

THE CORPORATION OF THE
CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 438

1. This Development Variance Permit No. 438 is issued to **1371 Blackwood Street Holdings Ltd** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract 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 49, Plan NWP37159, Section 10, Township 1, New Westminster Land District

PID: 007-530-161

As indicated on Schedule A

2. This Development Variance Permit No. 438 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) To allow two new dwelling units on the property within the existing buildings, Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to an "Apartment" use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one space located immediately north of the subject property at 1371 Blackwood Street.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
5. Terms and Conditions:
 - (a) The development shall generally conform to the drawings attached hereto as Schedule B, being the Site Plan drawing prepared by Durante Kreuk Ltd. dated March 27, 2020 with most recent revision (No. 2) dated November 2, 2020.


- (b) Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
- (c) If the new parking space provided on the property to the north (1371 Blackwood Street) is no longer available to residents at the subject property, one of the two new dwelling units enabled by this Development Variance Permit shall not be occupied by a new tenancy until such time as a replacement parking space has been established on the subject property to the satisfaction of the Director of Planning and Development Services.

6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the 10th day of May 2021.

This development variance permit has been executed at White Rock, British Columbia, the 12th day of May 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

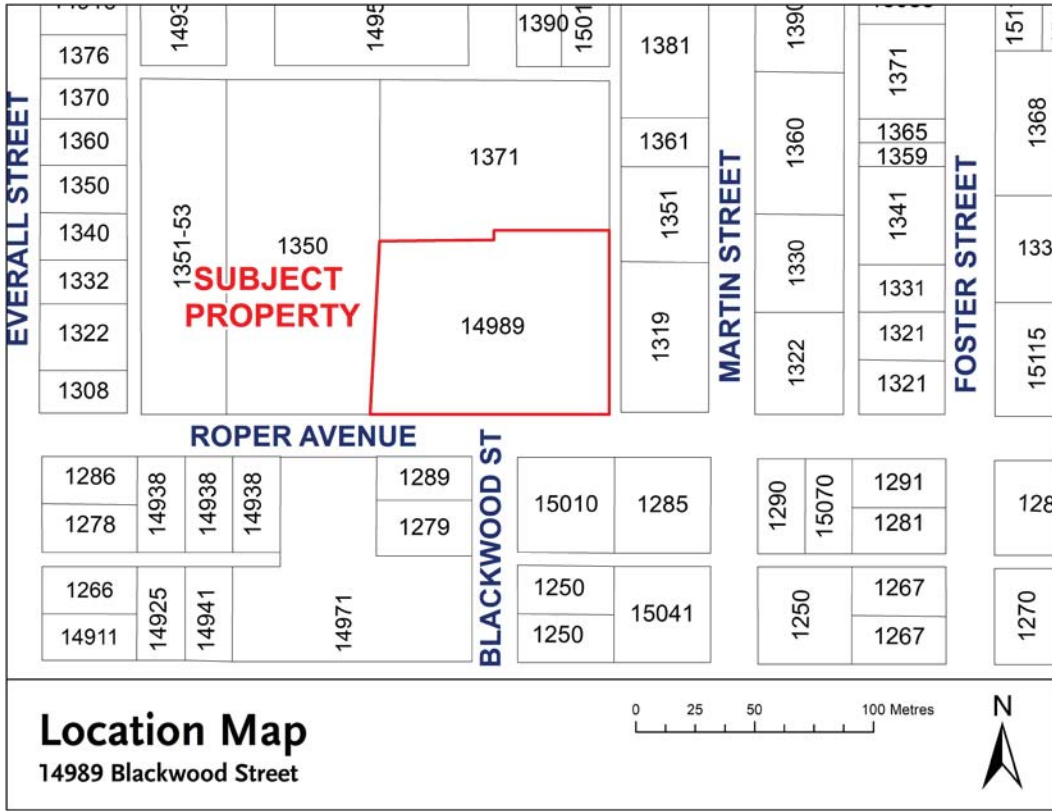


Mayor – Darryl Walker

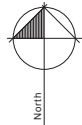


Director of Corporate Administration – Tracey Arthur

Schedule A Location Map



Schedule B Site Plan



2 Nov. 02 '20 Issued for DP
1 April 02 '20 Issued for Review
no. 1 date item

Revisions:

dk Durante Kreuk Ltd
102 - 1037 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4811
f: 604 684 0577
www.dk.bc.ca

Project:

**Bayview Gardens,
14989 Roper Ave,
White Rock B.C.**

Drawn by: TB

Checked by: PK

Date: March 27, 2020

Scale: 1/16" = 1'

Drawing Title:

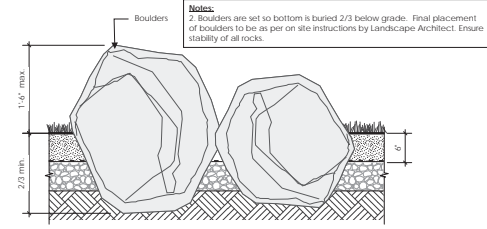
Siteplan

Project No.:

19068

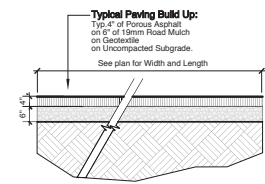
Sheet No.:

L-1 of 1



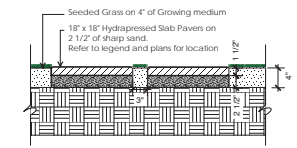
(L-1) Landscape Boulders

scale 1" = 1'0"



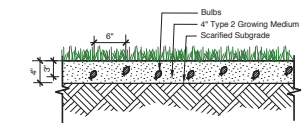
(L-2) Typical Permeable Asphalt Detail

scale 1/2" = 1'0"



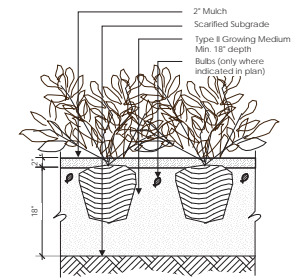
(L-3) Hydrapressed Pavers on Grade

scale 1" = 1'0"



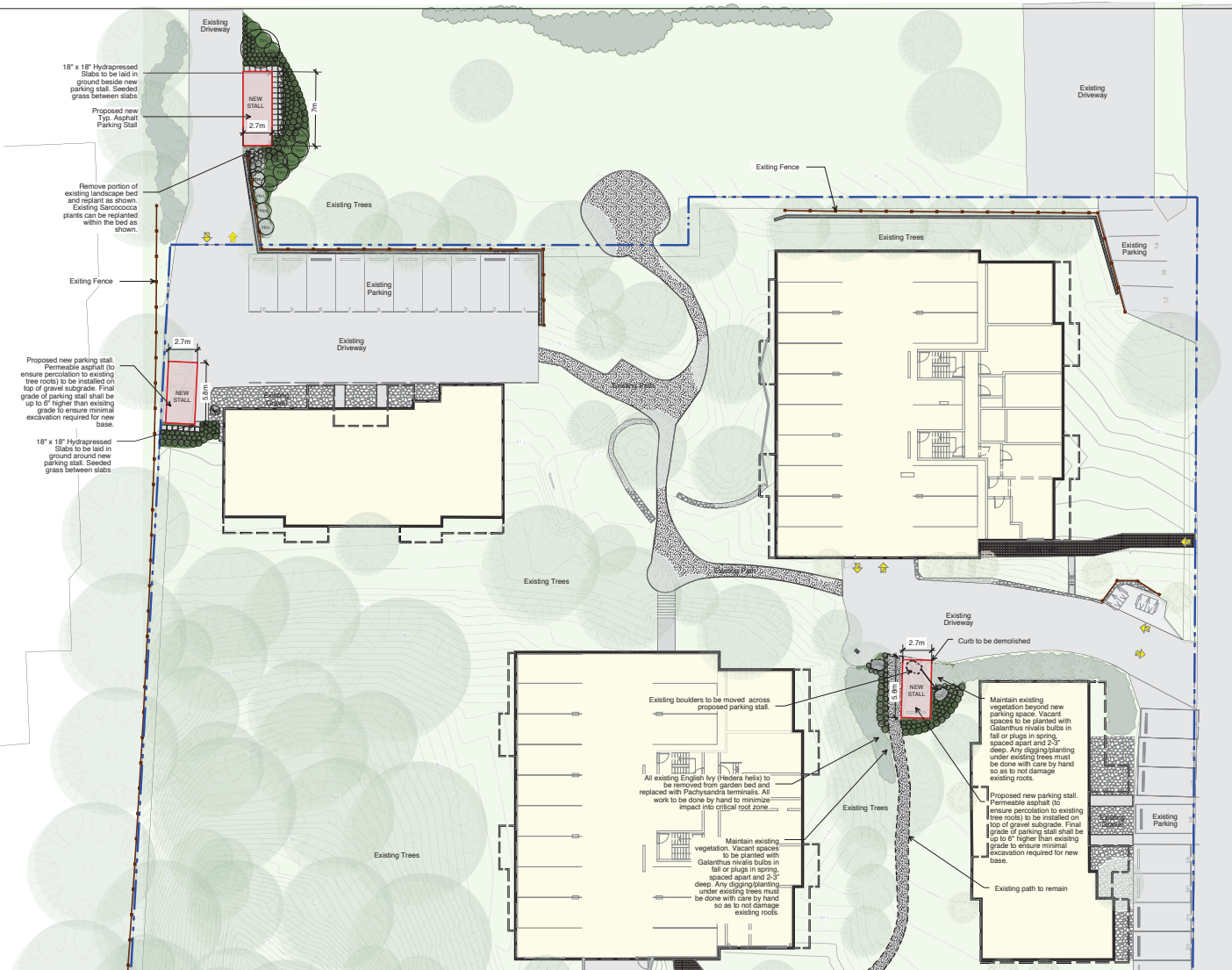
(L-4) Shrub Planting on Grade

scale 1" = 1'0"



(L-5) Typical Shrub Planting on Grade

scale 1" = 1'0"



Material Legend		
Detail	Key	Material
(P-1)	[Red Box]	Proposed Parking Stall, Permeable Asphalt where noted.
	[Gravel Pattern]	Gravel Path
	[Green Area]	Existing Landscape, Out of Scope
(P-2)	[Green Box]	Planting
(P-3)	[Grid Pattern]	18" x 18" Hydrapressed Texas Slabs by Abbotsford Concrete. Grey

On-Site Plant List				
Sym	Botanical Name	Common Name	Size/Space	
[Tree Symbol]	Existing Tree	N/A	N/A	
Sym/Qty	Botanical Name	Common Name	Size	
3	Perennials			
151	Acer circinatum	Vine Maple	12" o.c.	
14	Carex divulsa	Berkley Sedge	18" o.c.	
33	hydrangea macrophylla 'blauweise'		60" o.c.	
70	Polystichum acrostichoides	Snowdrop	18" o.c.	
	Sarcococca confusa	Sweet Box	24" o.c.	

General Notes

Planting Notes

- All plants / planting to be per BCNTA and BCSLA standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All plants to be sourced from nurseries certified free of P. ramorum.

Soil Preparation and Placement Notes

- All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days prior placement.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.