

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2434**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

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

Lot B Section 11 Township 1 New Westminster District Plan 84401  
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.62 CD-62 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2022, No. 2434*".

Public Information Meeting held this 9<sup>th</sup> day of December, , 2020

Read a first time this 13<sup>th</sup> day of June, 2022

Read a second time this 13<sup>th</sup> day of June, 2022

Considered at a Public Hearing this 18<sup>th</sup> day of July, 2022

Read a third time this 25<sup>th</sup> day of July, 2022

Adopted this day of , 2023

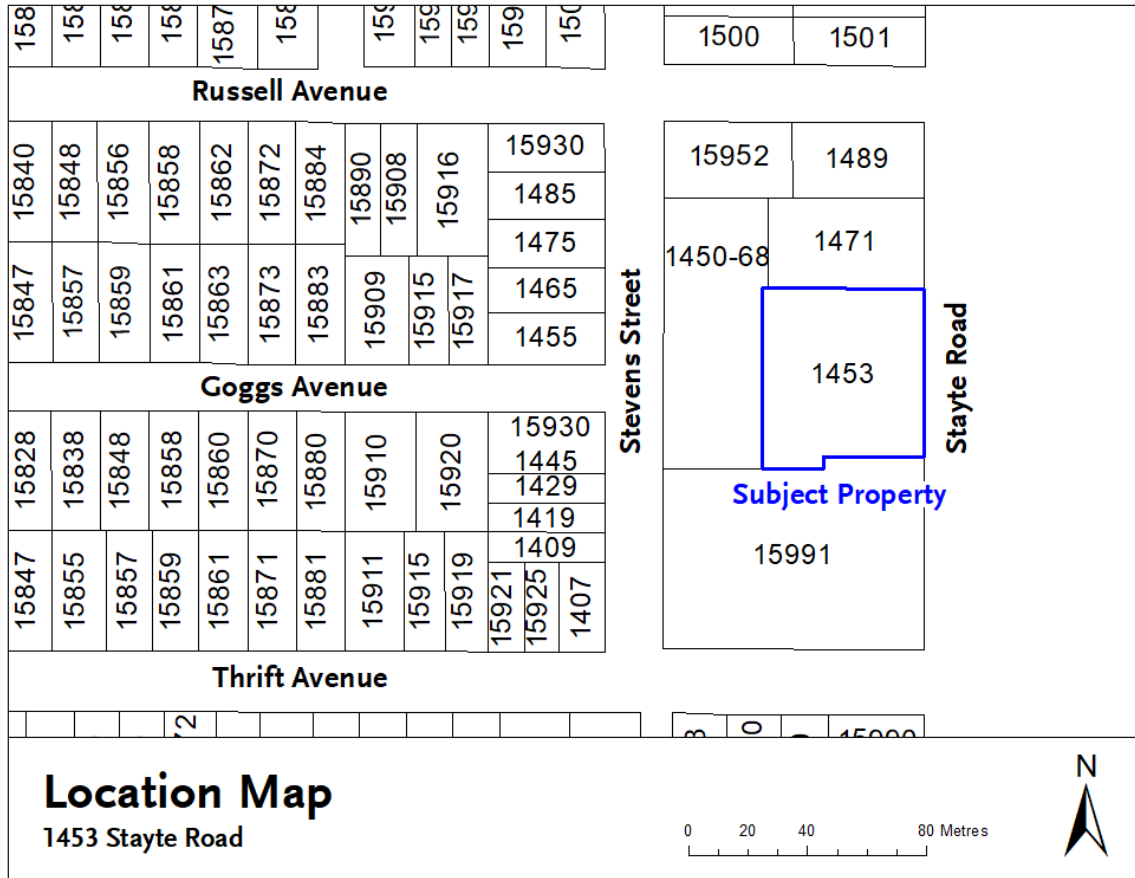
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Mayor

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Director of Corporate Administration

Schedule "1"



Schedule “2”

## 7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

### INTENT

The intent of this zone is to accommodate the development of three-storey townhouse development on a site of approximately 3,163 square metres.

1. Permitted Uses:
  - (a) *Townhouse use*
  - (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
  
2. Lot Coverage:
  - (a) *lot coverage* shall not exceed 42%
  
3. Density:
  - (a) The maximum *gross floor area* shall not exceed 0.905 times the lot area.
  - (b) The maximum number of *dwelling units* must not exceed 20.
  
5. Building Height:
  - (a) The *principal building* shall not exceed a height of 73.5 metres geodetic.
  - (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.
  
6. Siting Requirements:
  - (a) Minimum setbacks are as follows:

(i) Setback from front (east) lot line	= 1.5 metres
(ii) Setback from rear (west) lot line	= 6.0 metres
(iii) Setback from interior side (north) lot line	= 4.0 metres
(iv) Setback from interior side (south) lot line	= 3.0 metres
  
  - (b) Notwithstanding the above, the following siting exemptions are permitted:
    - (ii) Balconies may encroach by up 1’-6” (0.46 m) and roofs projecting 1’-0” (0.31 m) into the setback from front (east) lot line (Block 1).
    - (jj) Balconies may encroach by up 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the setback from interior side (north) lot line. (Block 4).
    - (kk) Balconies may encroach by 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the 3.0m Setback from interior side (south) lot line (Block 3).
    - (ll) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
    - (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated

February 21, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 2.0 metre distance from the front (east) lot line

7. Parking:

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

- (a) A minimum of forty (40) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (c) A minimum of four (4) stalls must have electric charging capacity.
- (d) A minimum of four (4) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

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

- (a) A minimum of twenty (20) Class I spaces shall be provided
- (b) A minimum of four (4) Class II spaces shall be provided

9. Loading:

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



Benches to Amenity Space. Refer to Detail 7, LD-01

Allow block retaining wall. Refer to detail 4, LD-01

Buffer planting to Amenity Area

PMD parking stall

Screening planting to washroom/bathrooms

After block retaining wall. Refer to detail 4, LD-01

Bike racks

Sanitation services to Block 2 and 3

Play focus on recessed deck. Refer to Detail 6, LD-02

Screening planting to amenity area. Refer to detail 2, LD-01

Decorative fences to screen area adjacent to side of park

Privacy planting to Block 3

Indicative furniture to rest. By owner

Privacy planting to Block 1

Decorative fences to adjacent property

Show water pit. Refer to Civil

Large format concrete tile paving. Refer to detail 6, LD-02

Removable parking to visitor parking stalls. Typ

Existing Chainlink fence to adjacent property

Refer to Amenity report for location of off site trees

Screening hedges to northern boundary

Production access to Block 4

Buffer planting to amenity square

Known path with additional steps in lawn

Additional steps to amenity square

Additional steps to amenity square

Additional steps to amenity square

Additional steps to amenity square

Additional steps to amenity square

Additional steps to amenity square

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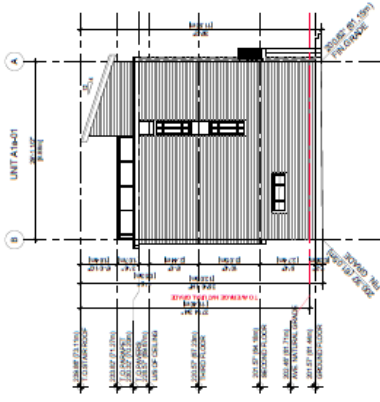
Additional steps to amenity square

Additional steps to amenity square

Additional steps to amenity square



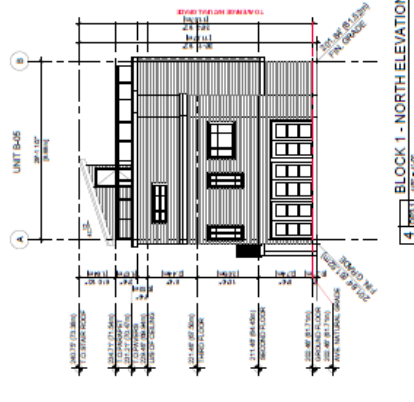
1 BLOCK 1 - WEST ELEVATION  
1/8" = 1'-0"



3 BLOCK 1 - SOUTH ELEVATION  
1/8" = 1'-0"



2 BLOCK 1 - EAST ELEVATION  
1/8" = 1'-0"



4 BLOCK 1 - NORTH ELEVATION  
1/8" = 1'-0"

## Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B. C.

VANHOME PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

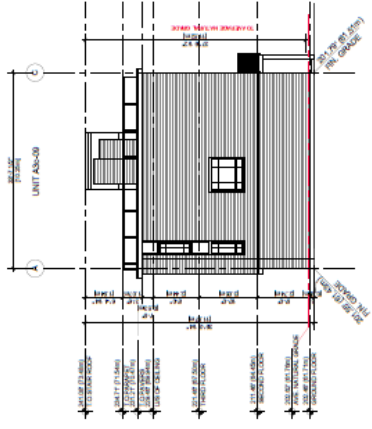
## DP3.1 ELEVATIONS BLOCK 1

SCALE 1/8" = 1'-0"





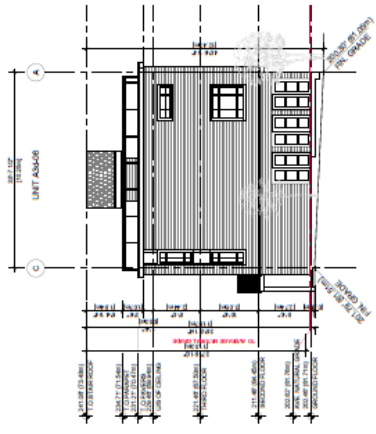
1 BLOCK 2 - EAST ELEVATION  
1/8" = 1'-0"



3 BLOCK 2 - NORTH ELEVATION  
1/8" = 1'-0"



2 BLOCK 2 - WEST ELEVATION  
1/8" = 1'-0"



4 BLOCK 2 - SOUTH ELEVATION  
1/8" = 1'-0"

Proposed Residential Development  
 1453 STAYTE ROAD, WHITE ROCK, B.C.  
 VANHOME PROPERTIES INC.  
 ATELIER PACIFIC ARCHITECTURE INC.  
 March 15, 2022

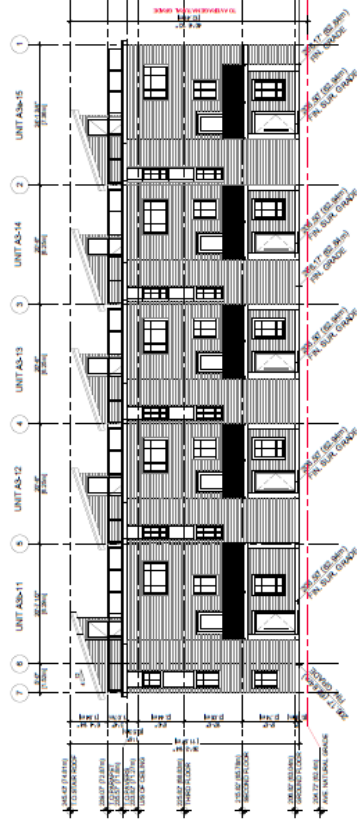


DP3.2  
 ELEVATIONS  
 BLOCK 2  
 SCALE 1/8" = 1'-0"

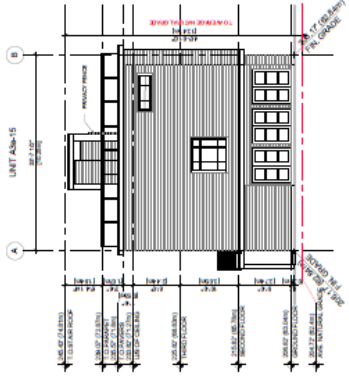




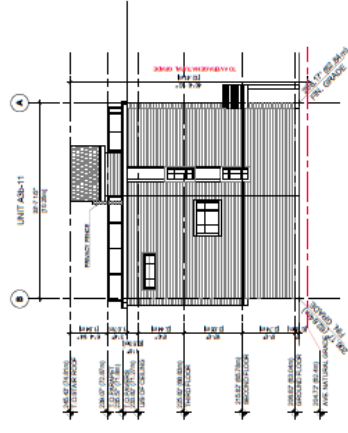
1 BLOCK 3 - WEST ELEVATION  
1/8" = 1'-0"



2 BLOCK 3 - EAST ELEVATION  
1/8" = 1'-0"



3 BLOCK 3 - NORTH ELEVATION  
1/8" = 1'-0"



4 BLOCK 3 - SOUTH ELEVATION  
1/8" = 1'-0"

## Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B.C.

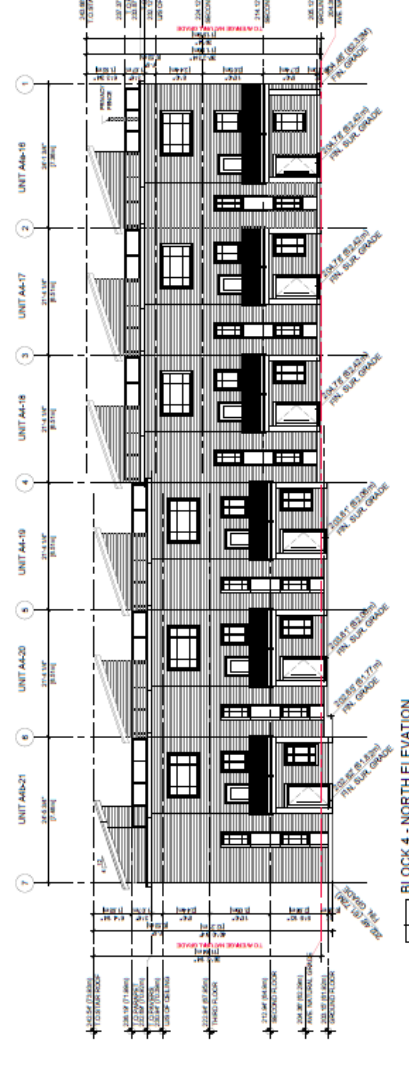
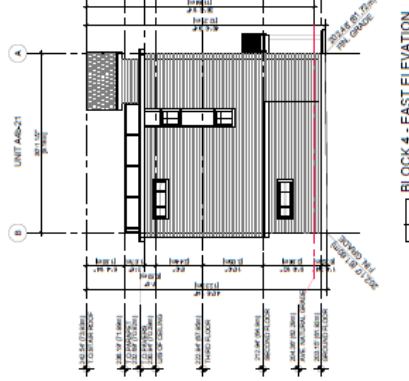
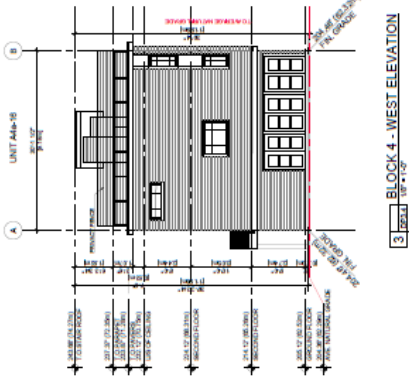
VANHOME PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

## DP3.3 ELEVATIONS BLOCK 3

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





Proposed Residential Development  
 1453 STAYTE ROAD, WHITE ROCK, B.C.  
 VANANNE PROPERTIES INC.  
 ATELIER PACIFIC ARCHITECTURE INC.  
 March 16, 2022

DP3.4  
 ELEVATIONS  
 BLOCK 4  
 SCALE 1/8" = 1'-0"