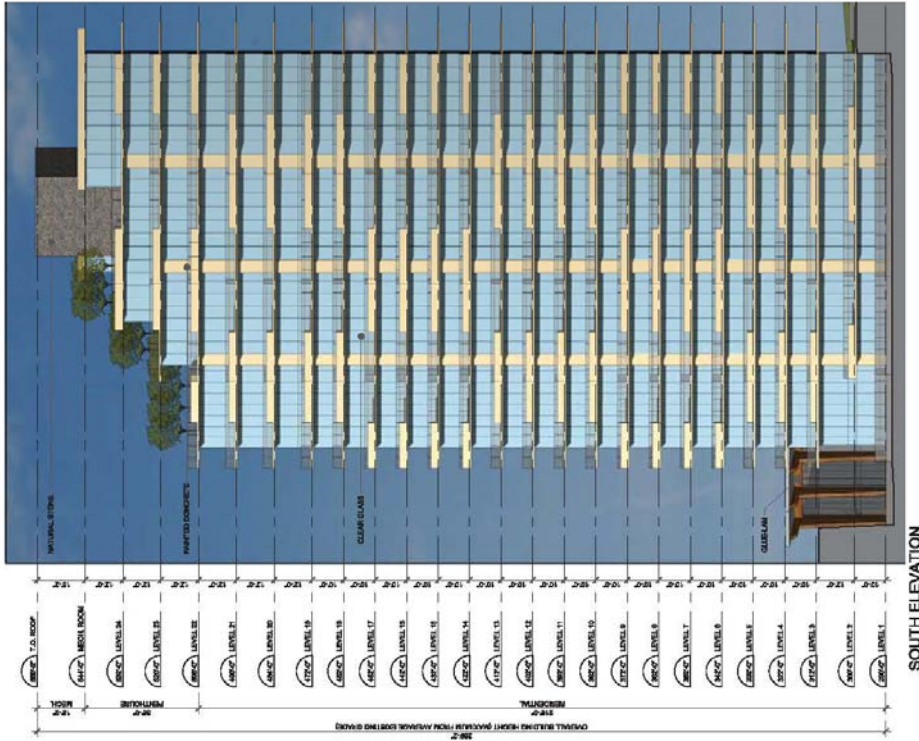
NORTH & EAST ELEV. - TOWER B

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
Rezoning Re-submission
October 27, 2015

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

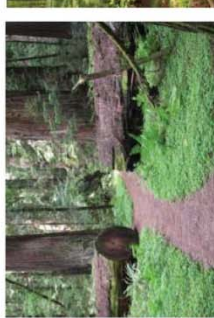
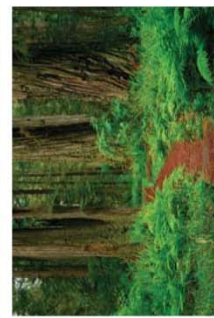
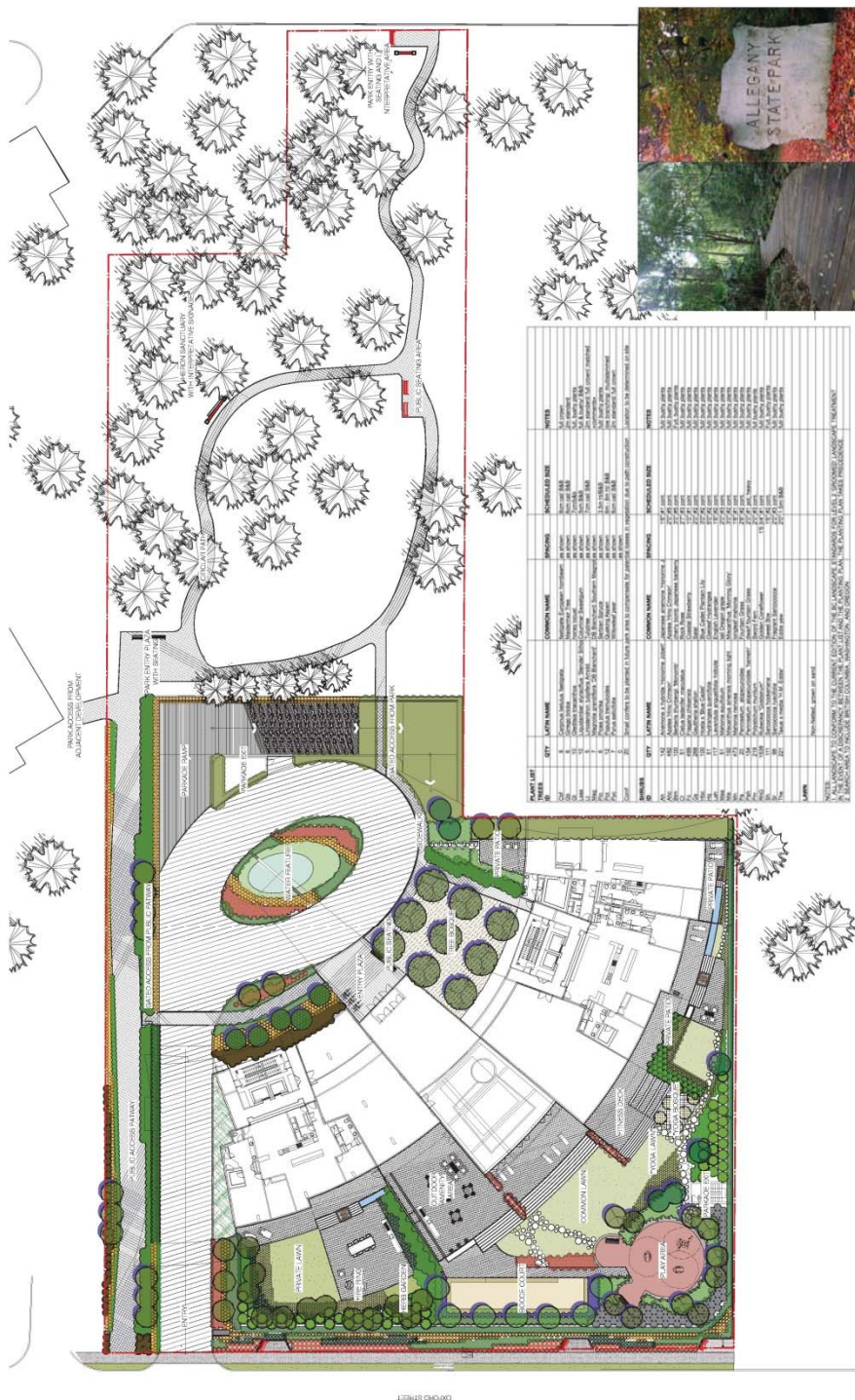
elegant
MANAGEMENT INC.

A3.03

Source	Date	Issue Addressed
A	02/01/14	Issued for status information
B	05/16/14	Issued for financing
C	02/10/15	Issued for Addendum Design Payment
D	10/27/15	Pls. Issued for Addendum Design Payment
E	10/27/15	Re-issued for CDP Amendment and CDP Financing



Project
OXFORD STREET
RESIDENTIAL
1500 OXFORD STREET
White Rock, BC

OXFORD STREET
CONTEXT PLAN[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__.

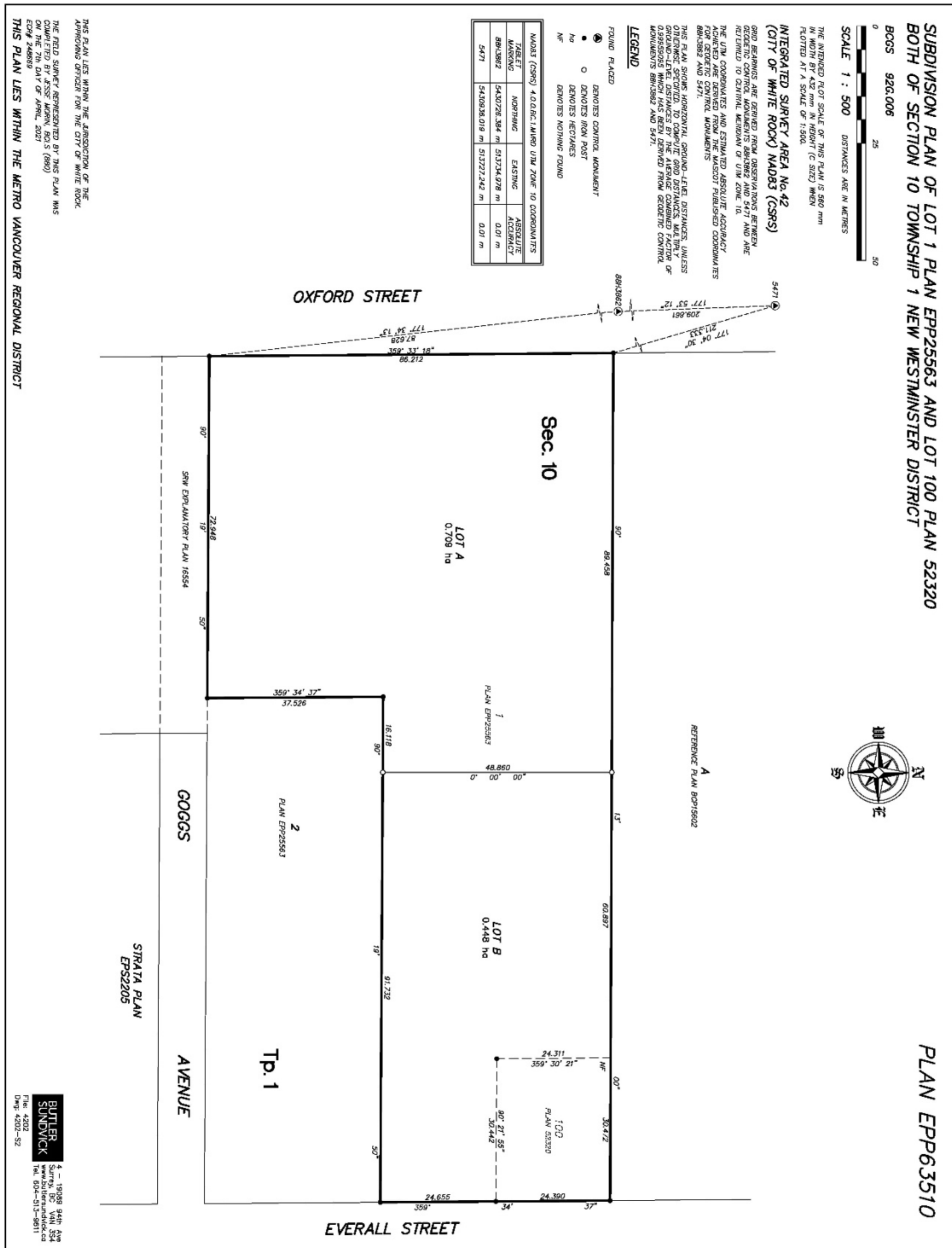
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

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

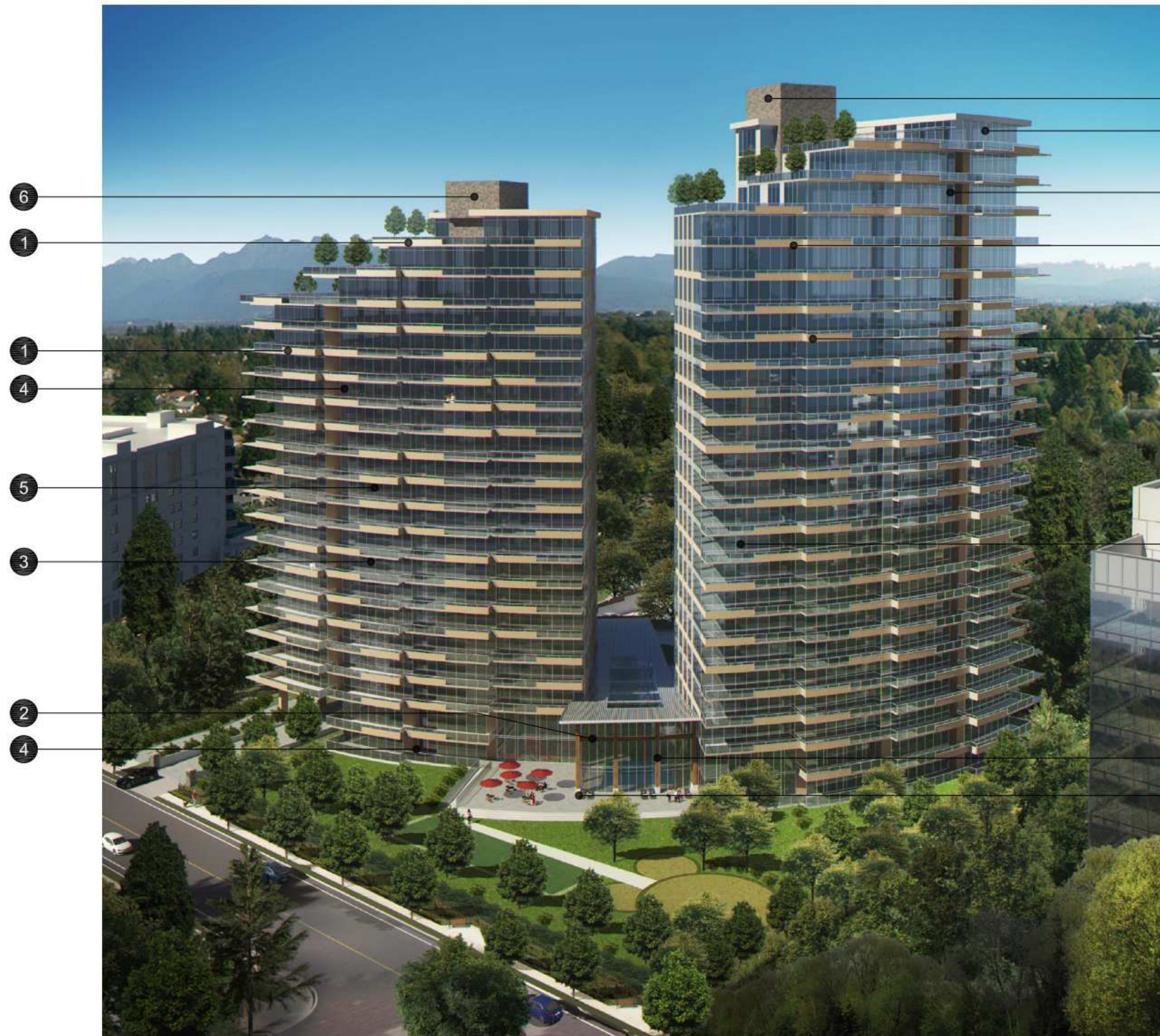
[attached separately]

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

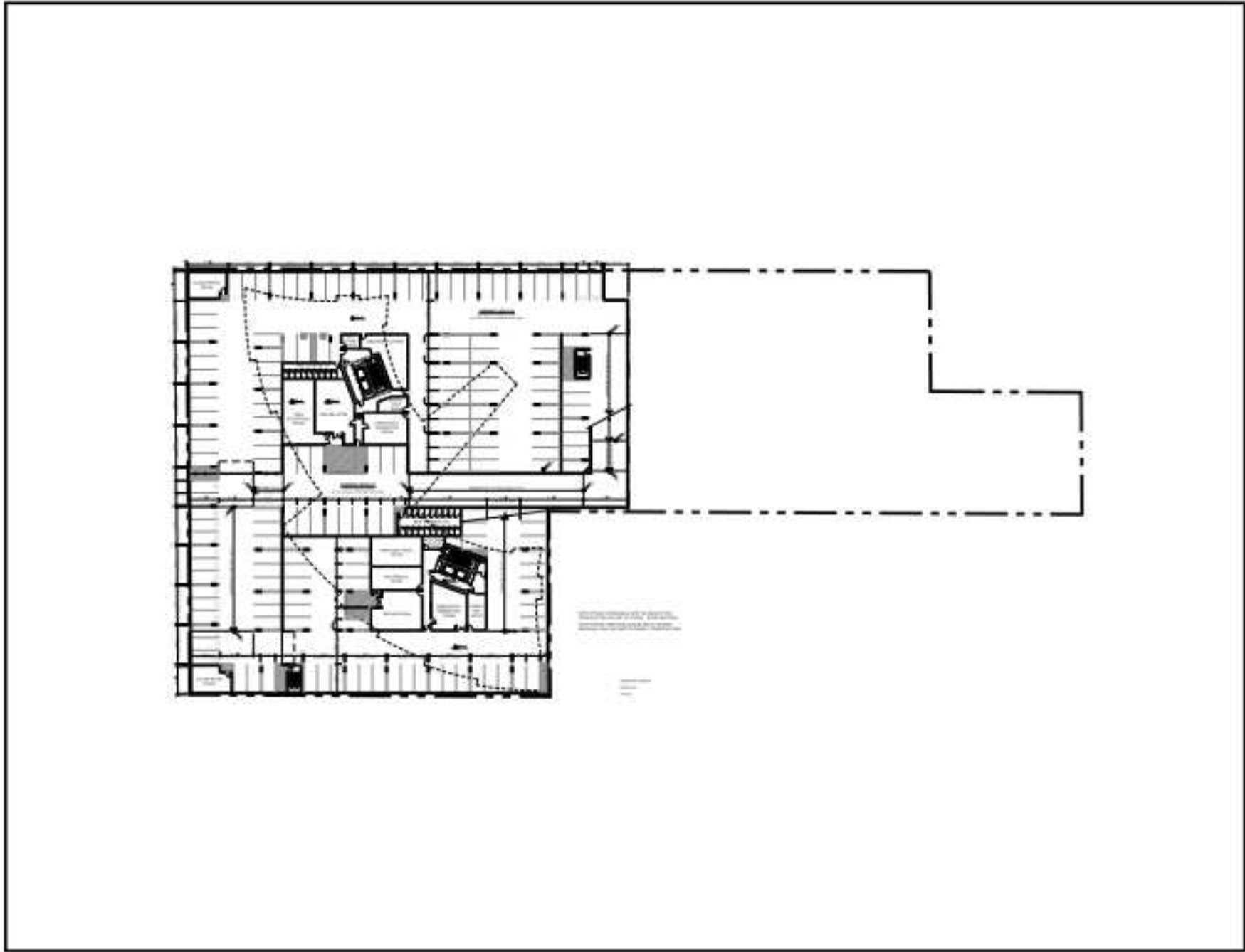


2 GLUE-LAMINATED WOOD



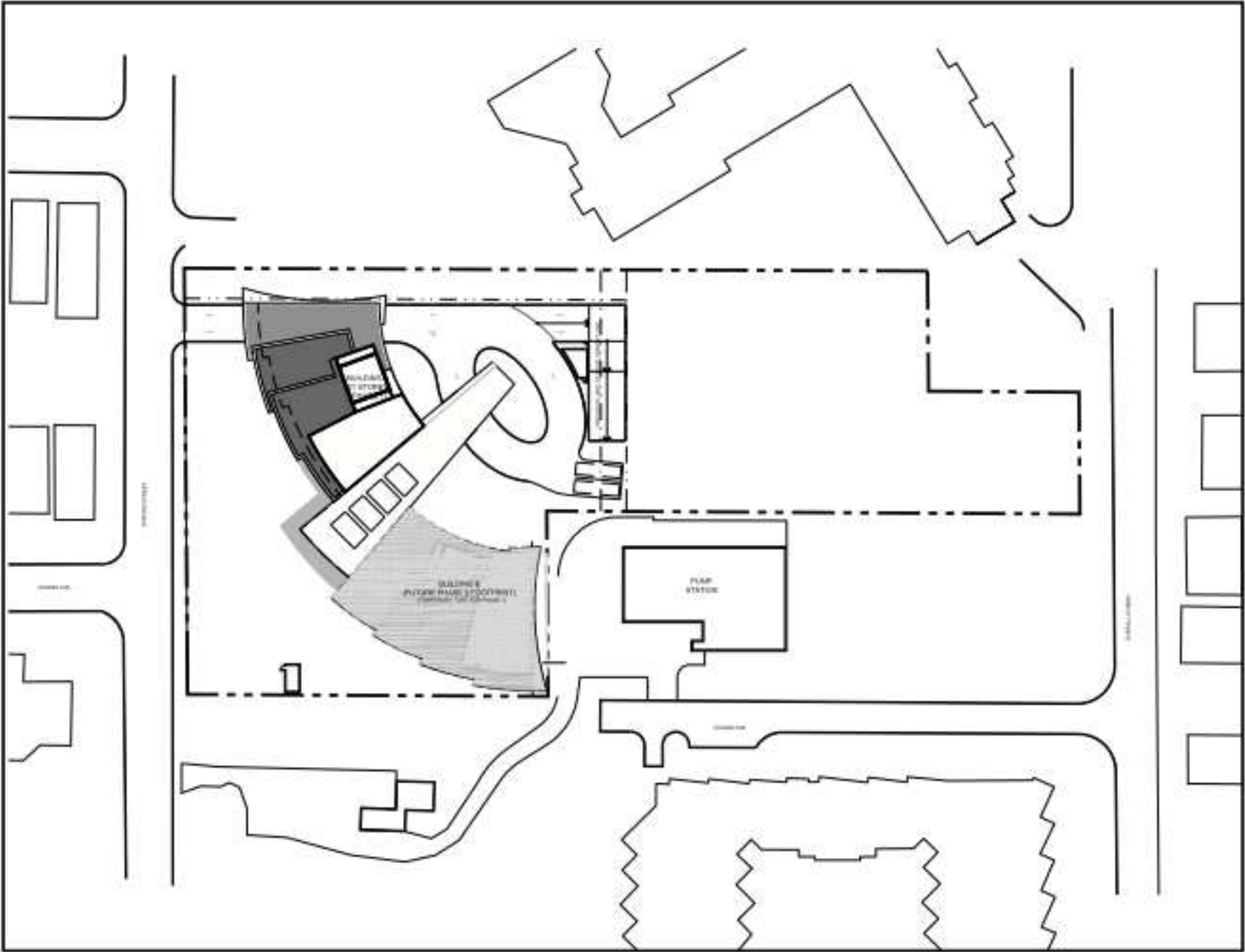
6 GREY STONE VENEER

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.



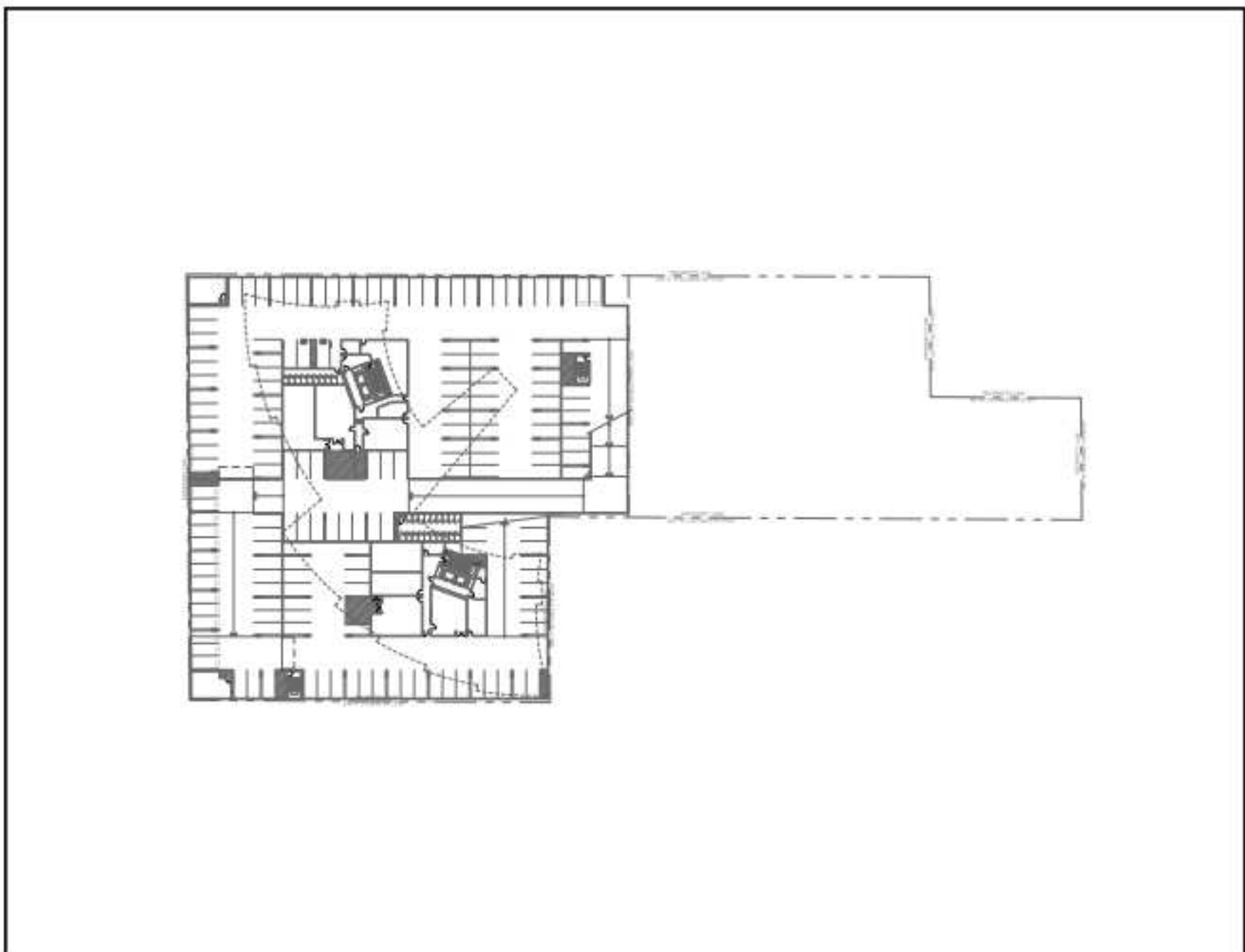
PHASE 1: ABOVE GRADE

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.



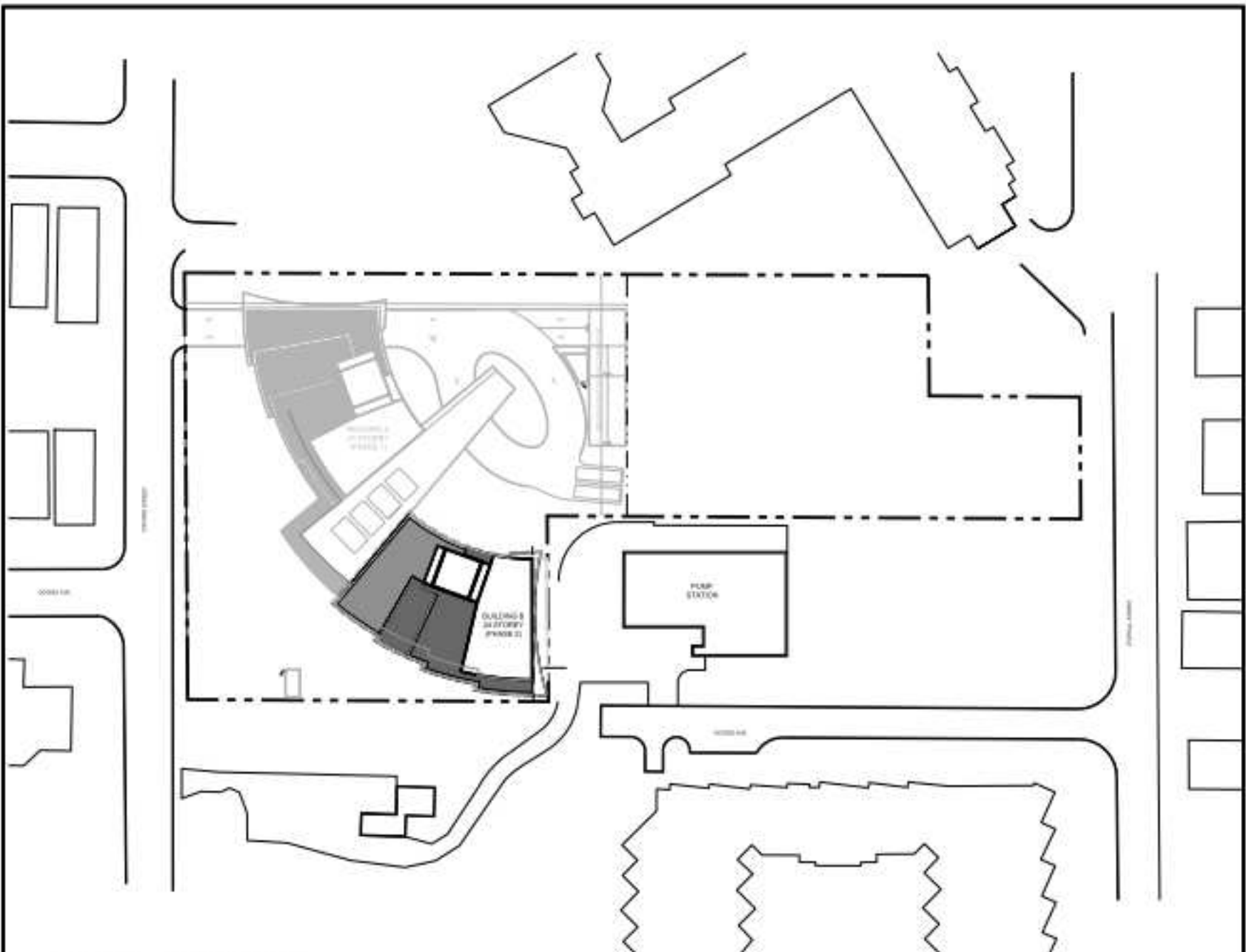
FUTURE PHASE 2 - BUILDING B

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



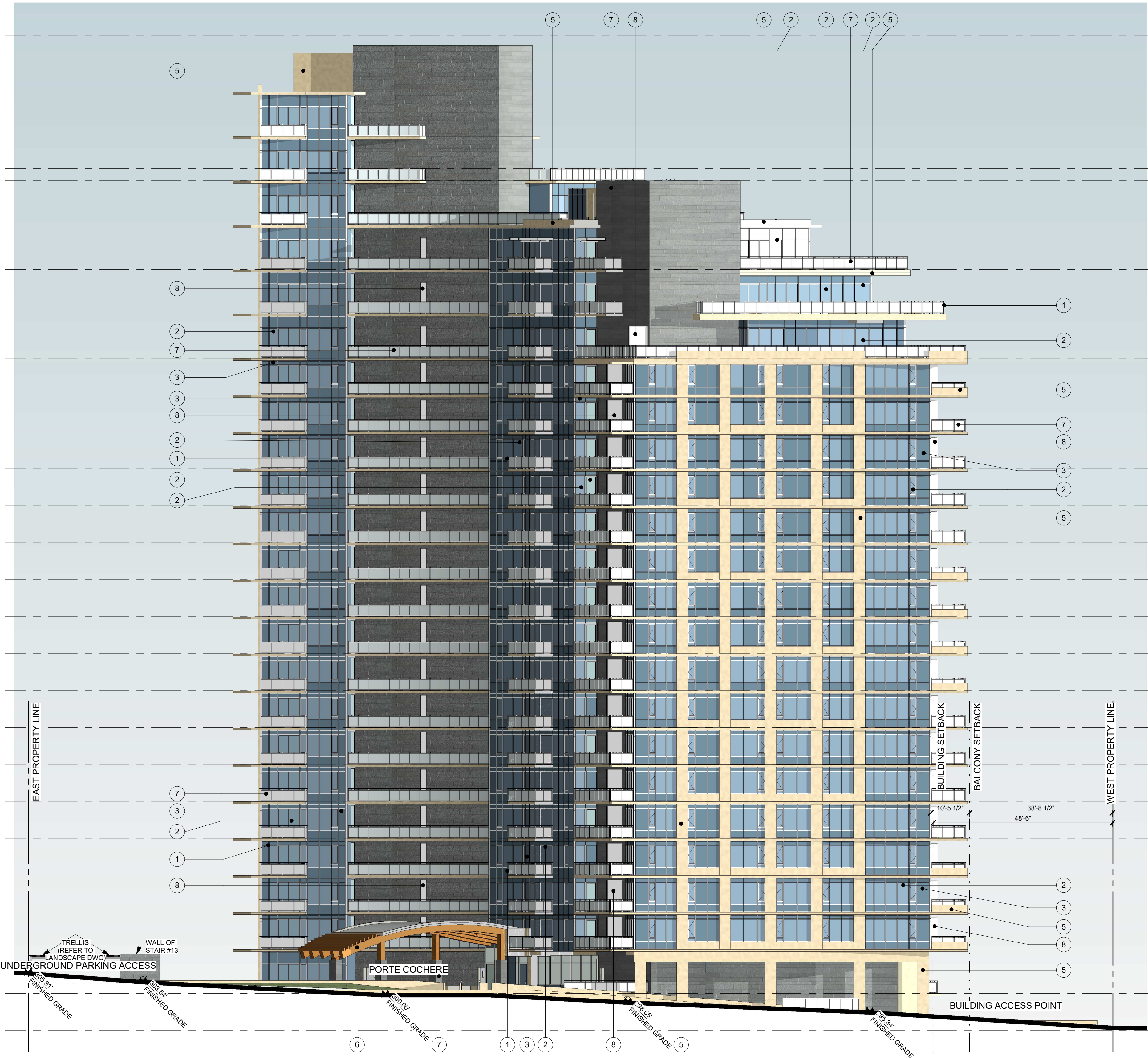
PHASE 2: ABOVE GRADE

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.

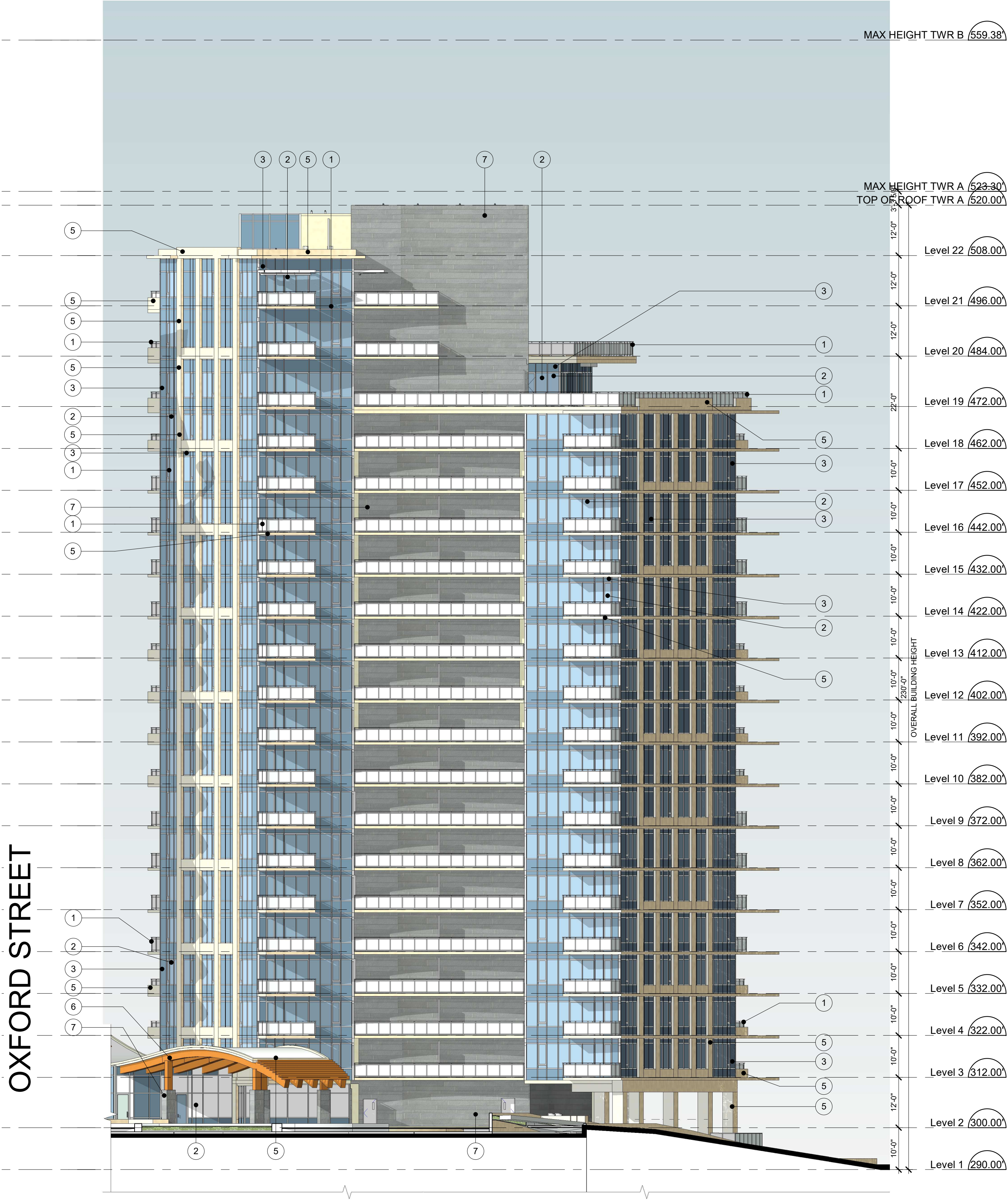


BUILDING A

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

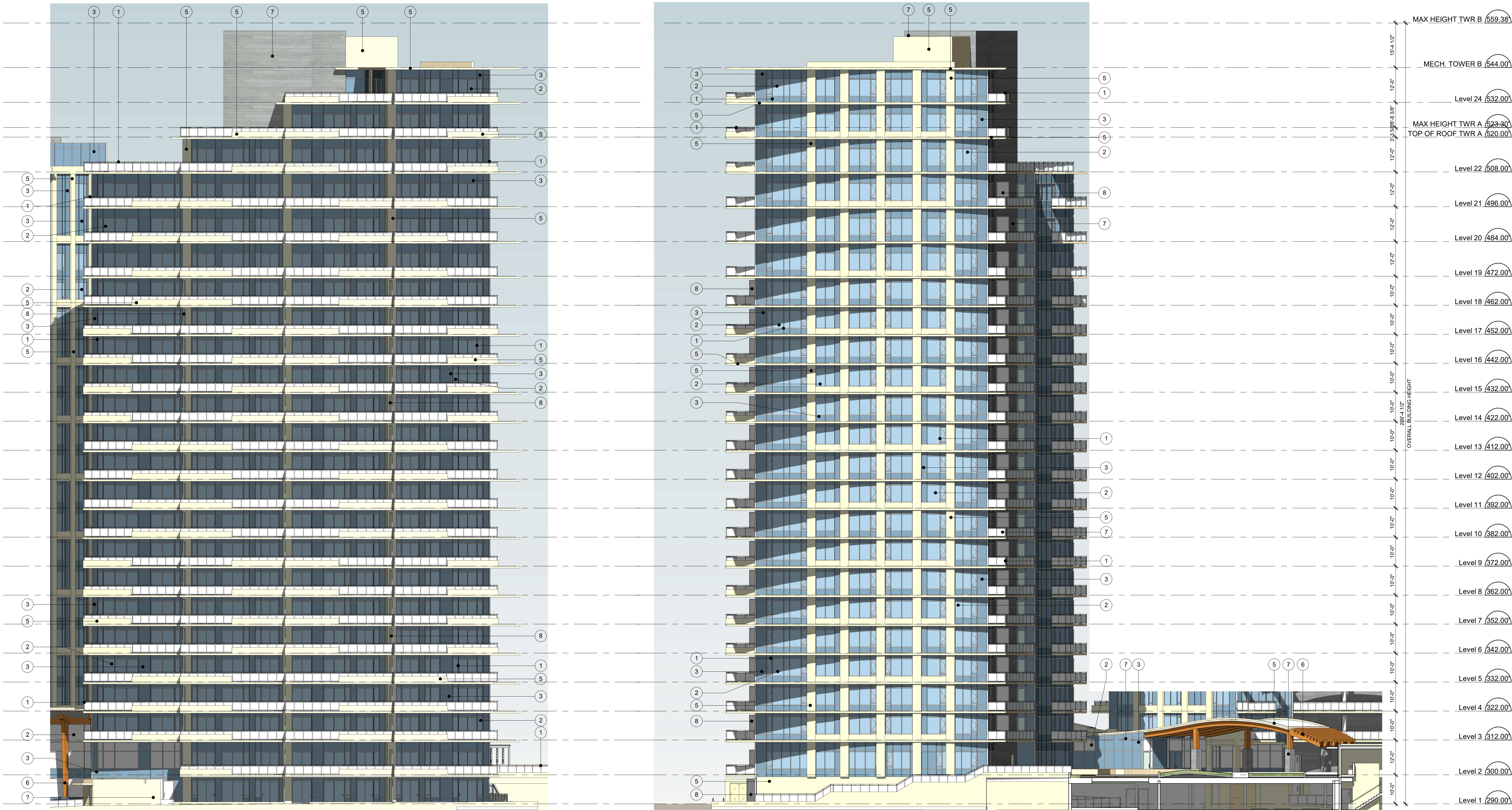


1 Tower B NE Elevation (DP)
1/16" = 1'-0"



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)
A502 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

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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.

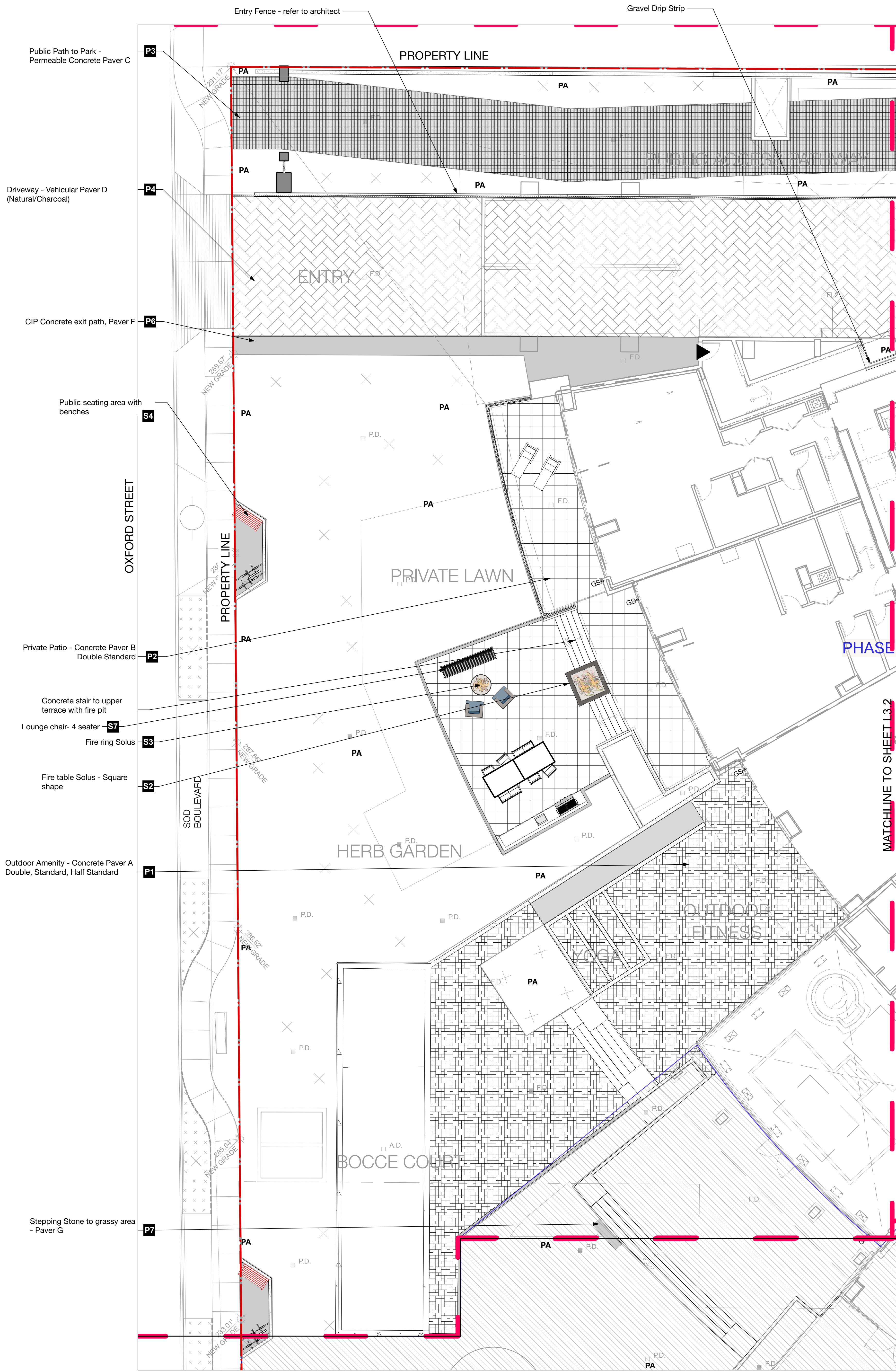
Date
2015-09-14

L0.2
of

36

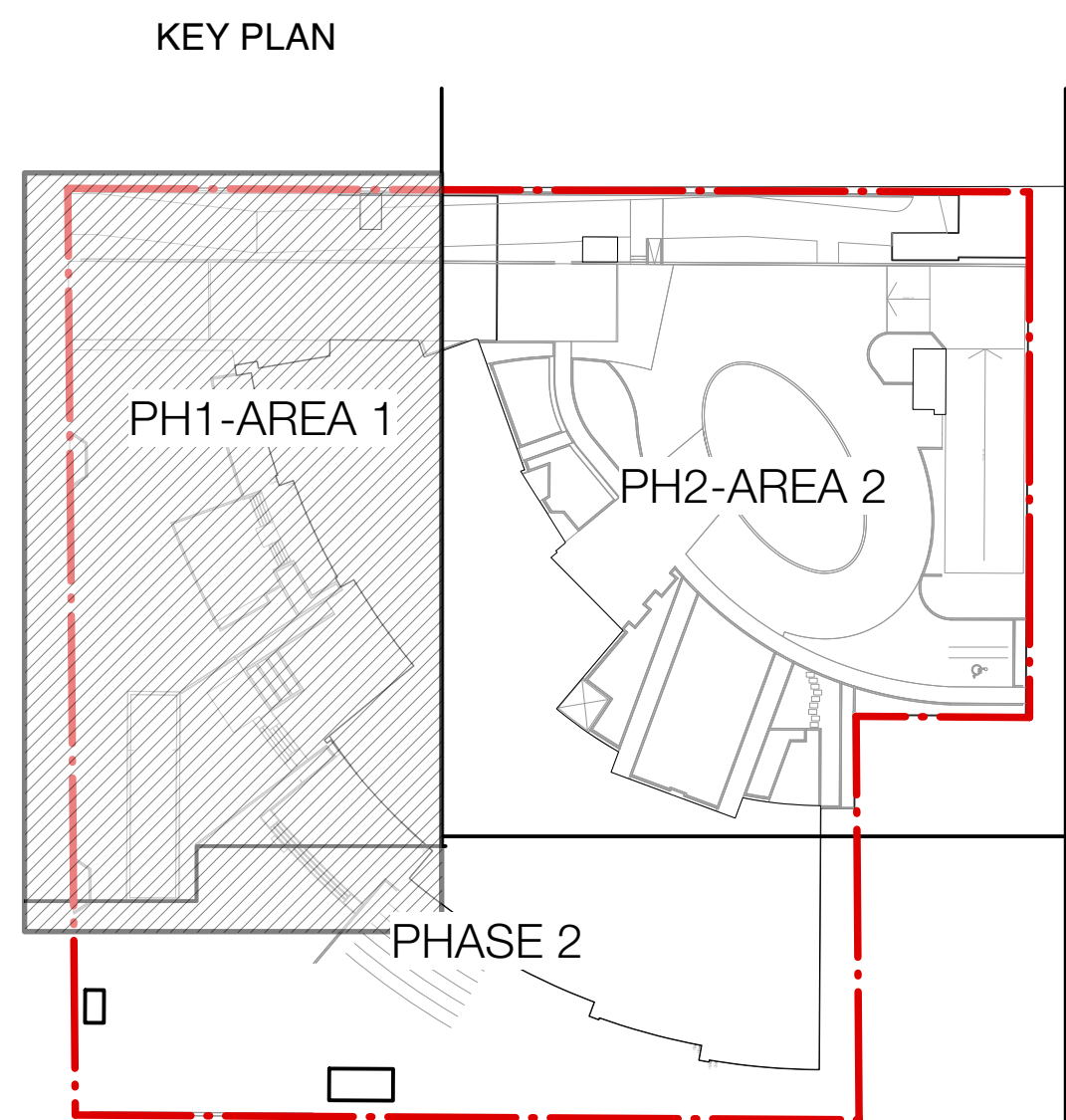
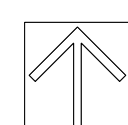
Plot Date:

21 6-9
21752 Oxford St Residential_BP-view



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

0 20 30 40 50 FT



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 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 Middle Finish - Core-Ten Powder Coat/pe
- Chaise Lounge**, Equipment EP 1974 Ipe/Colour co-ord with ID
- Lounge Sofa**, Hauer Lufi Sofa CHS6203 WT Colour Co-ord with ID
- Club chair**, Hauer Lufi 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**, HAWES
- 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	7/21/15	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

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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: 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

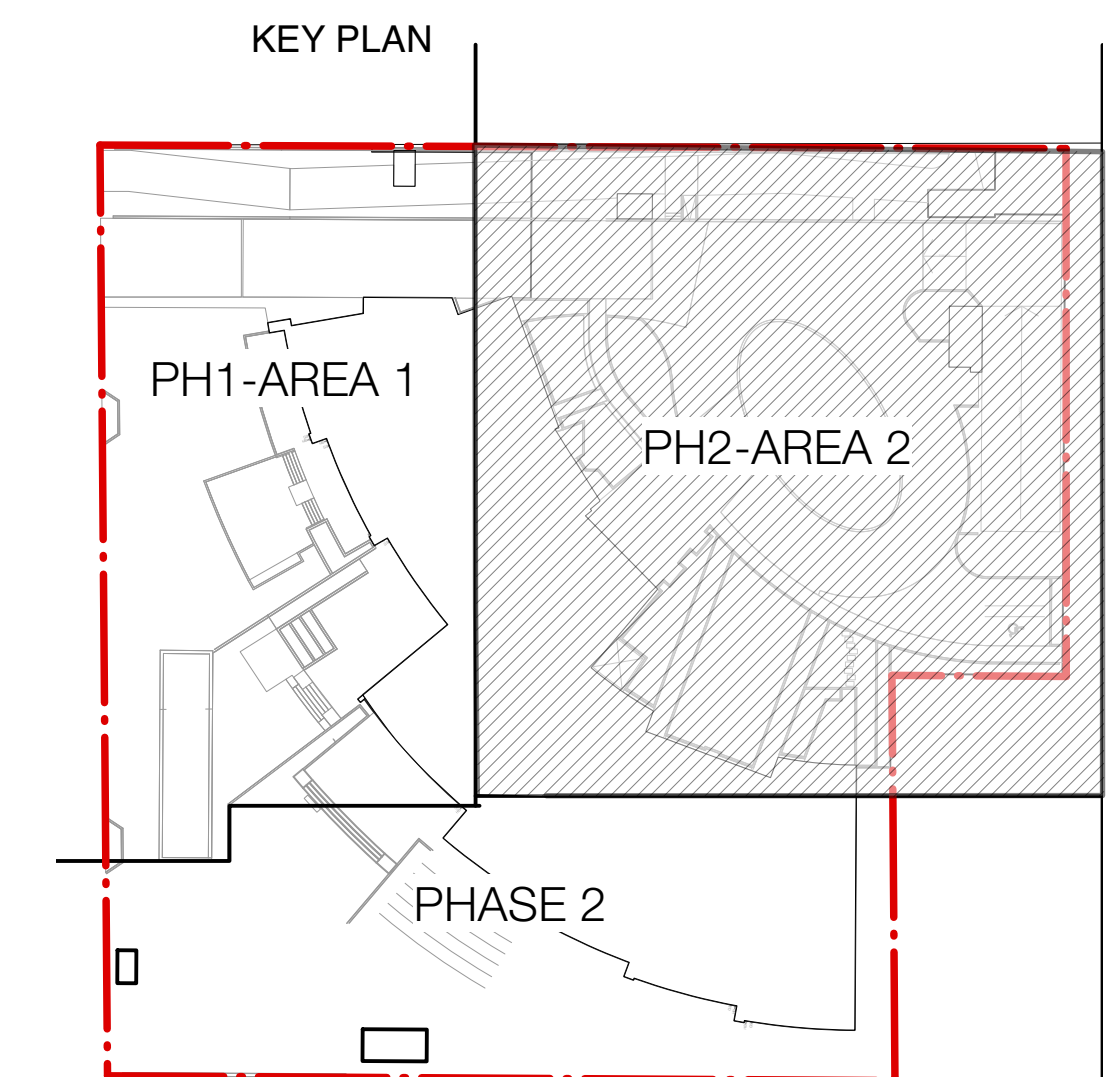
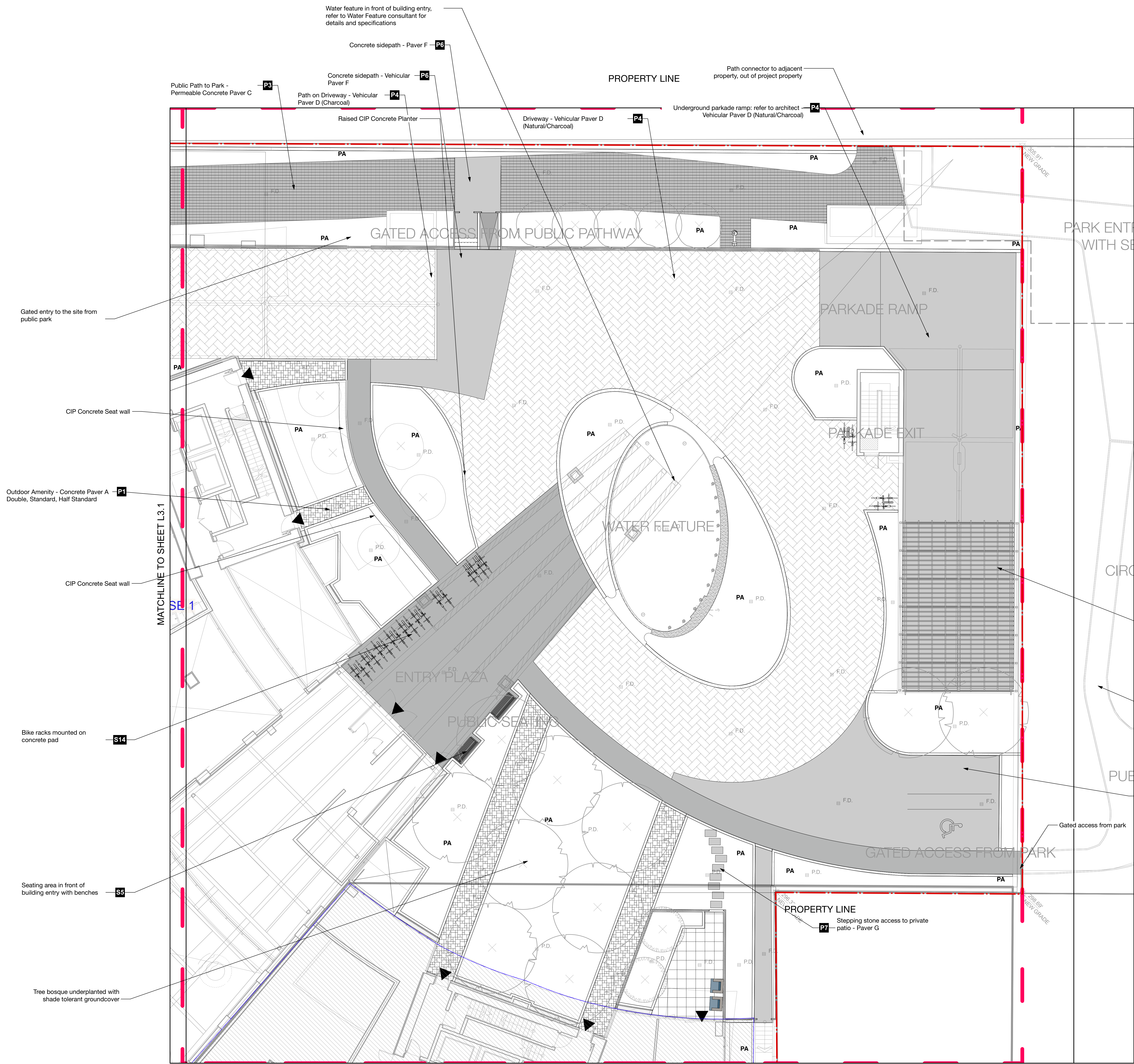
L3.1

of

36

Plot Date:

216-9
21752 Oxford St Residential_BP.mxd



LEGEND:

	P1 2 Concrete Paver A, Model: Pacific Stone, Manufacturer: Abbotsford Concrete, Size: Standard, Double & Half Standard, Color: Granite Blend
	P2 2 Concrete Paver B, Model: Pacific Stone, Manufacturer: Abbotsford Concrete, Size: Double Standard, Color: Granite Blend
	P3 2 Concrete Paver C, Model: Aquafire Old Country Stone, Manufacturer: Abbotsford Concrete, Size: Standard, Color: Tan Brown Blend
	P4 3 Concrete Paver D, Model: VS-6 Exconcrete, Manufacturer: Belgard, Size: 8"x12", Color: Natural/Charcoal
	P5 2 Concrete Paver E, Model: Decomposed Granite, Manufacturer: Custom, Size: 6"x12", Color: Charcoal
	P6 1 Concrete sidePath Paver F, Color: Grey concrete
	P7 4 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
	S1 5 Firetable Solus, Rectangle shape
	S2 5 Firetable Solus, Square shape
	S3 6 FireRing Solus
	S4 2 Bench - Public Realm Magin MLB70-W Silverline
	S5 1 Bench Magin MLB1050-W Matte Finish - Core-Ten Powder Coatlips
	S6 3 Chaise Lounge Equiparc EP 1874 Ipe Colour co-ord with ID
	S7 10 Lounge Sofa Hauser Loft Sofa CHS503 WT Colour co-ord with ID
	S8 4 Club chair Hauser Loft CHS503 WT Colour co-ord with ID
	S9 11 Outdoor Coffee table Equiparc EP 1051 Ipe Colour co-ord with ID
	S10 7 Outdoor Umbrella
	S11 12 2 No. Dining Table + 2 No. 2 seater chair + 4 No. 1 seater chair
	S12 4 Bistro table & Chairs Magin Kontour RAL 2009
	S13 9 Public drinking Fountain w/Dog Bowl
	S14 8 Bike Rack Equiparc EP 5900 Embedded Concrete pad below pavers
	S15 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
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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	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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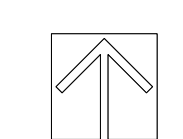
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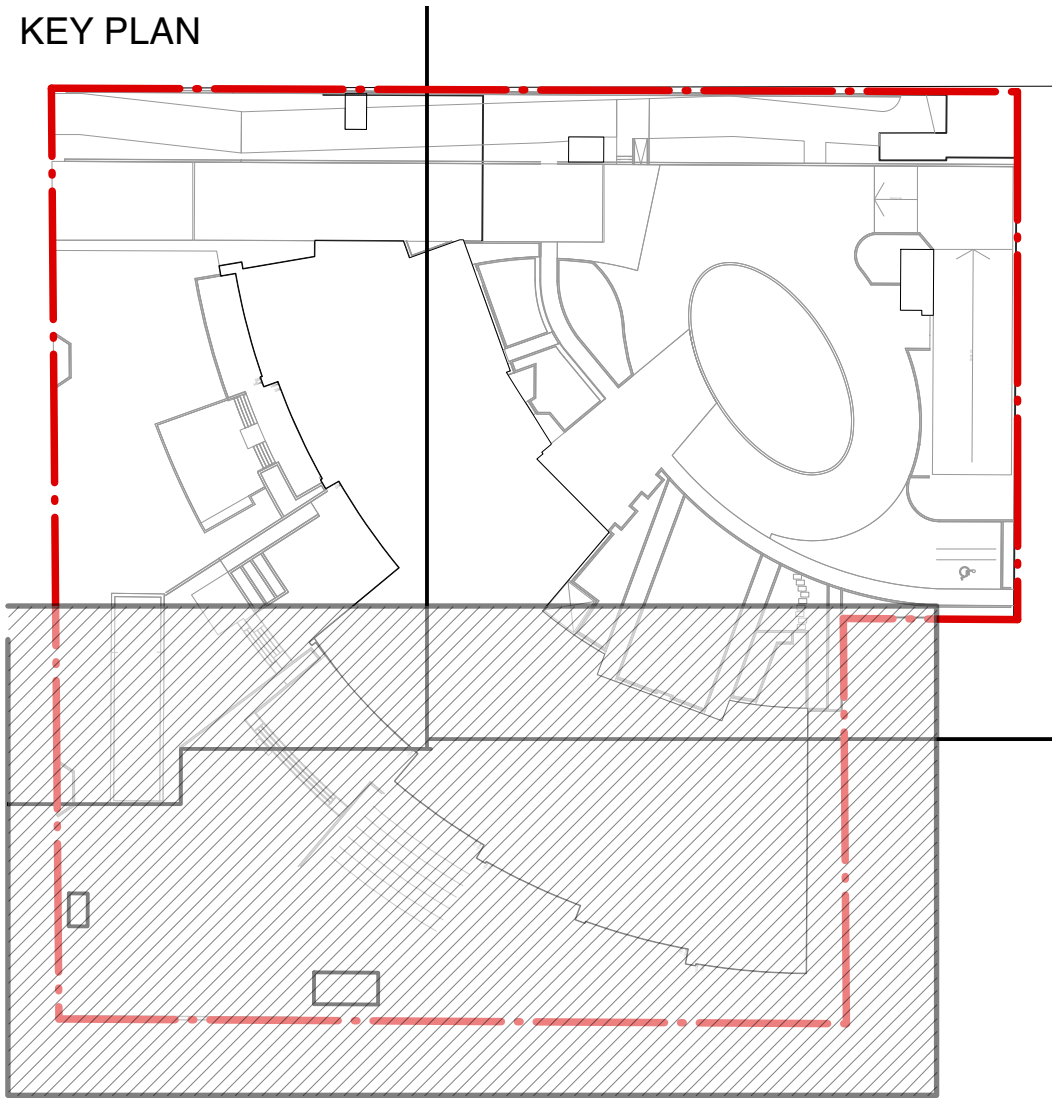
Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

Drawing Title
Materials - AREA 2

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. L3.2
Date 2015-09-14	36

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





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
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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

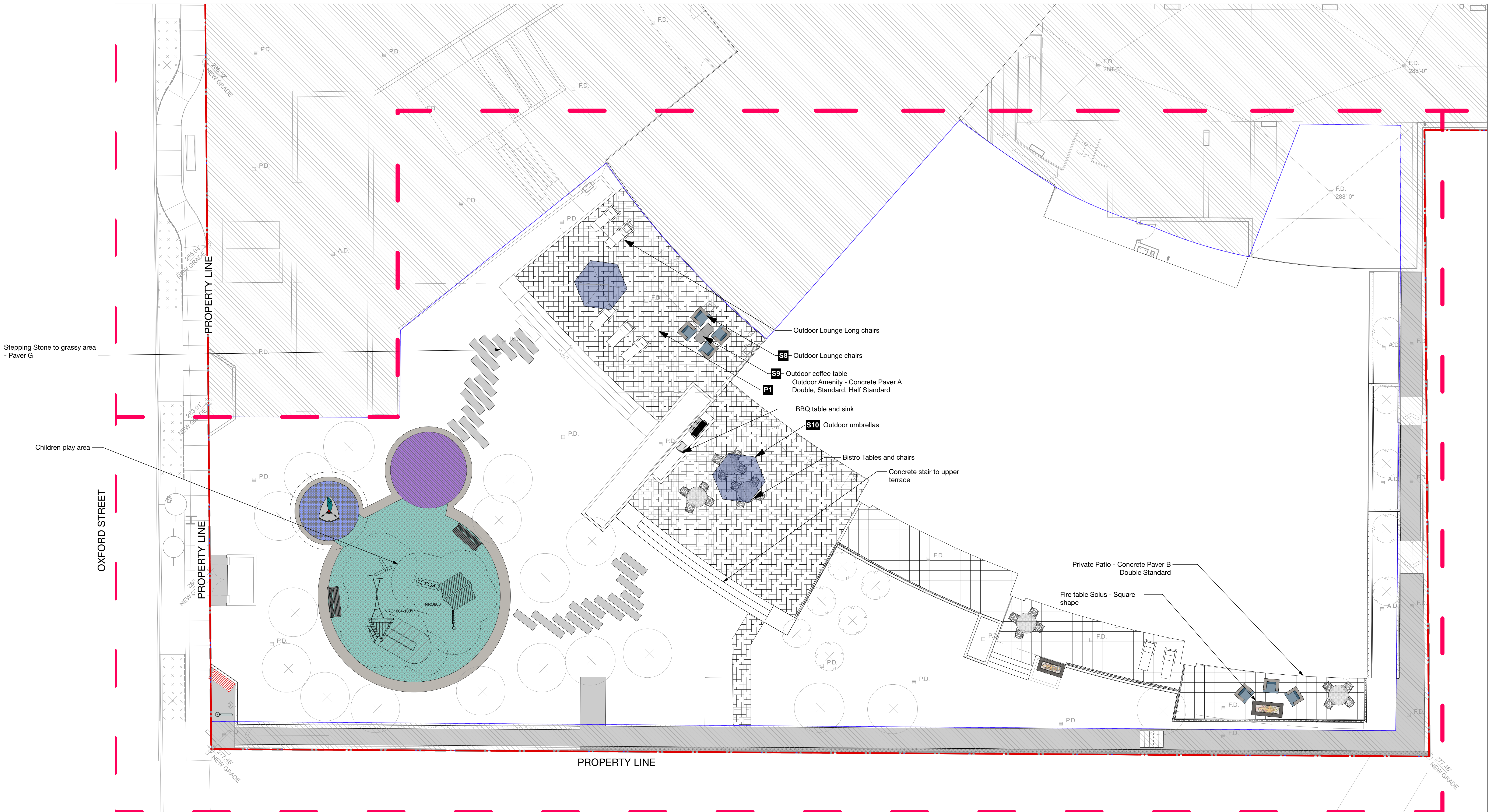
Materials

Legal

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

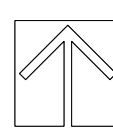
Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No. PH 2 - L3.1
Date 2015-09-14	18

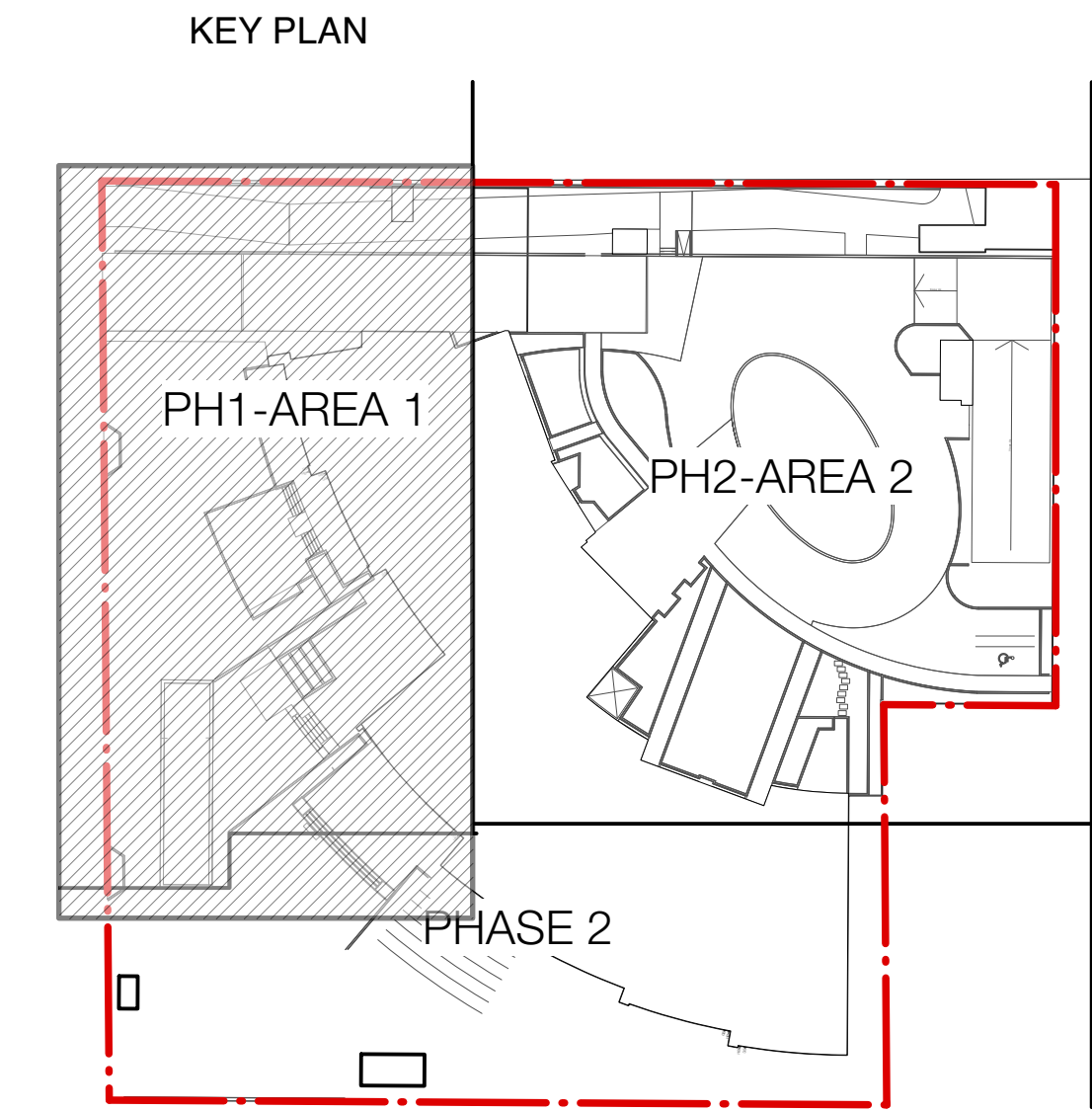
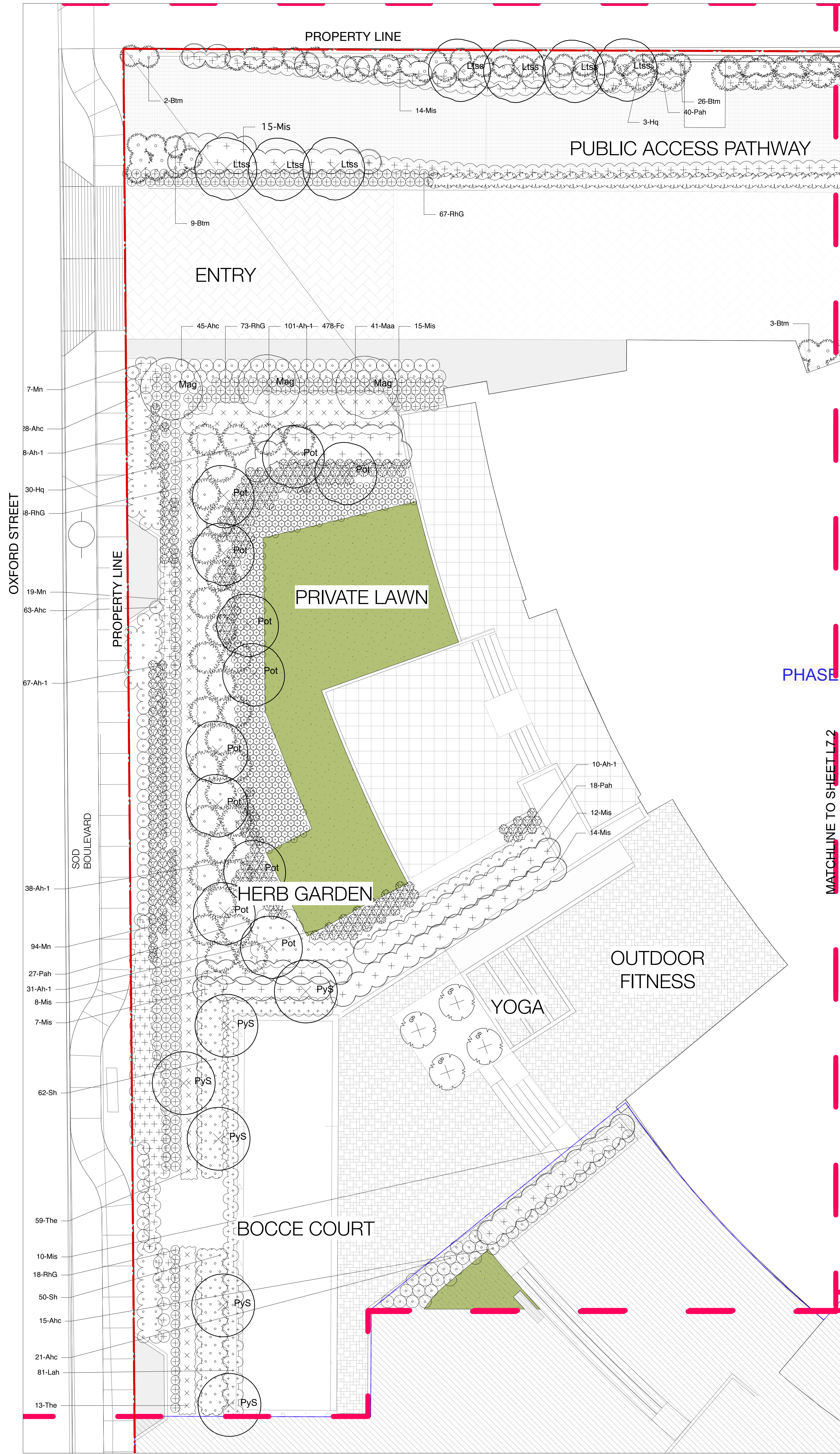
Plot Date:
21-6-15
21752 Oxford St Residential_BP.mxd



1 Scale: 1/8" = 1'-0"

0 20 30 40 50 FT





Revision			
No.	Date	Revision Notes	
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O	2021-05-07	Issued for Pricing	
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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

Trees

Tree ID

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

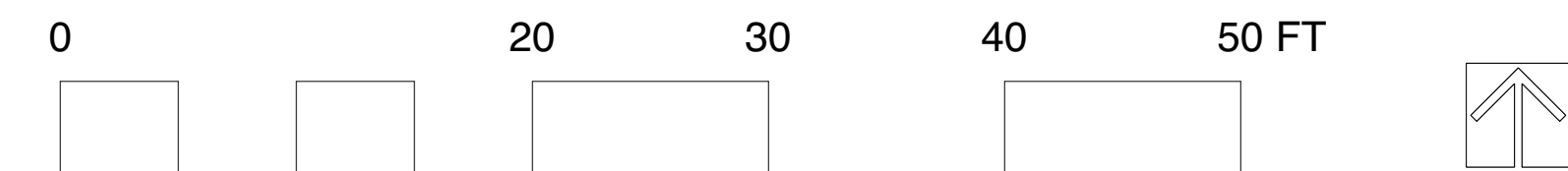
Legal
Parcel "C" (Reference Plan 12042)
Lot 4 Except: Part Subdivided By
Plan 52320, Section 10 Township 1

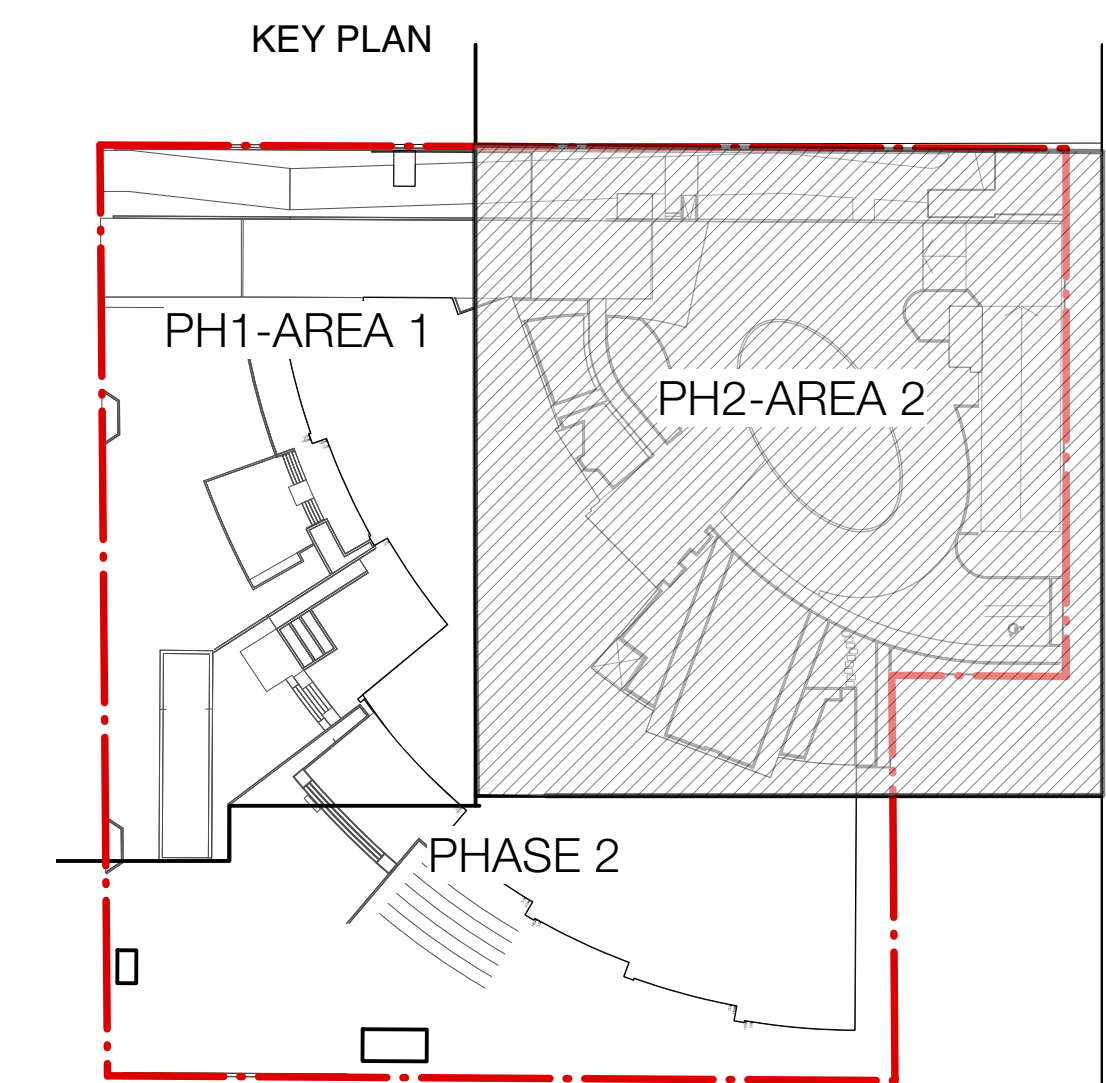
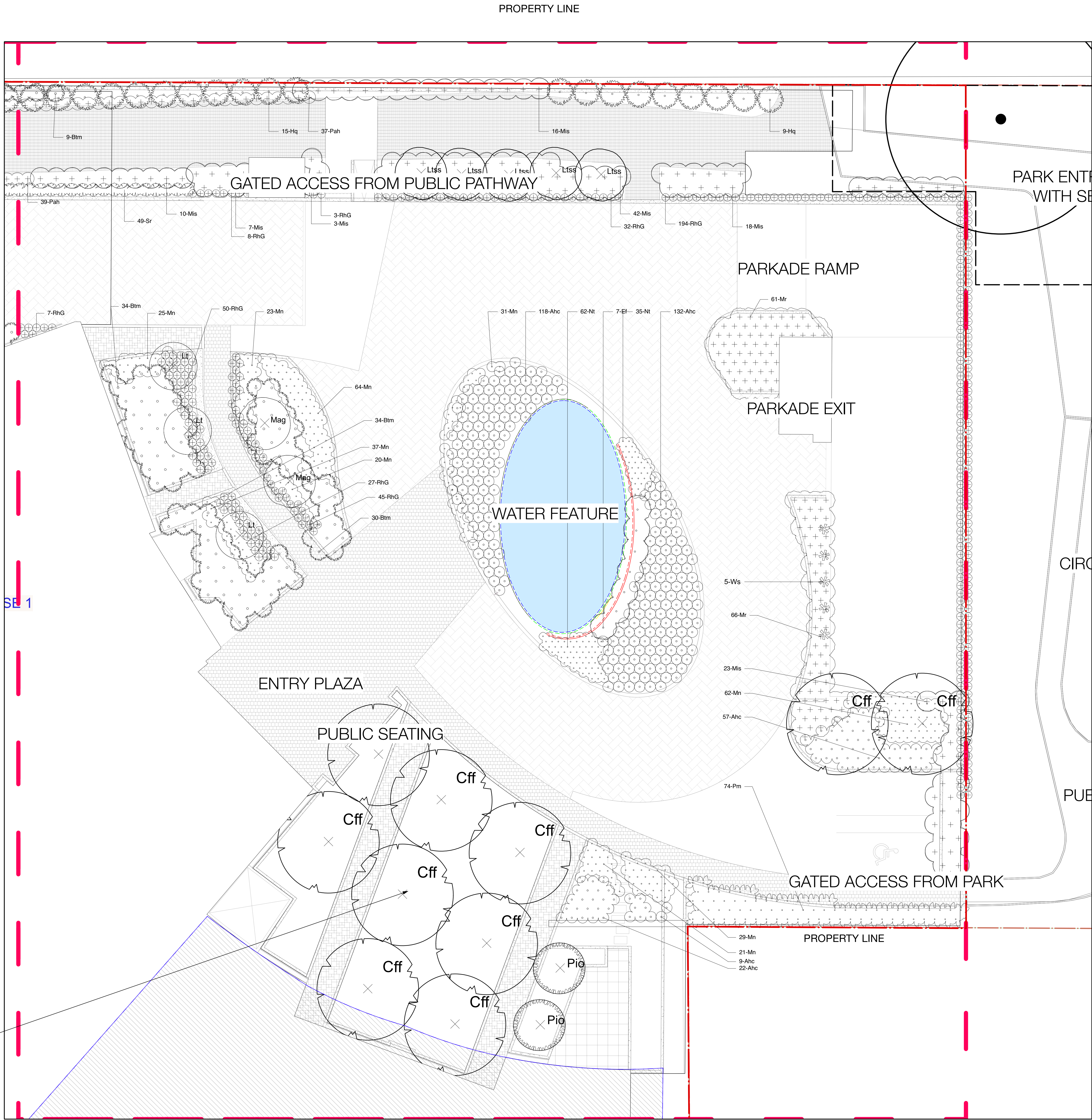
Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No.
Date 2015-09-14	

L7.2

36

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





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

Issue No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
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S	2021-06-09	Re-issued for DP

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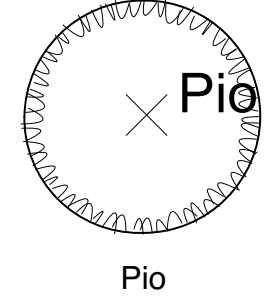
Project
**OXFORD STREET
RESIDENTIAL**
1500 OXFORD STREET
White Rock, BC

Drawing Title

Planting Plan AREA 2

LEGEND:

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



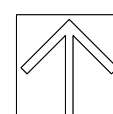
Trees

Tree ID

00-Xxx

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-view

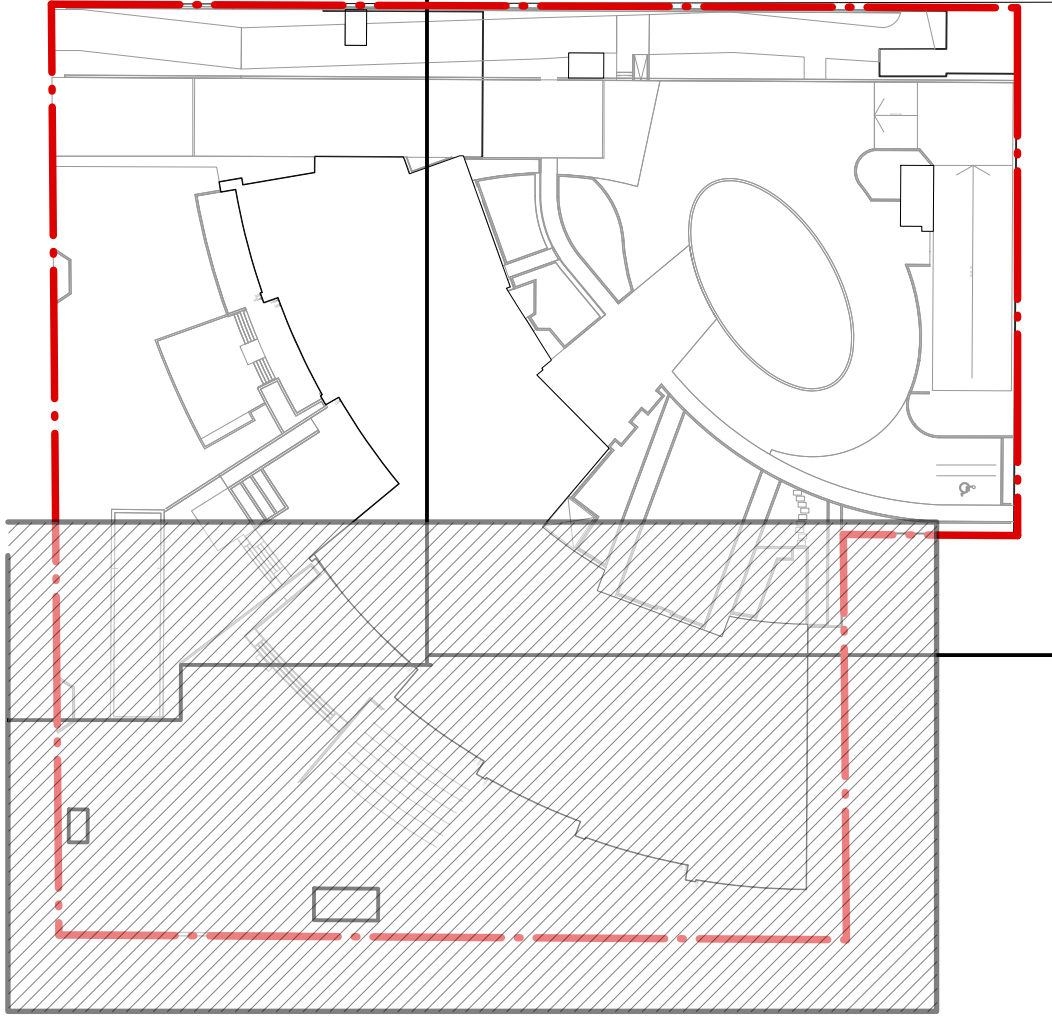


OXFORD STREET

PROPERTY LINE

PROPERTY LINE

KEY PLAN



Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
D	2015-10-27	Re-issued for ADP
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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

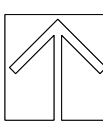
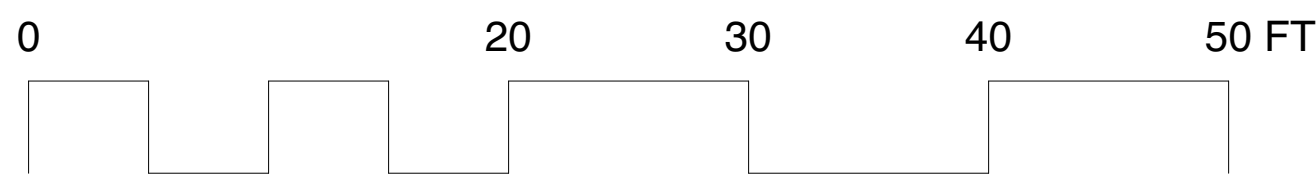
Planting Plan

Legal

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

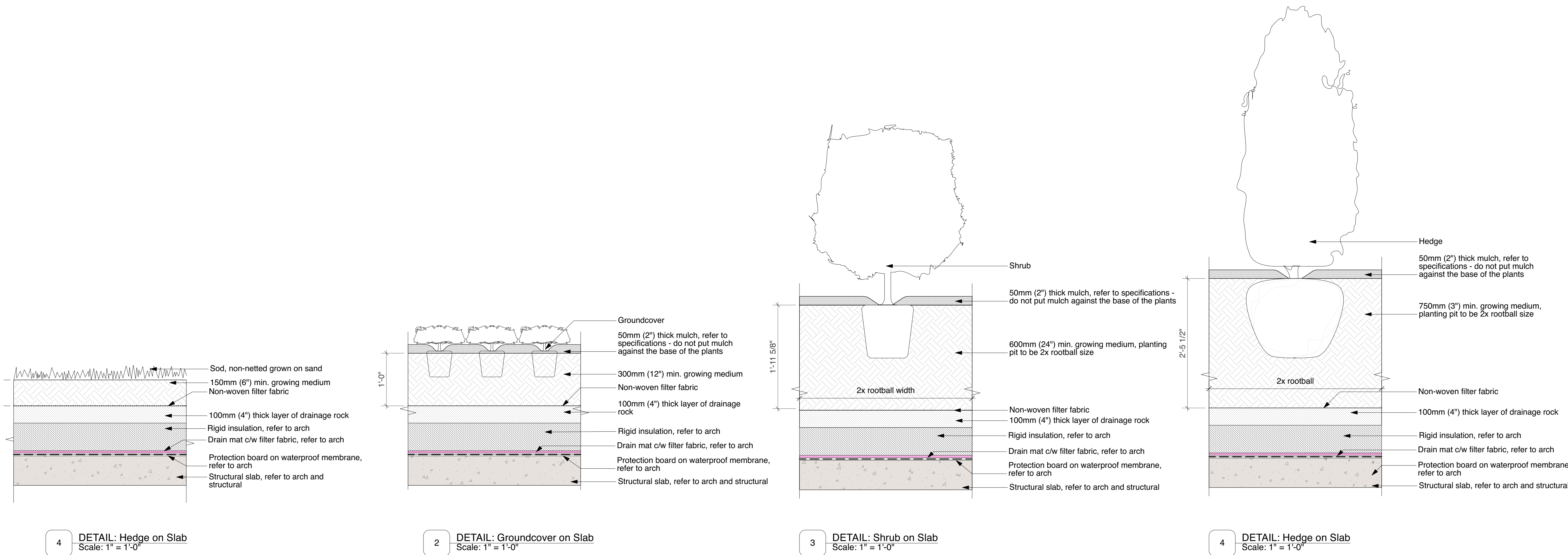
Project Manager GE	Project ID 21752
Drawn By GE/NT	Scale AS SHOWN
Reviewed By GE	Drawing No. PH 2 - L7.1
Date 2015-09-14	18

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



1 Scale: 1/8" = 1'-0"

Revision		
No.	Date	Revision Notes



Issue		
No.	Date	Issue Notes
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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	Project ID
GE	21752
Drawn By	Scale
GE/KB	AS SHOWN
Reviewed By	Drawing No.
GE	L11.0
Date	
2015-09-14	36

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

P6

P1 P2 P3 P5

P4 4 **DETAIL: Texada Stepping Stones** **P7**
Scale: 1" = 1'-0"

H4 H5 H6

H7

P8

H8

No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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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

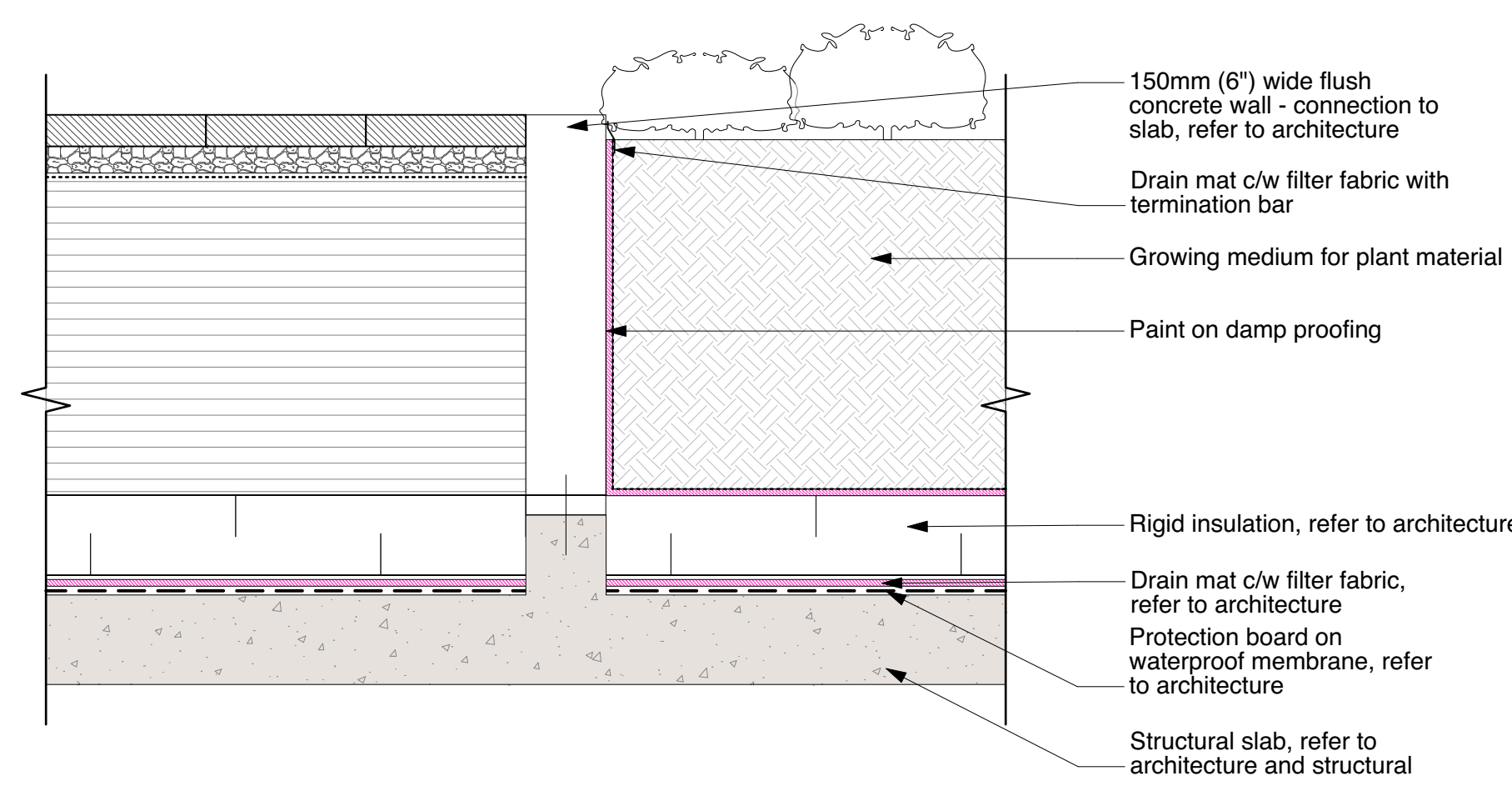
Drawing Title

Landscape Details - Hard

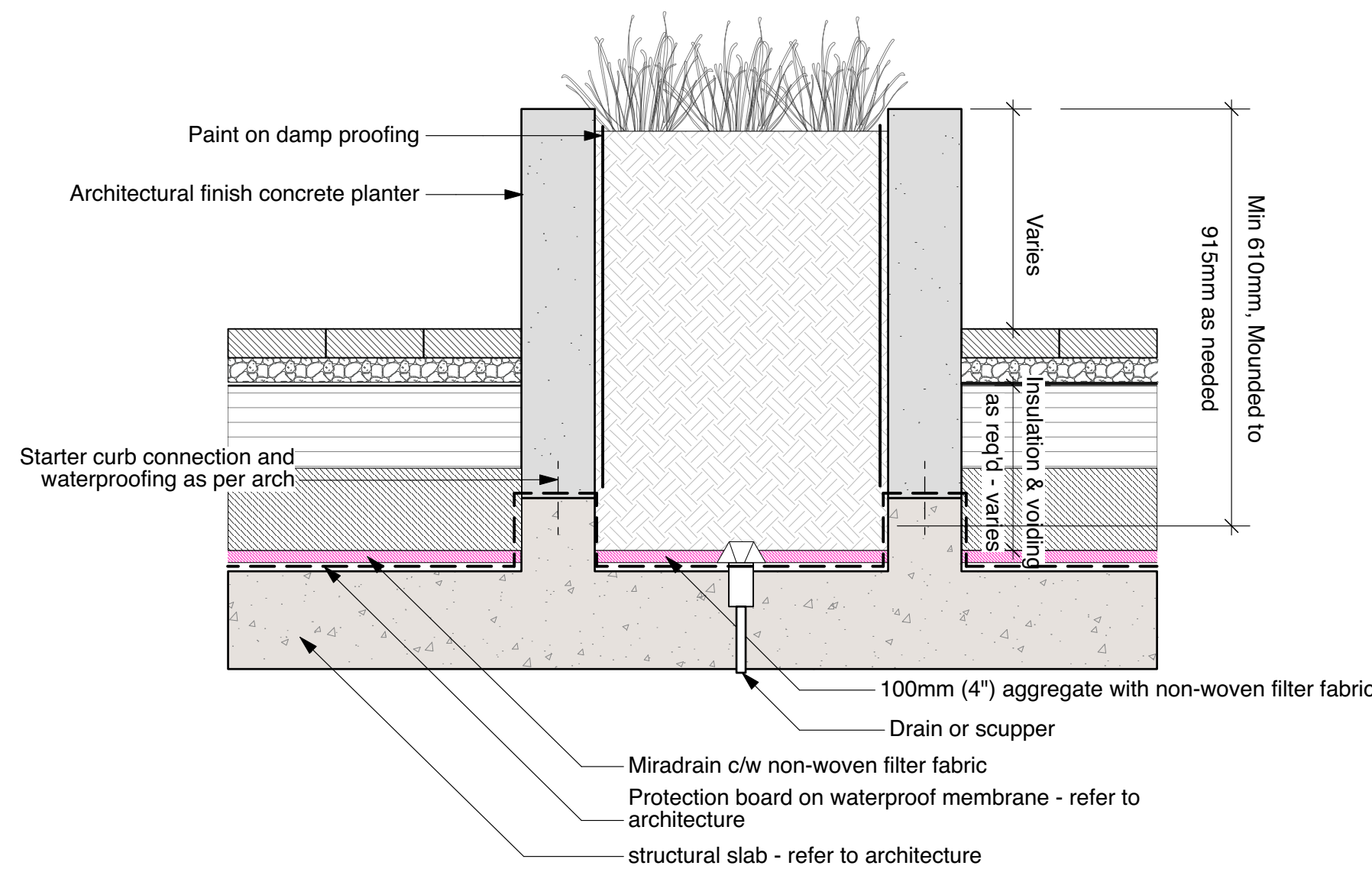
Legal
Parcel "C" (Reference Plan 12042)
Lot 4 Except: Part Subdivided By
Plan 52320, Section 10 Township

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

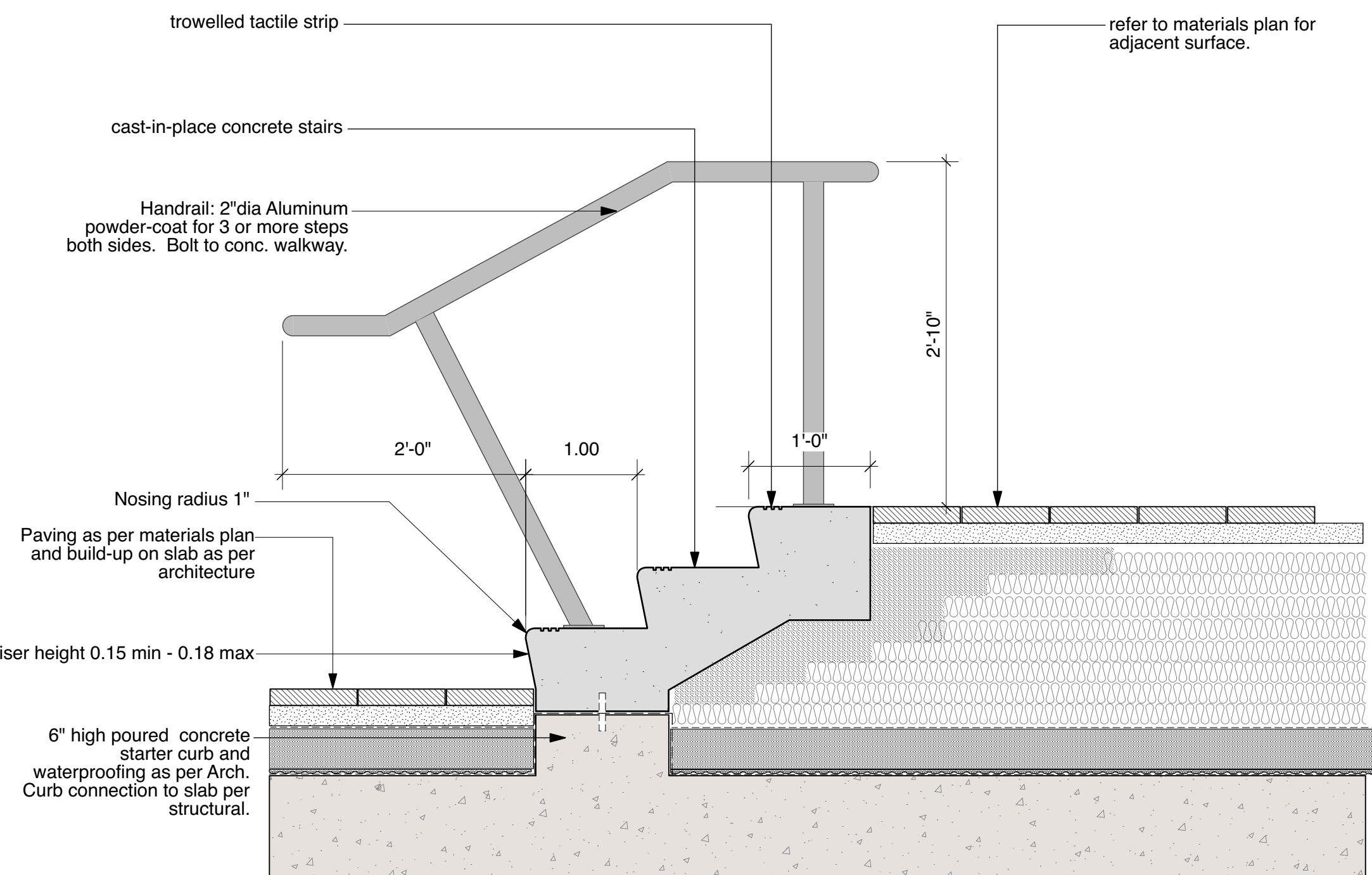
Plot Date:
21-6-9
21752 Oxford St Residential_BP:www



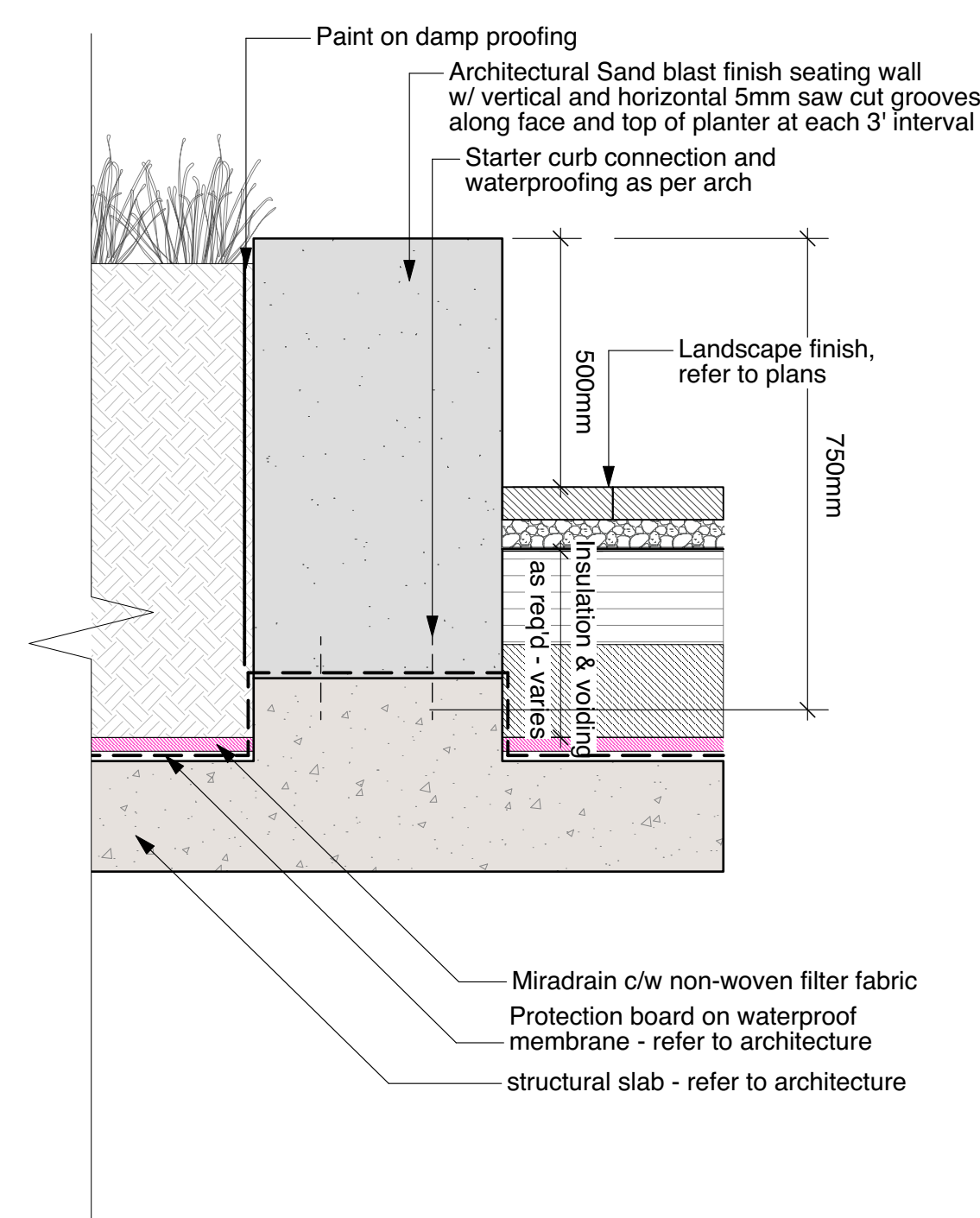
3 DETAIL: Concrete Unit Pavers with Flush Curb Planter
Scale: 1" = 1'-0"



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



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



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

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
--------------	------	----------------

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S	2021-06-09	Re-issued for DP

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Project

OXFORD STREET RESIDENTIAL

1500 OXFORD STREET
White Rock, BC

Drawing Title

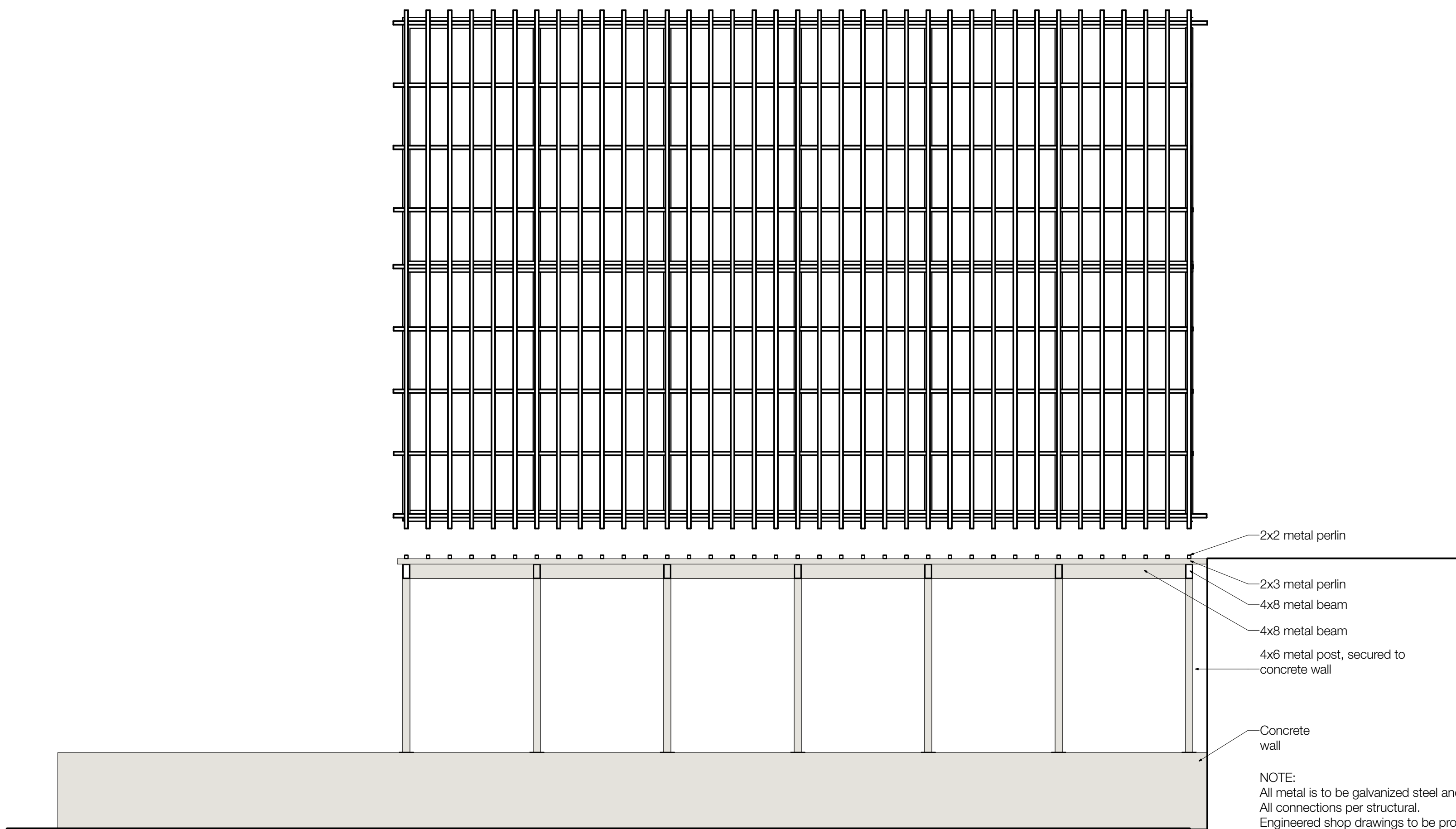
Landscape Details - Site Furnishings

Legal

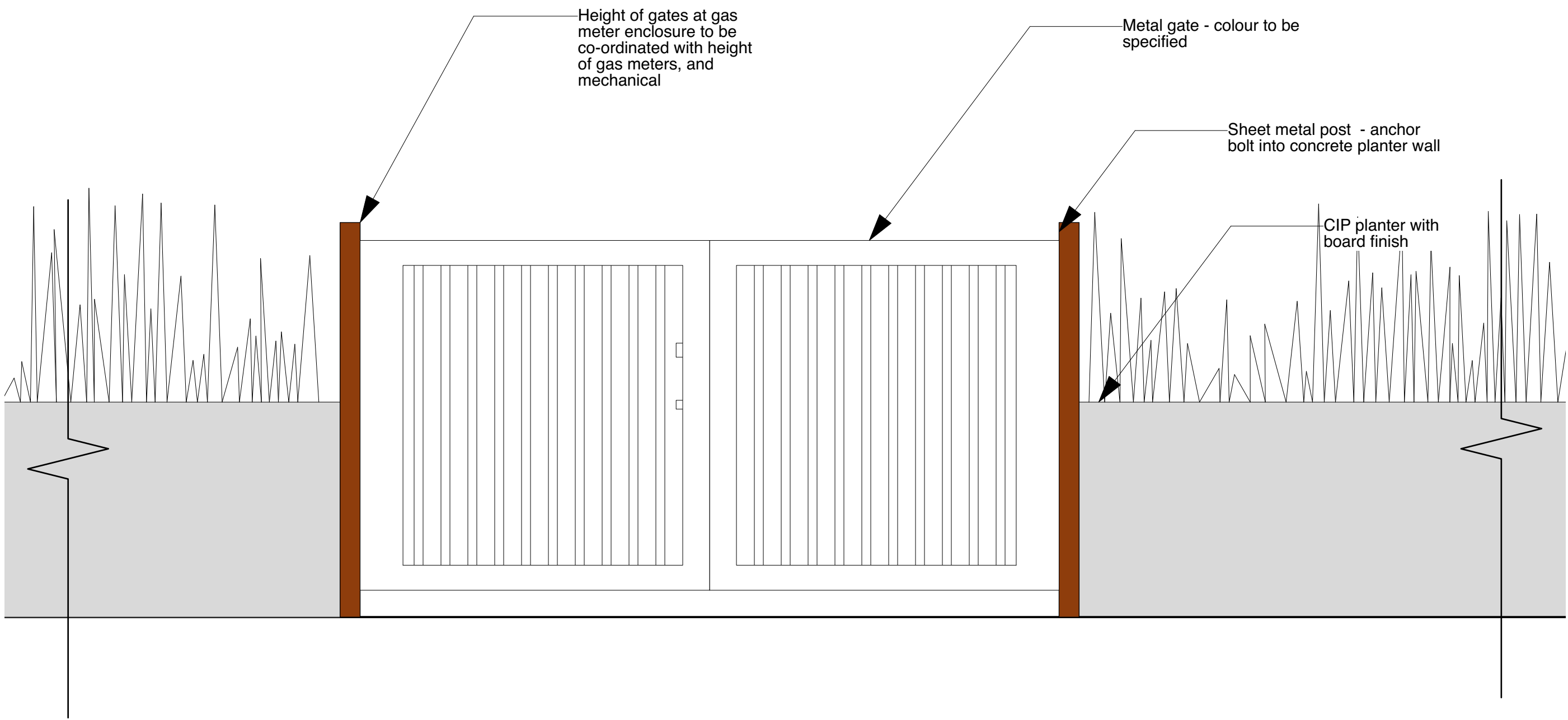
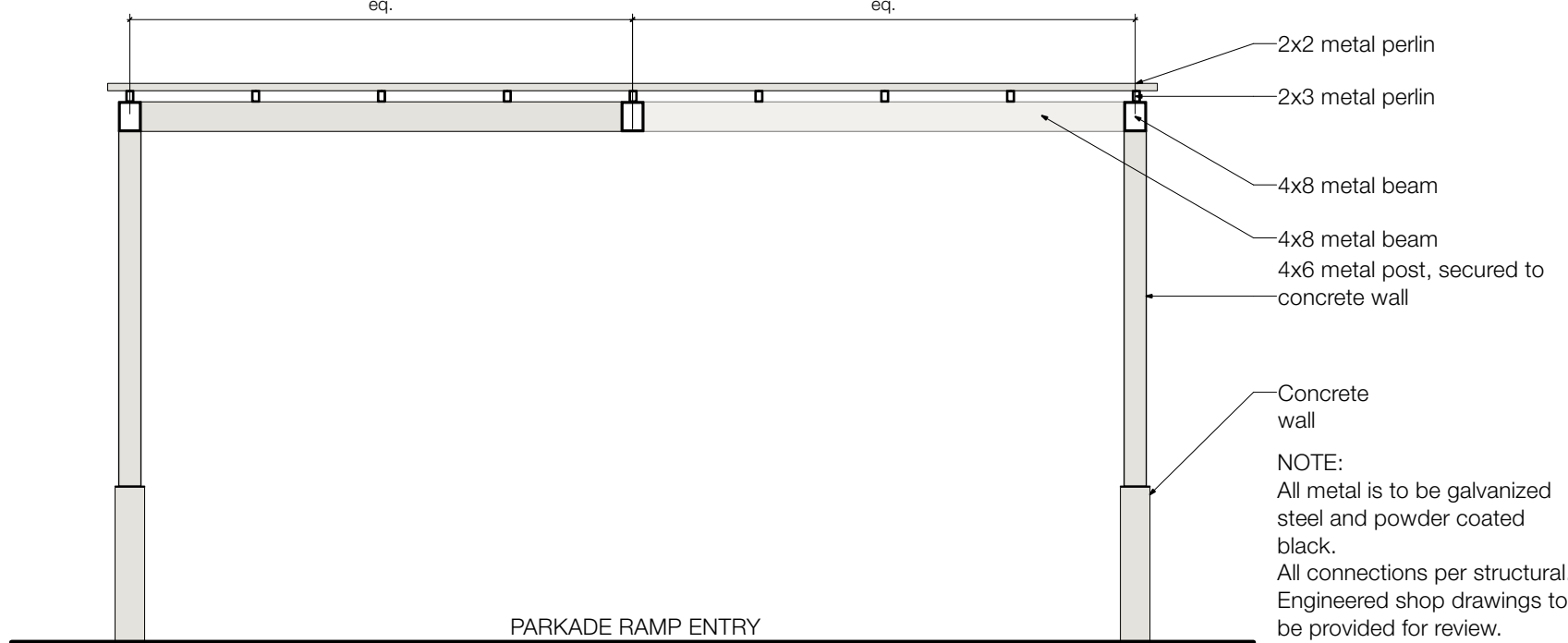
Parcel "C" (Reference Plan 12042)
Lot 4 Except; Part Subdivided By
Plan S2320, Section 10 Township 1

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

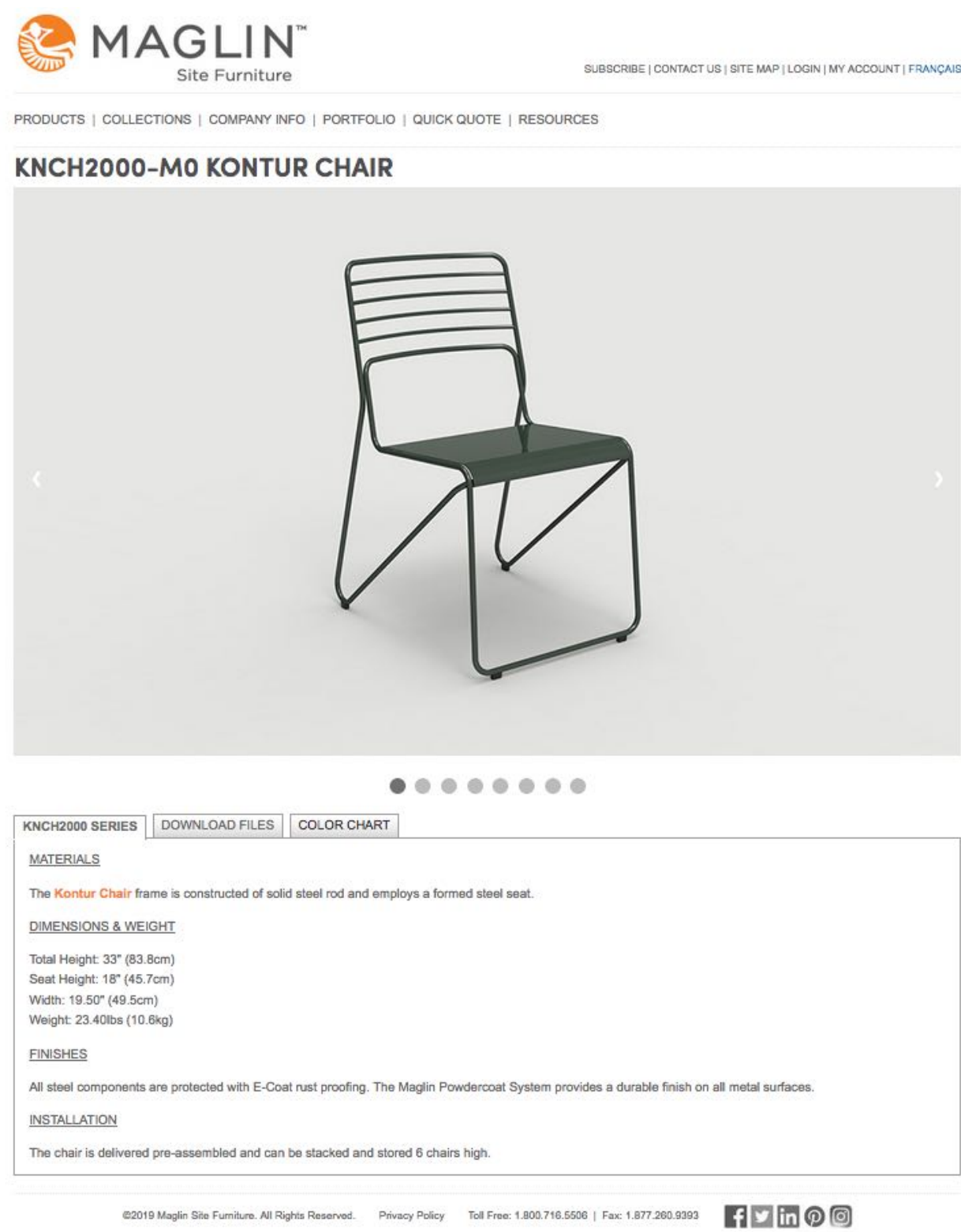
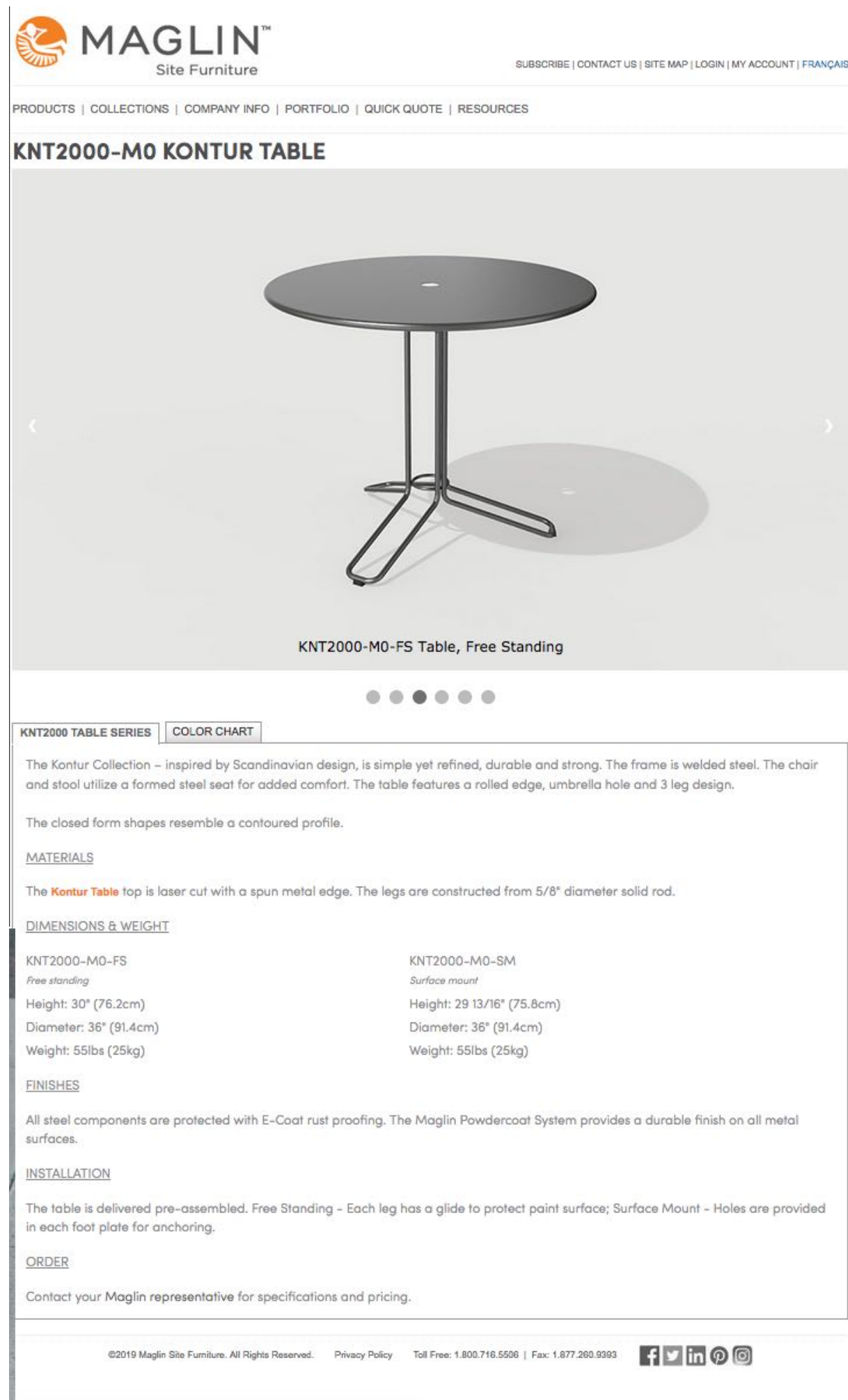


1 DETAIL: Metal Arbour over Parkade Entrance - Custom
Scale: 1/4" = 1'-0"



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

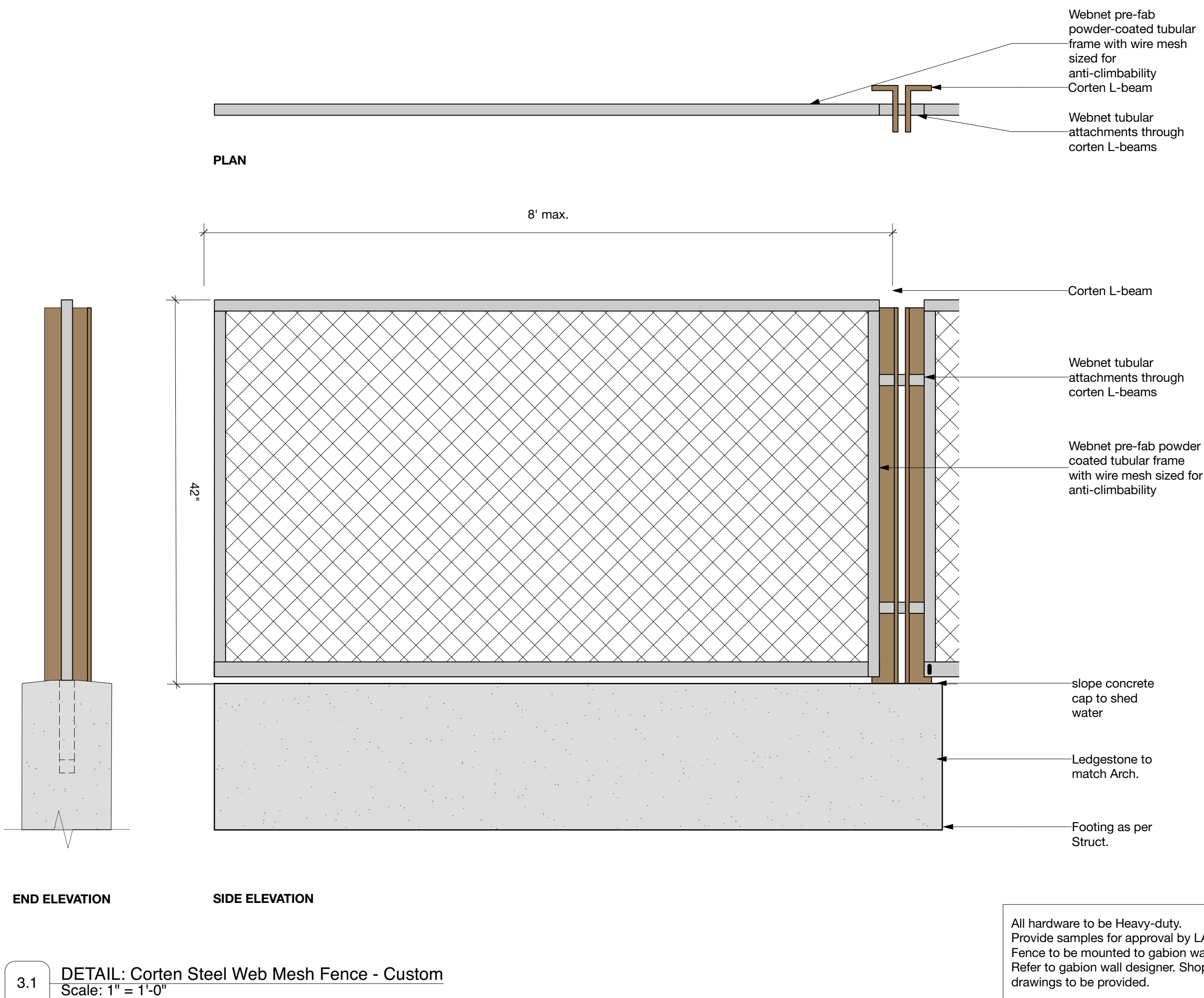
3 PERSPECTIVE: Corten Steel Web Mesh Fence - Custom
NTS

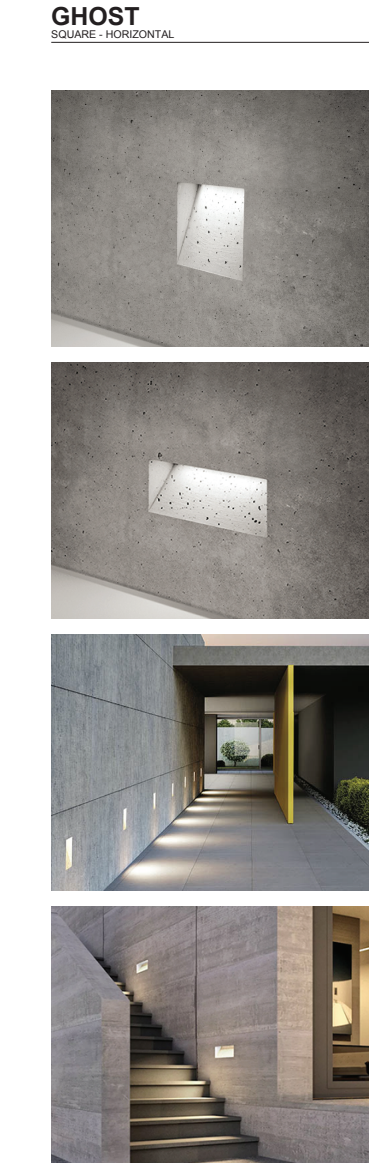


4 SPEC SHEET: Bistro Table + chairs arrangement
NTS

S12

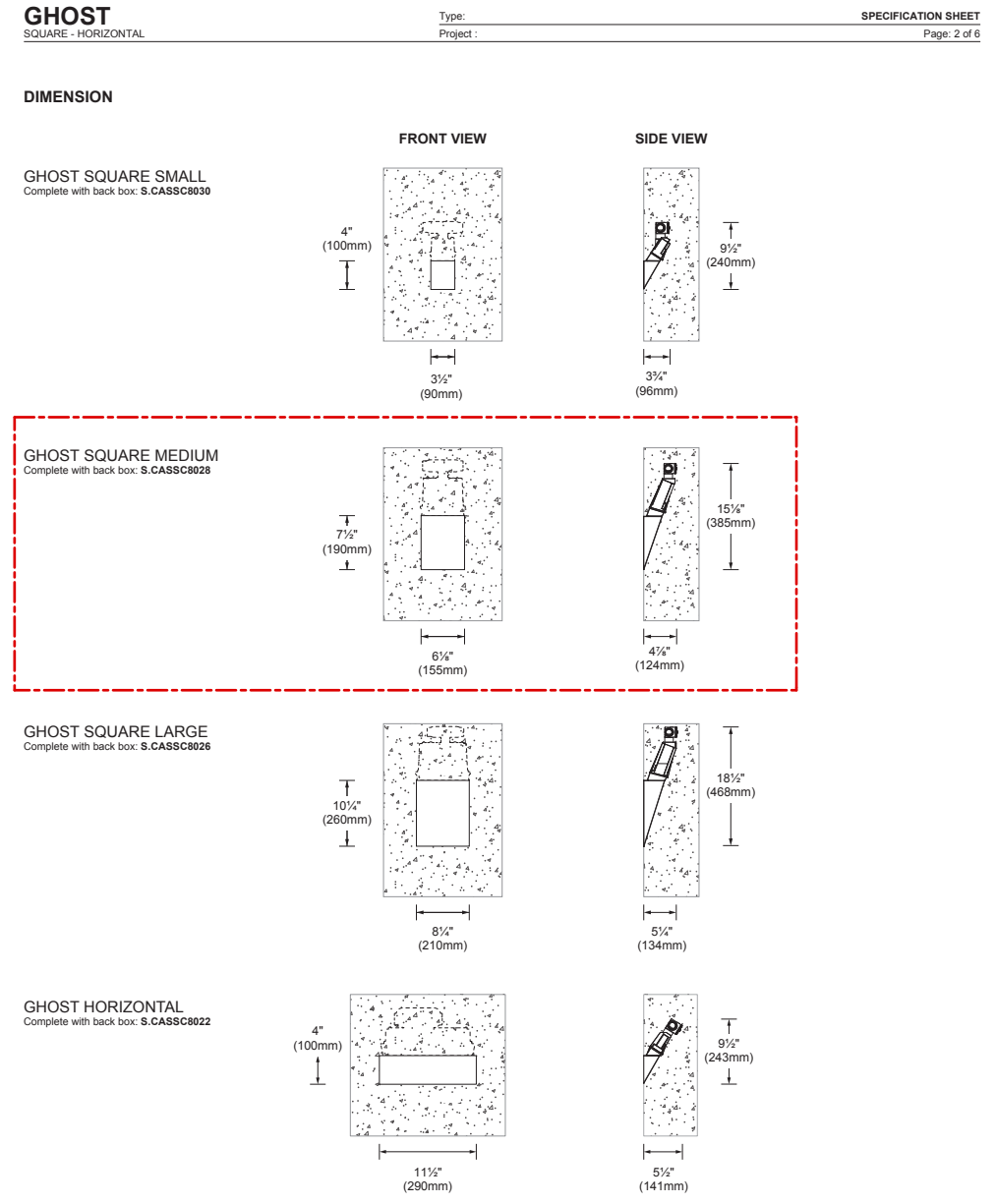
3.1 DETAIL: Corten Steel Web Mesh Fence - Custom
Scale: 1" = 1'-0"





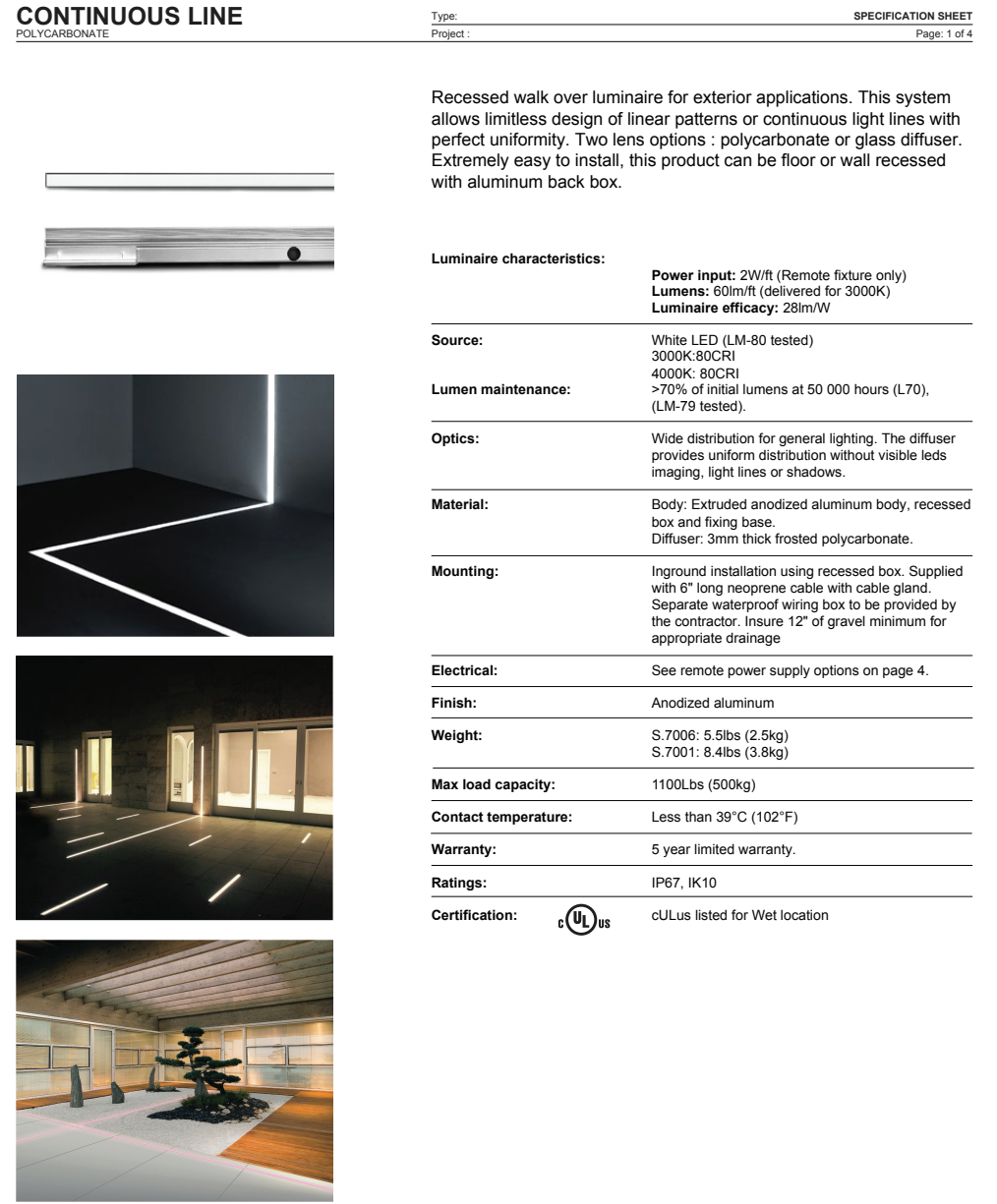
GHOST

Technical specifications and details for the Ghost lighting fixture.



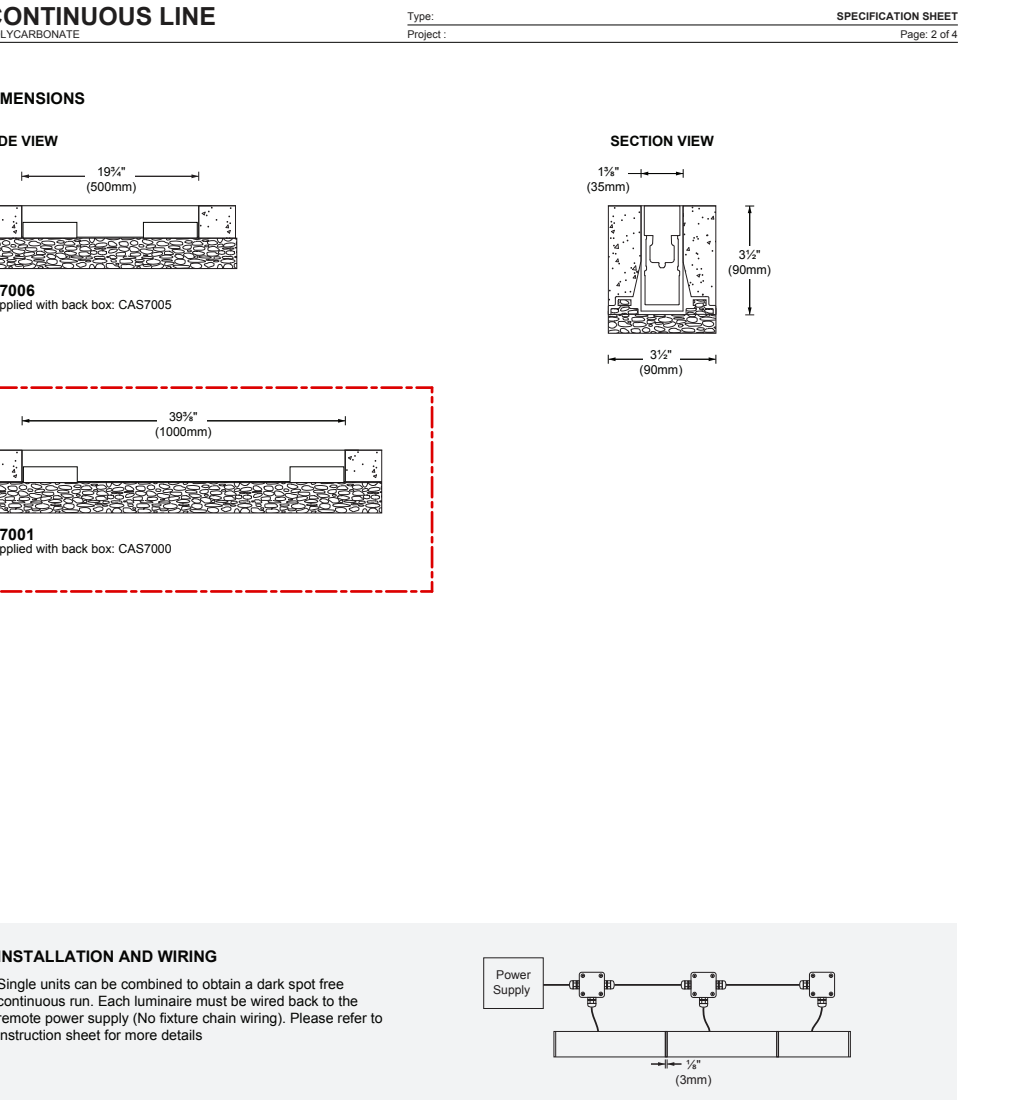
GHOST

Technical specifications and details for the Ghost lighting fixture.



CONTINUOUS LINE

Technical specifications and details for the Continuous Line lighting fixture.



CONTINUOUS LINE

Technical specifications and details for the Continuous Line lighting fixture.

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 Eectrical Drawings and specifications

Revision

No. Date Revision Notes

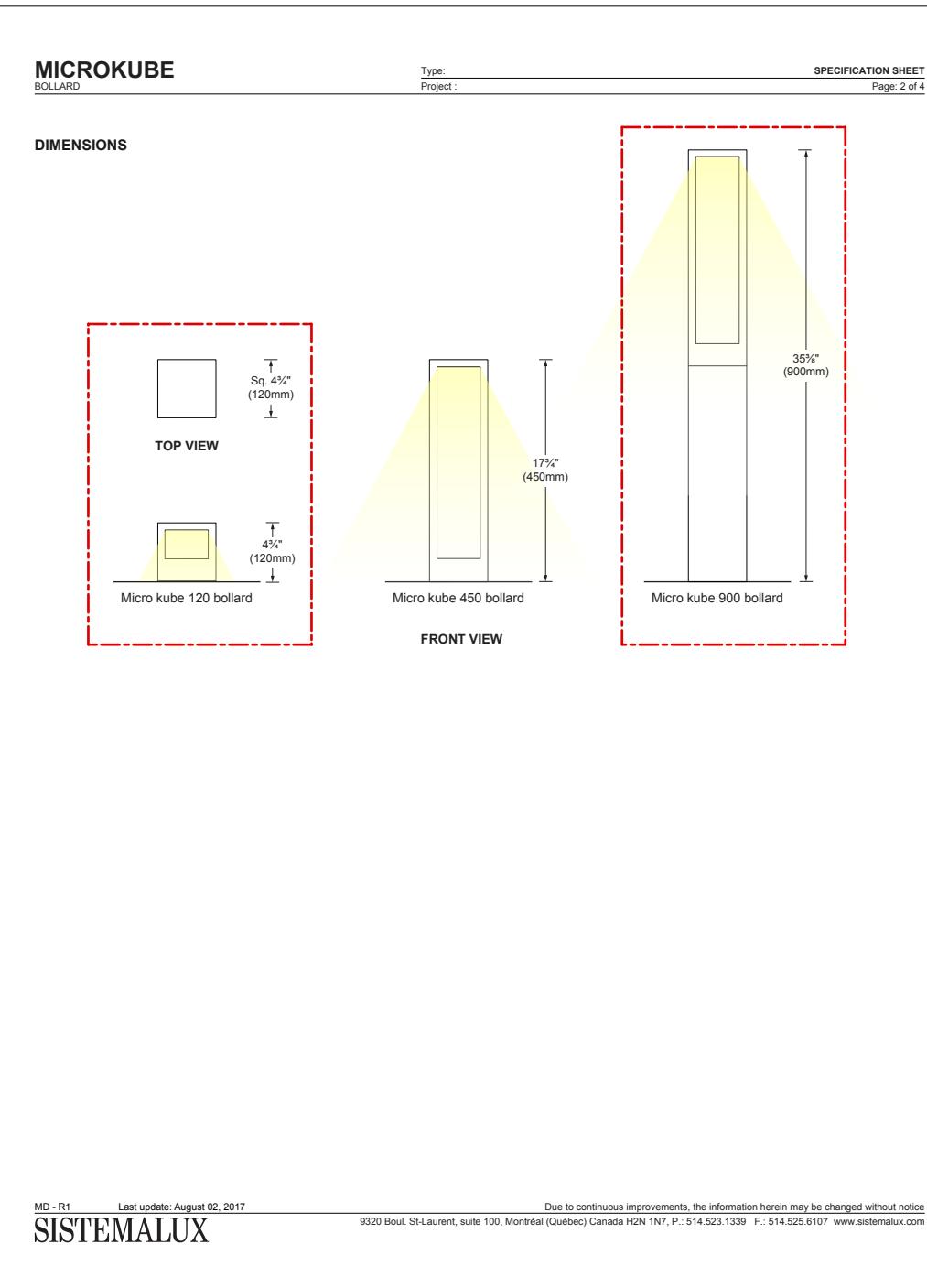
No.	Date	Revision Notes
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O	2021-05-07	Issued for Pricing
S	2021-06-09	Re-issued for DP

2 SPEC SHEET: Strip Light - Sistemalux NTS



MICROKUBE

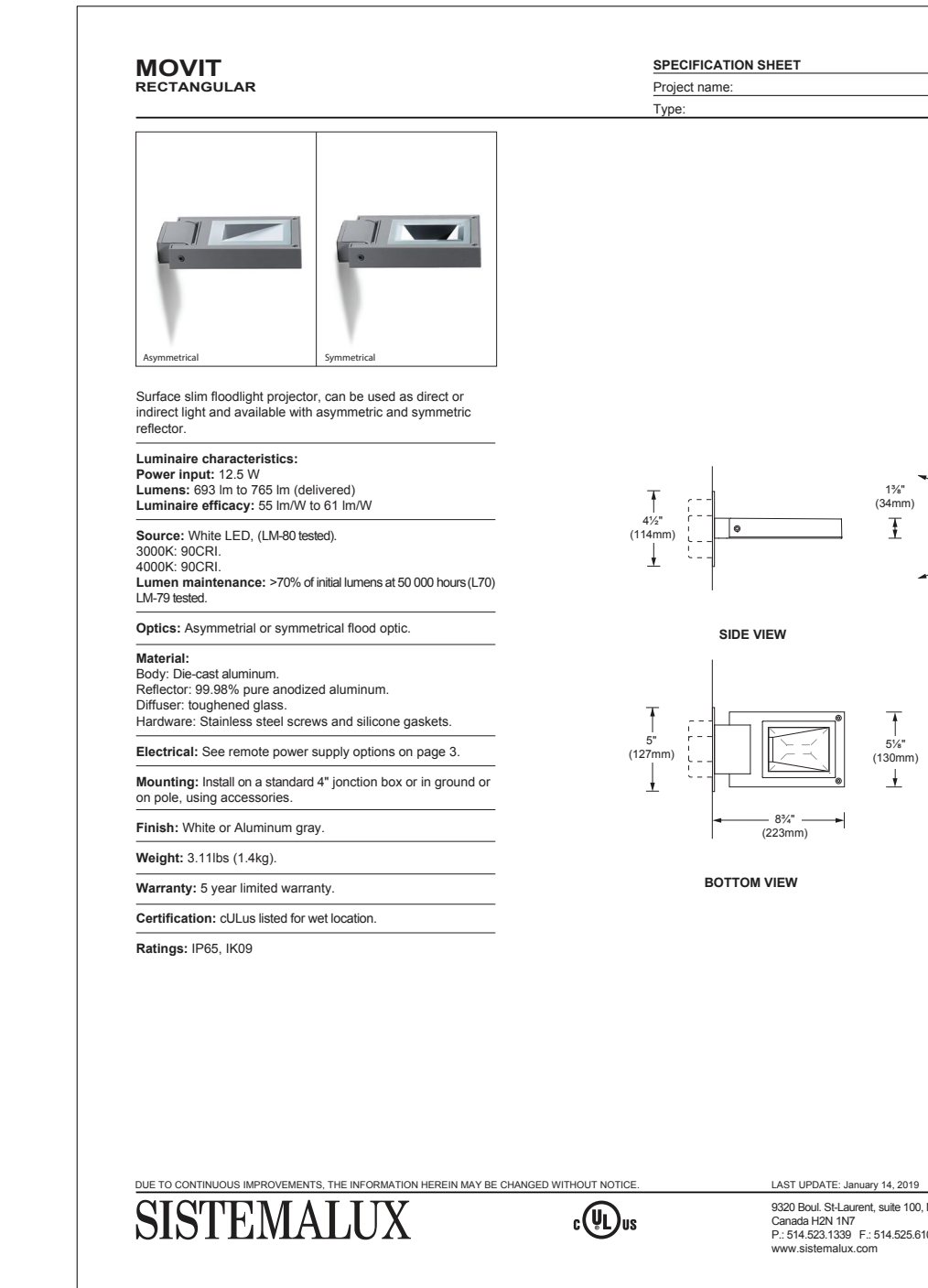
Technical specifications and details for the Microkub lighting fixture.



MICROKUBE

Technical specifications and details for the Microkub lighting fixture.

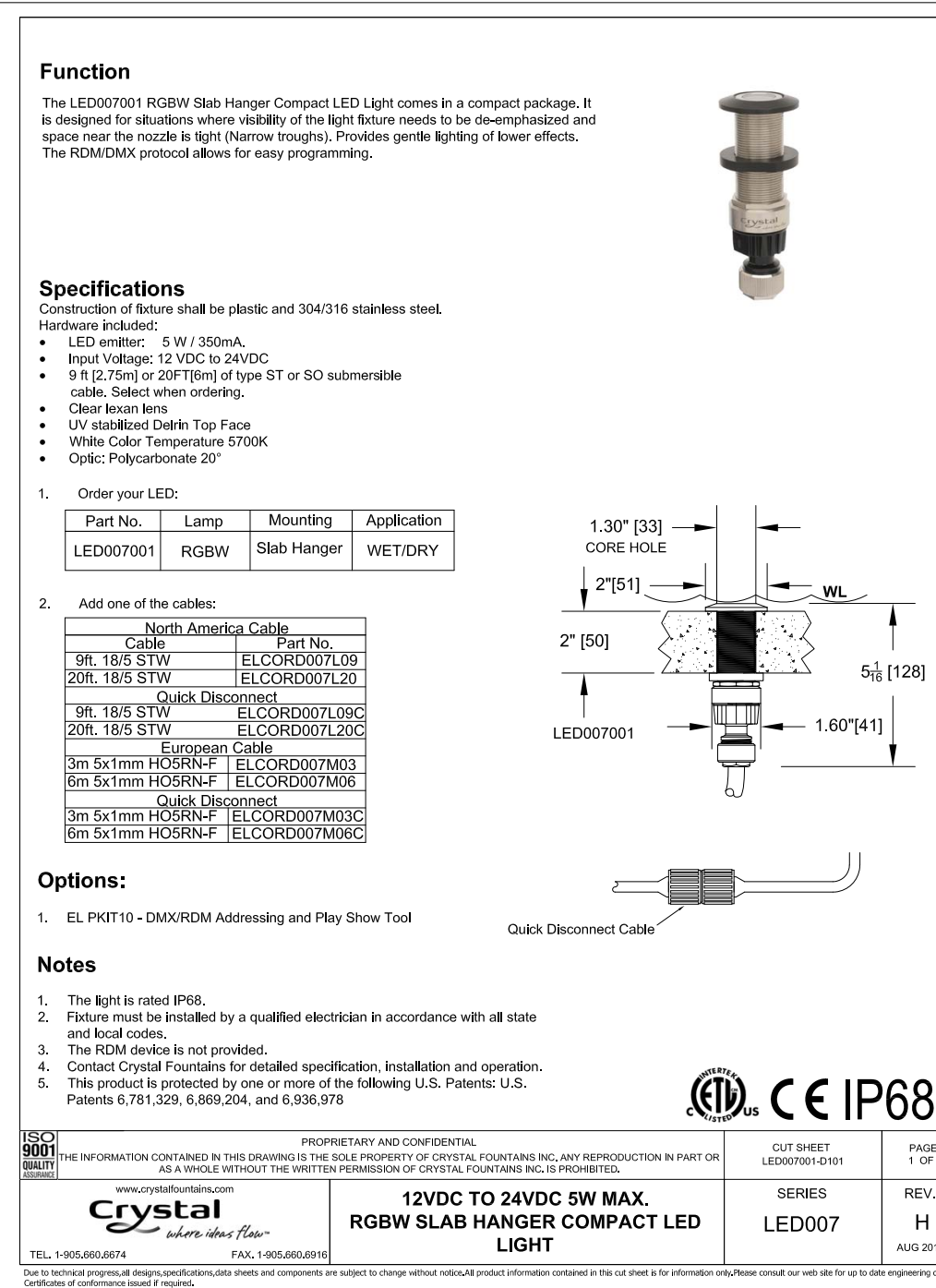
2 SPEC SHEET: Strip Light - Sistemalux NTS



MOVIT

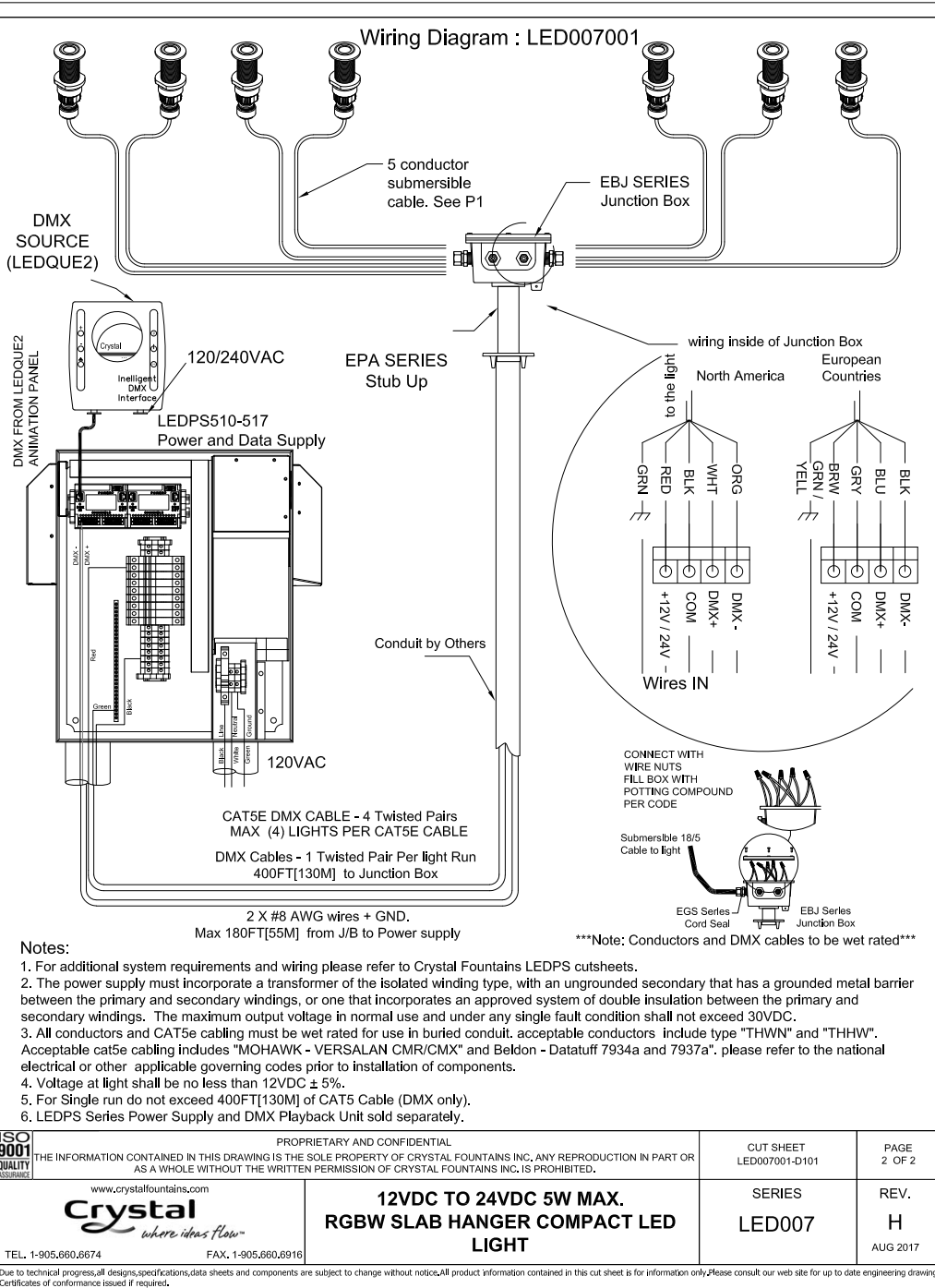
Technical specifications and details for the Movit lighting fixture.

4 DETAIL: Spot Light - Sistemalux NTS



MICROKUBE

Technical specifications and details for the Microkub lighting fixture.



MICROKUBE

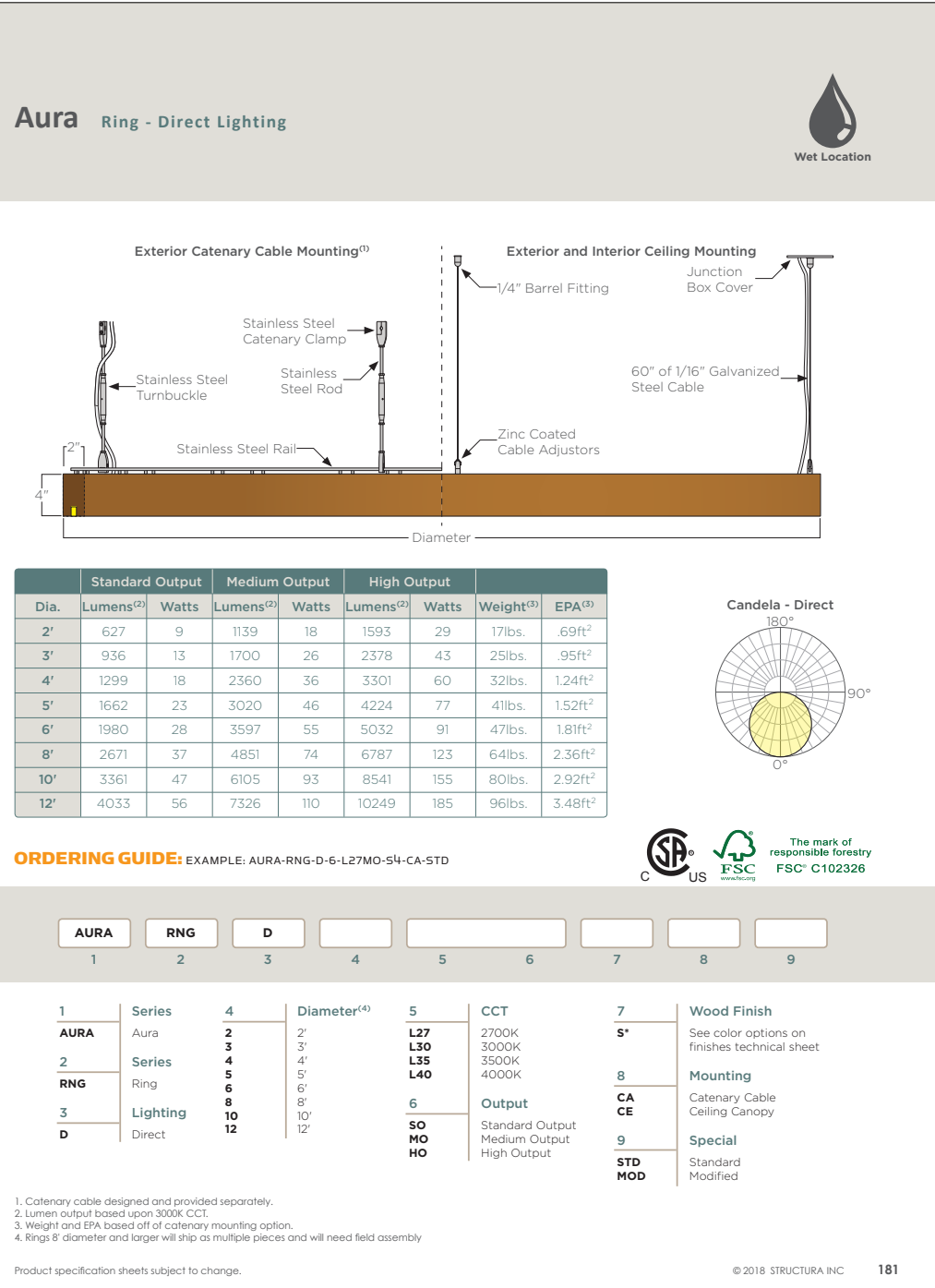
Technical specifications and details for the Microkub lighting fixture.

4 DETAIL: Spot Light - Sistemalux NTS



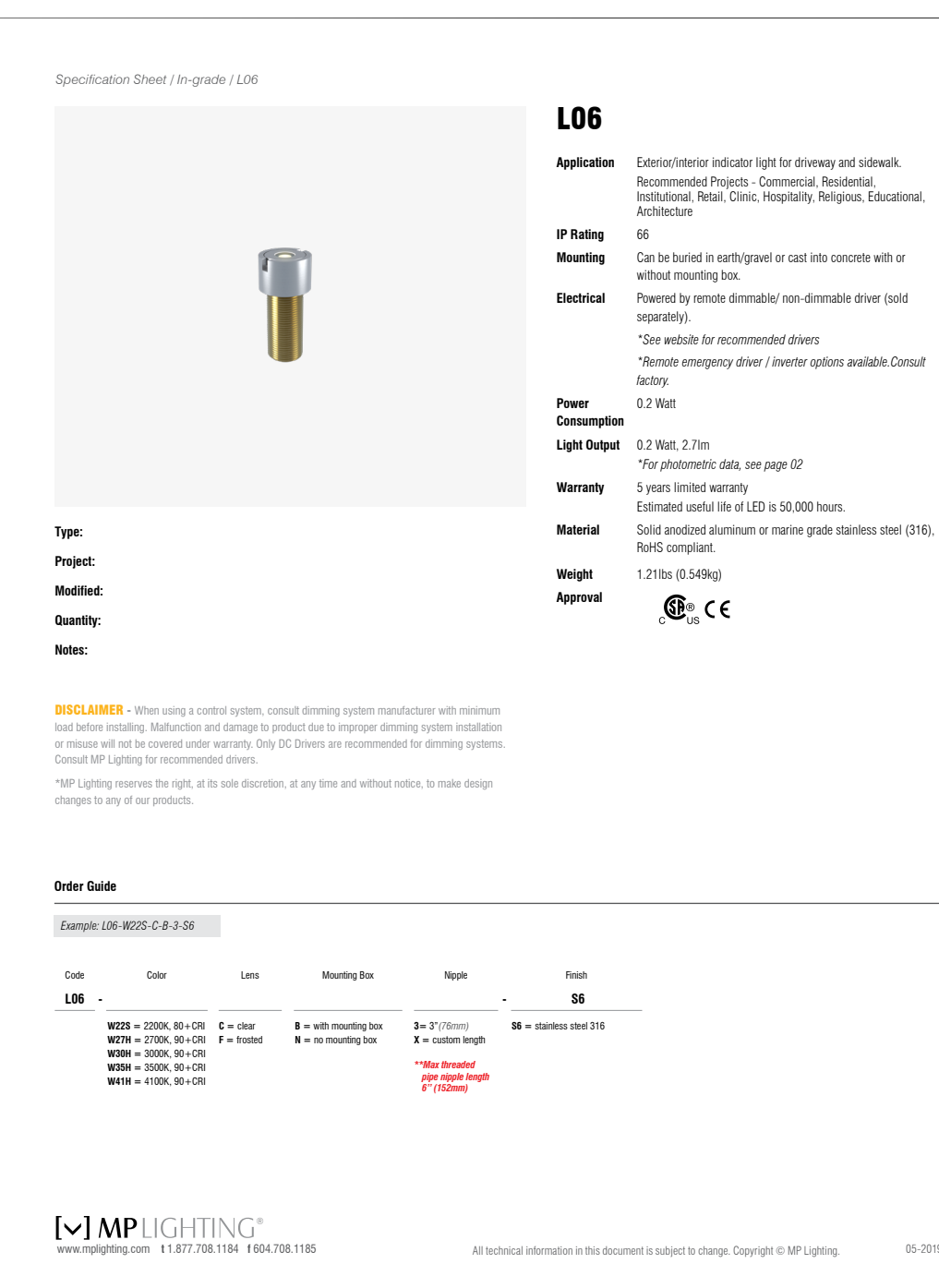
MICROKUBE

Technical specifications and details for the Microkub lighting fixture.



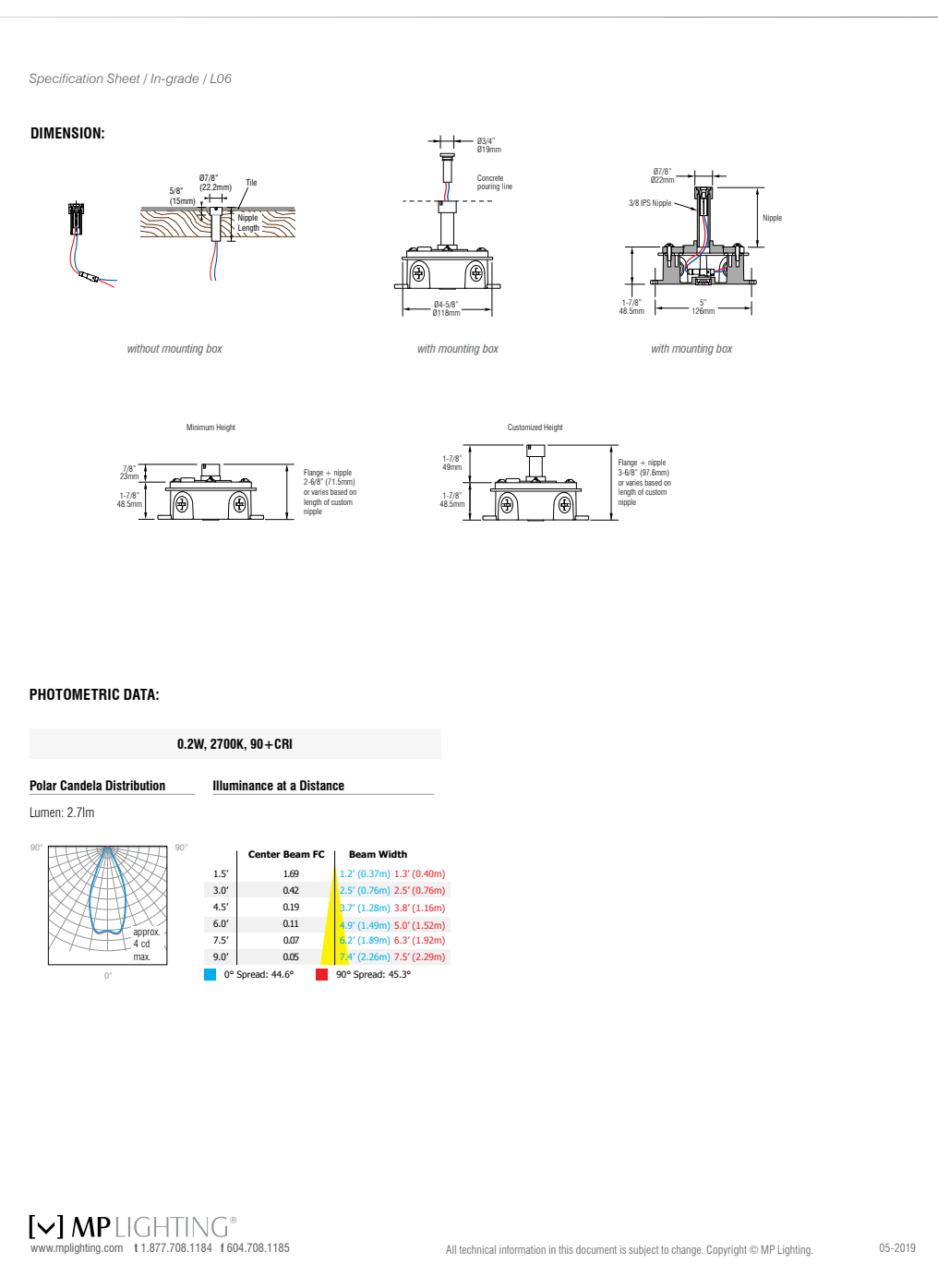
MICROKUBE

Technical specifications and details for the Microkub lighting fixture.



MICROKUBE

Technical specifications and details for the Microkub lighting fixture.



MICROKUBE

Technical specifications and details for the Microkub lighting fixture.

1 SPEC SHEET: Catenary Light - Structura NTS

NOTES:

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.



ONSITE SOIL STRATIGRAPHY

N.T.S.

STORM WATER TREATMENT SYSTEM

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

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)

ALL HAUL ROADS WITHIN VICINITY OF SITE TO BE SWEEPED OF ACCUMULATED SEDIMENT DAILY. SEDIMENT SHALL BE RETURNED TO SITE IN SUCH A MANNER THAT IT DOES NOT ENTER STORM WATER OR EXIT ROUTES. FLUSHING OF SEDIMENT INTO STORM DRAINS IS NOT PERMITTED.

ALL CATCH BASINS WITHIN 150m OF SITE EXIT ALONG HAUL ROUTE SHALL BE PROTECTED TO PREVENT ENTRY OF SEDIMENT INTO THE STORM SEWER. BMP C220

WATER TREATMENT SYSTEM SHALL INCLUDE:
• CO2 pH ADJUSTMENT - BMP C252
• SETTLING TANKS - BMP C250
• MECHANICAL FILTRATION - BMP C251
SYSTEM MAY BE RELOCATED AS REQUIRED. WATER TREATMENT SYSTEM TO BE DESIGNED AND SIZED BY SUPPLIER TO STORE AND TREAT STORM WATER FROM A 2-YEAR STORM EVENT TO THE DISCHARGE REQUIREMENTS OF $<75\text{mg/L}$ AND pH BETWEEN 6 AND 9. MONITORING OF DISCHARGE WATER SHALL OCCUR MONTHLY AND FOLLOWING A MAJOR STORM EVENT ($\geq 25 \text{ mm}$ IN 24 HOURS).

DISCHARGE TO STORM SEWER WITH MONITORING OF T.S.S., TURBIDITY, AND pH.

SITE ACCESS TO BE STABILIZED WITH 150mm CLEAR CRUSH ROCK A MINIMUM OF 300mm THICK. STABILIZED EXIT PAD MUST BE LOCATED IMMEDIATELY PRIOR TO SITE EXIT AND BE LOWER THAN EXISTING ROAD. EXIT PAD MAY BE RELOCATED BY THE CONTRACTOR AS REQUIRED. BMP C105

GRADE EXCAVATION TO DIRECT WATER TO SUMP. INSTALL INTERCEPTOR SHALES TO DIRECT WATER TO SUMP WHEN FEASIBLE. BMP C200

SUMP TO BE CONSTRUCTED AT LOW POINT(S) OF SITE TO COLLECT STORM WATER. SUMP SHALL INCORPORATE A SEDIMENT TRAP AND FLOAT-ACTUATED PUMP AS SHOWN IN THE DETAILS. SUMP MUST BE MAINTAINED REGULARLY TO PREVENT BUILD UP OF SEDIMENT FROM BEING PUMPED INTO TREATMENT SYSTEM. DO NOT PLACE PUMPS DIRECTLY IN SEDIMENT. BMP C240

WATER SHALL BE PUMPED FROM SUMP INTO WATER TREATMENT SYSTEM.

ALL VEHICLES TRAVELING ONSITE MUST BE RESTRICTED TO PAVED OR GRAVEL STABILIZED AREAS. IF VEHICLES AND EQUIPMENT TRAVEL ON EXPOSED SOILS, CONSTRUCTION OR INSTALLATION OF A WHEEL WASH AT SITE EXIT MAY BE REQUIRED TO PREVENT TRACK OUT FROM SITE. BMP C107

STOCKPILES TO BE COVERED WITH POLY SHEETING A MINIMUM OF 6 mil THICK PRIOR TO FORECASTED RAINFALL OR IF STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS. STOCKPILES TO BE LOCATED ON FLAT GROUND, AWAY FROM DRAINAGE AND WATERBODIES, AND WORK/EQUIPMENT TRAFFIC. BMP C123

WATER TREATMENT SYSTEM

LEGEND:

- - GRADE DIRECTION
- - CATCH BASIN PROTECTION
- - STOCKPILE
- ⊗ - SUMP

NO.	DATE	BY	REVISION



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DESIGNED BY: A.G.
DRAWN BY: N.K.
APPROVED BY: R.A.
REVIEWED BY: M.T.L.
SCALE: AS SHOWN

PROPOSED RESIDENTIAL DEVELOPMENT

1500 OXFORD STREET, WHITE ROCK, B.C.

EROSION & SEDIMENT CONTROL PLAN

FILE NO:

15792

DRAWING NO:

G-ESC1

DATE:

MARCH 12, 2021

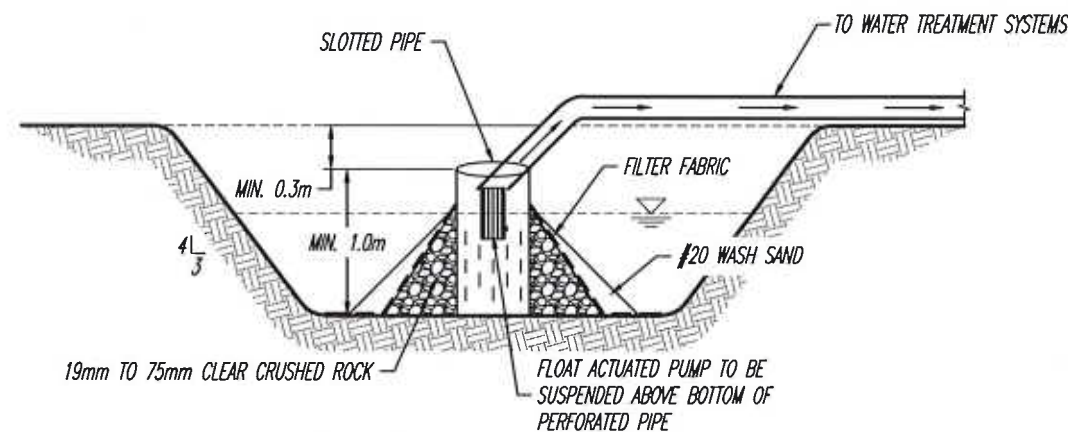
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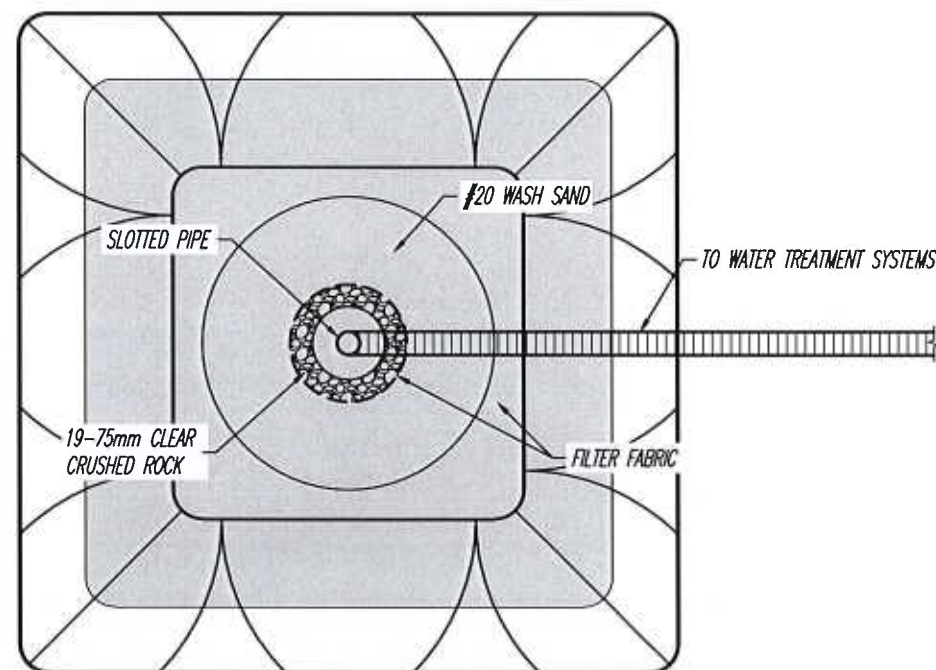
SITE PLAN

1:100





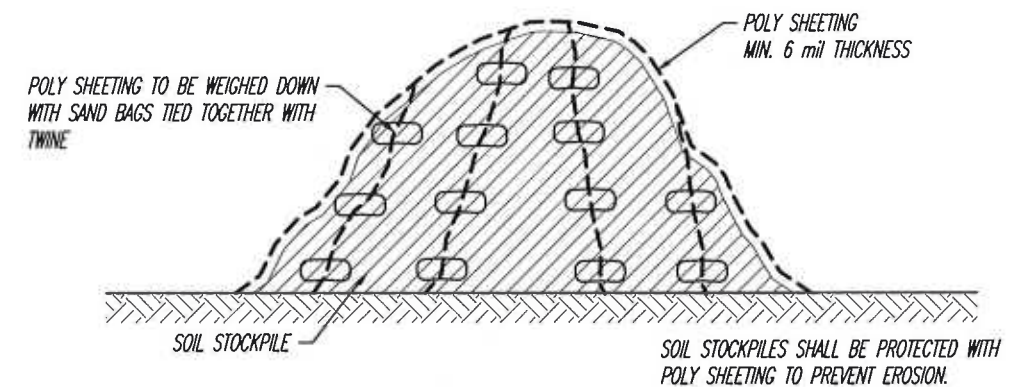
TYPICAL CROSS SECTION



TYPICAL PLAN VIEW

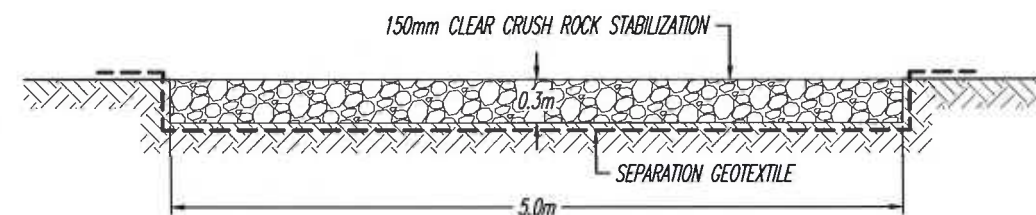
SUMP WITH SEDIMENT TRAP DETAIL - BMP C240

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:

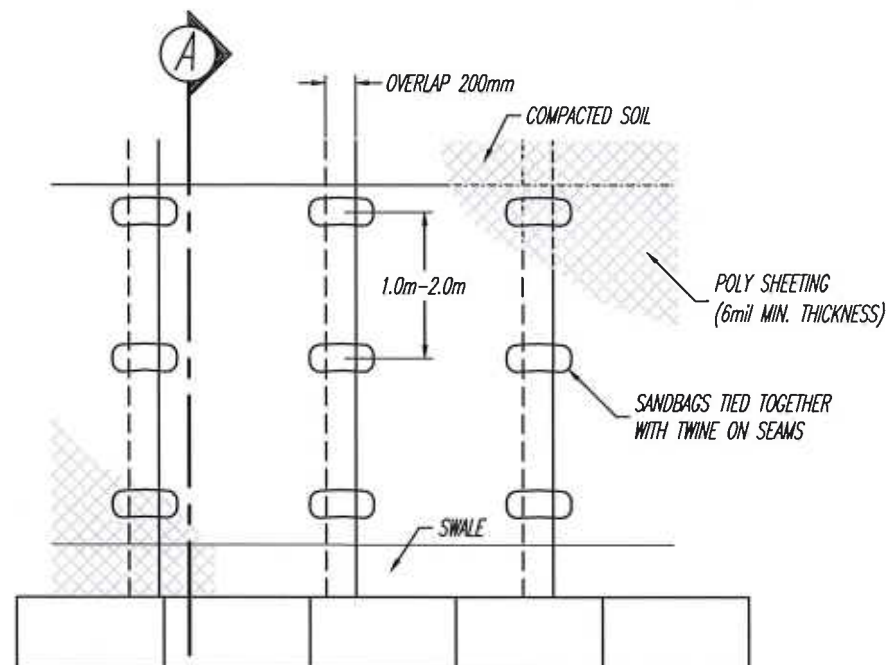
MARCH 12, 2021

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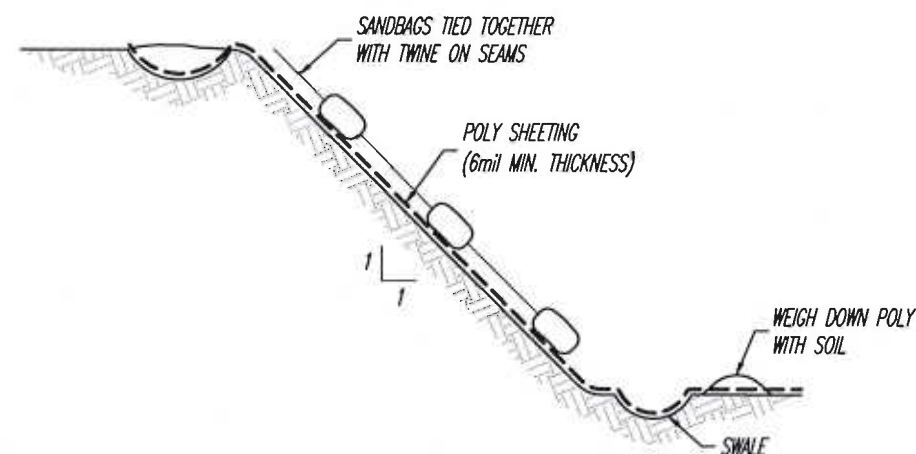


MAR 15 2021

ORIGINAL PAPER SIZE 11"x17"



SLOPE PLAN VIEW



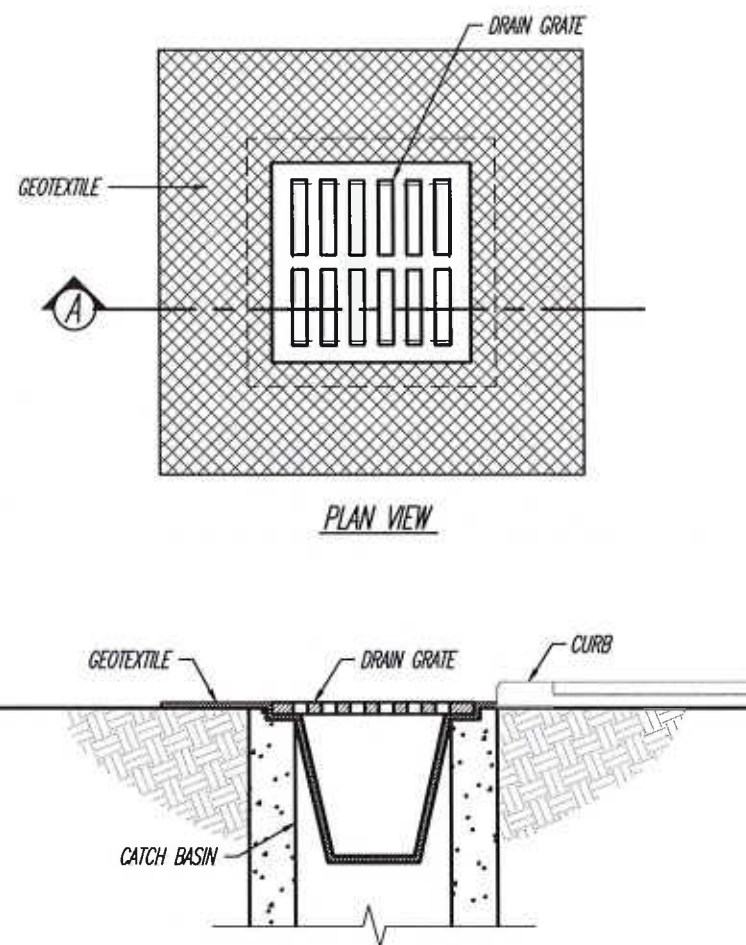
SLOPE SECTION A

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.

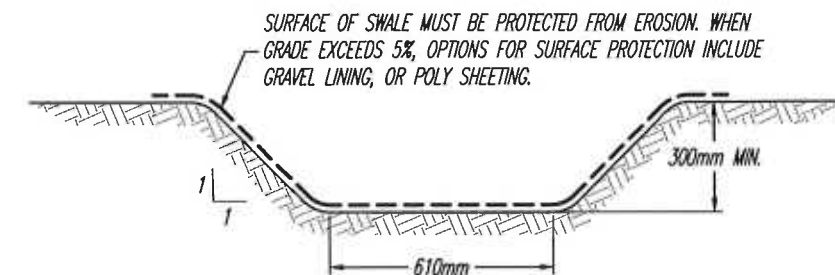


- STORE SPARE CATCH BASIN PROTECTION ONSITE AT ALL TIMES.
- INSPECT CATCH BASIN PROTECTION WEEKLY, AND DAILY DURING STORM EVENTS. CLEAN OR REPLACE WHEN 1/3 FULL, CLOGGED, OR SIGNS OF WEAR OCCUR.
- CATCH BASIN PROTECTION TO BE USED ON ALL CATCH BASINS WITHIN 150m OF SITE EXIT ALONG HAUL ROUTE.

SECTION A

CATCH BASIN SEDIMENT SACK DETAIL - BMP C220

N.T.S.



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



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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

SEAL



MAR 15 2021

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.

ORIGINAL PAPER SIZE 11"x17"

LEGEND:	NO.	DATE	BY	REVISION	 GEOPACIFIC VANCOUVER KALLOOFS CALGARY 1779 W. 76th Avenue Vancouver, B.C. V6P 6P2 P 604.455.0922 F 604.459.9659	DESIGNED BY: A.Ge.	PROPOSED RESIDENTIAL DEVELOPMENT 1500 OXFORD STREET, WHITE ROCK, B.C. EROSION & SEDIMENT CONTROL SPECIFICATIONS	FILE NO: 15792	
						DRAWN BY: N.K.		DRAWING NO: G-ESC3	
						APPROVED BY: R.A.		DATE: MARCH 12, 2021	
						REVIEWED BY: M.T.L.			
						SCALE: AS SHOWN			

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:

The rationale for the building height and placement originated from the desire to preserve as much open space on the overall site as possible. In comparison between overall site area and actual development we were able to preserve approximately 0.96 acres of mature growth trees and open space. If the site to the south is able to preserve as much open space as possible then the total open space area of 2.0 acres could be achieved.

This development option allows for permanent preservation of an important community open space as opposed to a development footprint of the entire site. The overall design of the buildings allowed for a public pedestrian walkway to connect Oxford street to this 'natural park-like' space.

The building architecture is contemporary with clean lines expressing a dynamic form oriented to sun and water views. The overall architecture is meant to be simple and modern with the site and views driving the form and function.

The buildings have been stepped and terraced to the north and west to allow for a better transition in height to the Evergreen Baptist expansion as well as the 12 storey Belaire project further north. In addition, the height of the proposed buildings allow views over any 12-storey building located to the immediate south of the proposed site.

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	<p>The buildings step up in scale from the neighboring Belaire and Evergreen Campus of Care buildings.</p> <p>The overall rotated building form also reduces the amount of view blockage from buildings to the north.</p>
---------------------------	---

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	<p>The building has been limited to the setbacks assigned to the specific lot to minimize view impact and shading.</p> <p>The principal building forms have been staggered and substantially set back from Oxford Street as well as the sides of the single family homes to the west. Transitional design elements including generous landscaped outdoor areas, street trees, seating, and natural materials present attractive elevations to the immediate neighborhood.</p>
---------------------------	---

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

The building design incorporated amenity space along the ground floor (both interior & exterior) allowing visual interest to pedestrians.

The amenity space at the centre of the building along Level 1 is double height with large windows and glue-laminated beams to also contribute to visual interest among the public.

Although not situated on a prominent corner, the design of this project provides a visually stimulating landmark building form.

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

Accessible access to the main entrance will be provided.

The main porte cochere vehicular and pedestrian entrance will be covered to provide weather protection for pedestrians and barrier-free for accessibility.

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**

Provided - Refer to Landscape Architectural drawings.

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**

Not applicable.

Multi-Family DPA Guideline 22.6.1 (g)

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.

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.

Applicant Response

Shared outdoor and indoor amenity spaces have been provided. Refer to Landscape Architectural drawings.

All residential units will be provided with balconies.

Multi-Family DPA Guideline 22.6.1 (h)

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.

Applicant Response

The overall building orientation was determined by solar path and views towards the waterfront. Large balconies were designed to help block high-angle summer solar heat gains.

Building faces and units have been designed with maximum south and west exposure oriented to sun and water views. The convex sides of the building forms present the widest elevations to maximize these views.

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	Building materials and colors utilize natural materials (ie. stone, wood, and warm paint colors) to 'fit' within the natural surroundings.
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	Not applicable.

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	Not applicable.

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	Provided - Refer to Landscape Architectural drawings.
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	Provided - Refer to Landscape Architectural drawings.

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	There is a dedicated public pedestrian walkway along the north property line that runs east-west connecting Oxford street to the preserved natural park at the rear of the site.
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	All areas on site that is not covered will be landscaped accordingly - Refer to Landscape Architectural drawings. Light-coloured materials will be used where possible to reduce urban heat island effect.

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	Majority of the old-growth/mature trees have been retained and will be protected during the construction process - Refer to Landscape Architectural drawings and renderings for response to these requests.
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	Provided - refer to Landscape Architectural drawings and renderings.

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

Majority of the native vegetation on site have been preserved in their natural form as a dedicated park area and substantial new landscaping will help storm water management. Permeable paving will be used where possible - Refer to landscape architectural drawings.

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

Sufficient controlled landscape lighting will be provided for the safety of the pedestrians and vehicles and to highlight the building entrance. Deflectors will be installed where possible to discourage light pollution onto other buildings.

Section 22.6.3 – Parking and Functional Elements

Multi-Family DPA Guideline 22.6.3 (a)

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.

Applicant Response

Parkade entrance is located at rear of site with single access driveway connected to Oxford street.

Ramp access will be secured by overhead gate and designed appropriately. Screening will be provided where feasible.

Multi-Family DPA Guideline 22.6.3 (b)

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.

Applicant Response

Not applicable

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	<p>All off-street residential and visitor stalls will be located below-grade. Accessible stalls will be located near elevators to limit the distance and will be barrier-free access to elevators.</p> <p>Temporary visitor bike lockers will be provided on Level P1 close to the elevators.</p>
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	<p>Loading areas are located at grade off of the large porte cochere to provide sufficient circulation space.</p> <p>The refuse/recycle rooms will be sized accordingly to reflect the number of suites and users of the building. These spaces will be located on Level P1 where possible and close to main entry point of parkade for ease of collection and removal.</p>

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	<p>mechanical equipment at rooftop will be housed within the structure as much as possible to dampen noise and to be incorporated into the architecture.</p> <p>Equipment at grade will be screened as much as possible to minimize exposure.</p>