

**THE CORPORATION OF THE  
CITY OF WHITE ROCK**



**DEVELOPMENT PERMIT NO. 423**

1. This **Development Permit No. 423** is issued to **1120578 B.C LTD** 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 B Section 11 Township 1 New Westminster District Plan 84401  
(1453 Stayte Road)

PID: 015-689-573

As indicated on Schedule A

2. This Development Permit No. 423 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, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "*Chapter 1*" as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended that relate to the "Multifamily Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-62 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Atelier Pacific Architecture Inc. and van der Zalm + associates Inc. hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations

Schedule D      Renderings  
Schedule E      Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
  - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
  - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$375,000.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
  - 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.
7. 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.
8. 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.
9. 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:

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Mayor  
Authorized Signatory

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Director of Corporate Administration  
Authorized Signatory



# Schedule B – Site Plan



# Schedule C – Elevations

- 11** ASPHALT SHINGLES  
[COLOR: MEDIUM GREY]
- 8** GLAZING PANEL (TRANSPARENT)
- 7** WINDOW & DOOR FRAME/  
RAILING FRAME [COLOR: BLACK]
- 10** CEMENTITIOUS SOFFITS  
[WOODTONE - FINELINE PANELING  
COLOR: TEAK/HONEY BROWN  
OR EQUIVALENT]
- 5** CEMENTITIOUS LAP SIDING  
[WOODTONE - COLOR: STORMY DAY  
OR EQUIVALENT]
- 9** WOOD ROOF PATIO DOOR  
[COLOR: WHITE]
- 1** CEMENTITIOUS LAP SIDING  
[WOODTONE - KISTIC SUMMER WIND  
OR EQUIVALENT]
- 6** GARAGE/ ENTRY DOOR  
[COLOR: DARK GREY]
- 2** CEMENTITIOUS SHIPLAP SIDING  
[WOODTONE - COLOR: BARELY THERE]  
OR EQUIVALENT
- 3** CEMENTITIOUS SHIPLAP SIDING  
[WOODTONE - COLOR: ASPE SILVER]  
OR EQUIVALENT
- 4** CEMENTITIOUS PANEL BOARD/  
COLUMN/ ROOF FASCIA/ WINDOW TRIM  
[BENJAMIN MOORE COLOR: ONYX]  
OR EQUIVALENT

## Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B. C.

VAHJOHE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2023



## DP 5.0

MATERIAL BOARD



1 [DP-1] [DP-1] BLOCK 1 - WEST ELEVATION

**MATERIAL LEGEND: (COLOR SCHEME-1)**

- 1 CEMENTITIOUS LAP SIDING (WOODTONE: POLYTRIC SUMMIT WAKES) OR EQUIVALENT
- 2 CEMENTITIOUS SHIP-LAP SIDING (WOODTONE: COLOR SABLEY THERE) OR EQUIVALENT
- 3 CEMENTITIOUS SHIP-LAP SIDING (WOODTONE: COLOR: AEGID SILVER) OR EQUIVALENT
- 4 CEMENTITIOUS PANEL BOARD COLUMN/ ROOF FASCIA/WINDOW TRIM (WOODTONE: FINISH: BROWN COLOR: DAWN) (REPLACEMENT WINDOW COLOR: DAWN)
- 5 CEMENTITIOUS LAP SIDING (WOODTONE: COLOR: STORM DAWN) OR EQUIVALENT
- 6 GARAGE DOOR/ ENTRY DOOR (COLOR: DARK GREY)
- 7 WINDOW DOOR FRAME/ RAILING FRAME (COLOR: BLACK)
- 8 GLAZING PANEL (TRANSPARENT)
- 9 WOOD ROOF PATIO DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS SOFFITS (WOODTONE: FINISH: PANELING COLOR: (WOOD TONES: BROWN) OR EQUIVALENT)
- 11 ASPHALT SHINGLES (COLOR: ASPHALT GREY) OR EQUIVALENT



3 [DP-1] [DP-1] BLOCK 1 - SOUTH ELEVATION



2 [DP-1] [DP-1] BLOCK 1 - EAST ELEVATION



4 [DP-1] [DP-1] BLOCK 1 - NORTH ELEVATION

**Proposed Residential Development**

1453 STAYTE ROAD, WHITE ROCK, B.C.  
 VANHOVE PROPERTIES INC.  
 ATELIER PACIFIC ARCHITECTURE INC.

MARCH 15, 2022



**DP 5.1**  
 COLOUR ELEVATION  
 & MATERIAL LEGEND  
 COLOUR SCHEME - 1



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



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

**MATERIAL LEGEND: (COLOR SCHEME-2)**

- 1 CEMENTITIOUS LAP SIDING (COLOR: SMOKE GREY) OR EQUIVALENT
- 2 CEMENTITIOUS SHIP-LAP SIDING (COLOR: SMOKE GREY) OR EQUIVALENT
- 3 CEMENTITIOUS SHIP-LAP SIDING (COLOR: SAND GREY) OR EQUIVALENT
- 4 CEMENTITIOUS PANEL BOARD (EXTERIOR MOISTURE COLOR: GREY)
- 5 CEMENTITIOUS LAP SIDING (COLOR: SAND GREY) OR EQUIVALENT
- 6 GARAGE DOOR / ENTRY DOOR (COLOR: SAND GREY)
- 7 WINDOW DOOR FRAME / RAILING FRAME (COLOR: BLACK)
- 8 SLATING PANEL (TRANSPARENT)
- 9 WOOD DOOR / ENTRY DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS SPOTTS (APPROXIMATE FINISH SAMPLES - COLOR: TRUCK HONEY BROWN) OR EQUIVALENT
- 11 ASPHALT SHINGLES (COLOR: MEDIUM GREY) OR EQUIVALENT



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



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

**Proposed Residential Development**

1453 STAYTE ROAD, WHITE ROCK, B.C.  
VANCOUVE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.  
MARCH 15, 2022



**DP 5.2**  
COLOUR ELEVATION  
& MATERIAL LEGEND  
COLOUR SCHEME- 2



1 SITE SECTION  
1150





1 10531 1/16 PROPOSED STATE ROAD STREETSCAPE



2 10531 1/16 PROPOSED STATE ROAD STREETSCAPE

**Proposed Residential Development**

1453 STATE ROAD, WHITE ROCK, B. C.

VANPOLE ARCHITECTS INC.  
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 15, 2022



**DP 5.5**  
STREETSCAPE  
SITE SECTION

# Schedule D – Renderings



## DEVELOPMENT PERMIT RE-SUBMISSION

Date: March 16, 2022

### Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

YANHOUE PROPERTIES INC.  
ATELIER PACIFIC ARCHITECTURE INC.

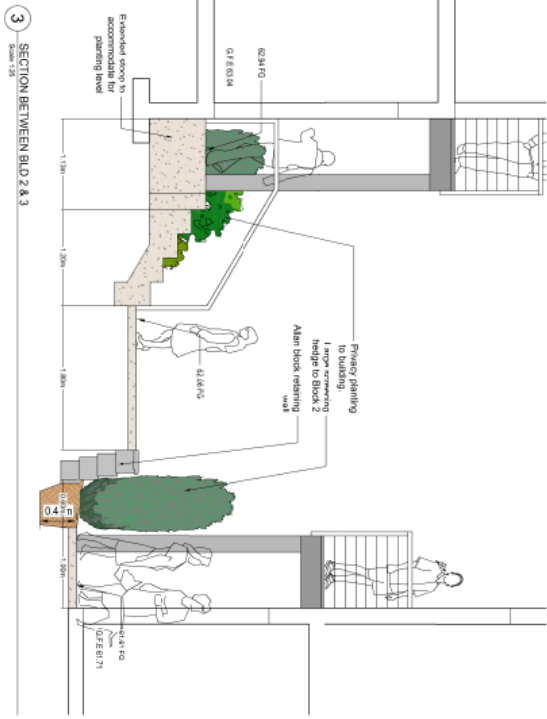
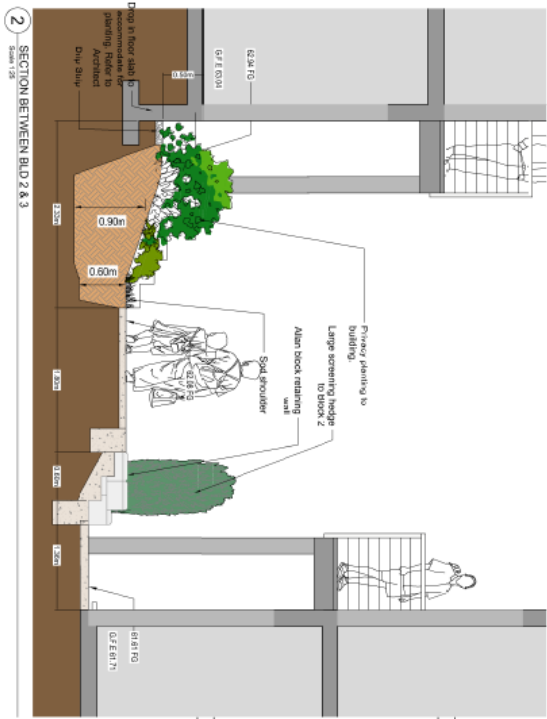
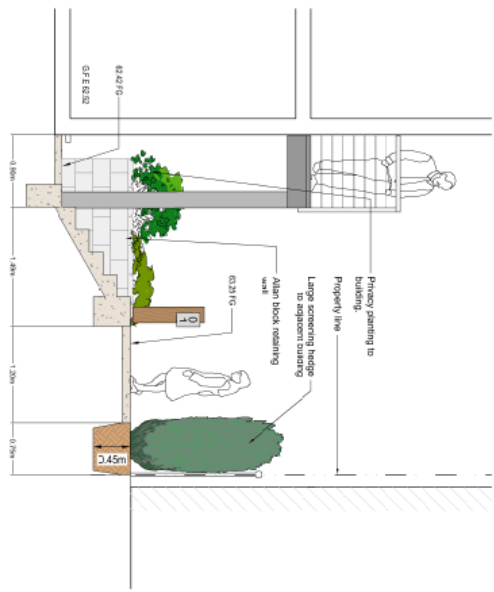


PREPARED BY:  atelier **pacific** architecture inc.

**DP 0.0a**  
COVER PAGE







**VDZ+A**

1433 STATE ROAD, SUITE 100, WHITE ROCK, B.C.  
 TEL: 604.673.1111 FAX: 604.673.1112  
 WWW.VDZ+A.COM

PROJECT: 1433 STATE ROAD, WHITE ROCK, B.C.

DATE: 2018-10-10

SCALE: 1/2"

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

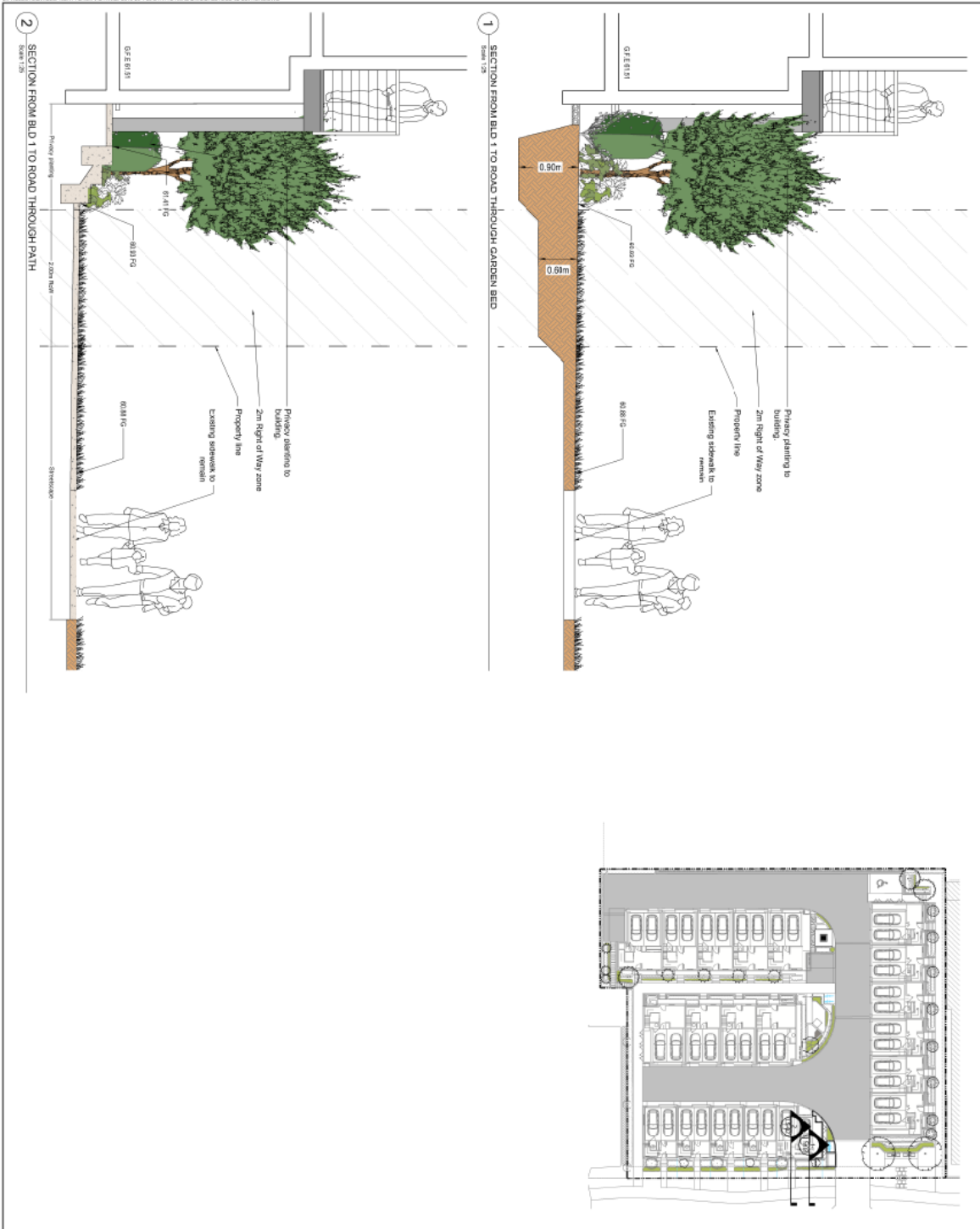
DATE: 2018-10-10

No.	By	Description	Date
1	VDZ+A	REVISIONS TABLE FOR SHEET	
2	VDZ+A		
3	VDZ+A		
4	VDZ+A		
5	VDZ+A		
6	VDZ+A		
7	VDZ+A		
8	VDZ+A		
9	VDZ+A		
10	VDZ+A		

Drawing #: **LS-01**

VDZ Project #: **DP2018-20**

Drawing Title: **SECTIONS**

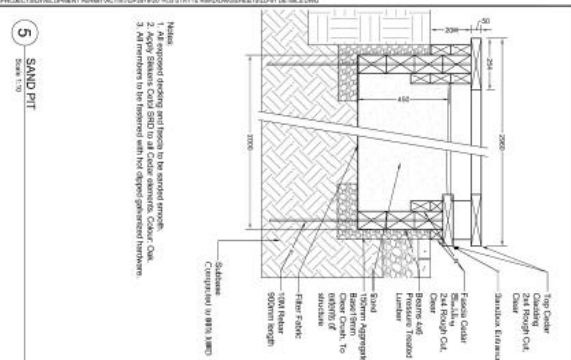
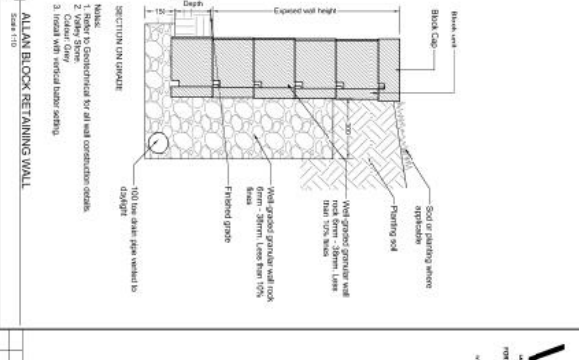
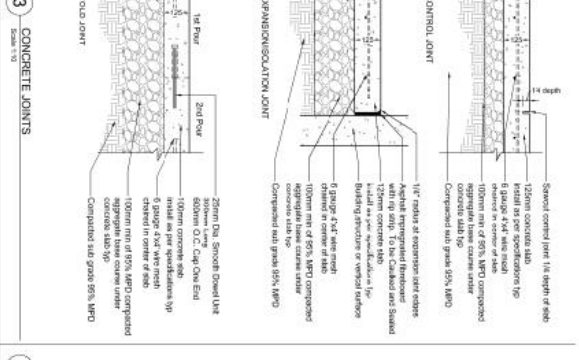
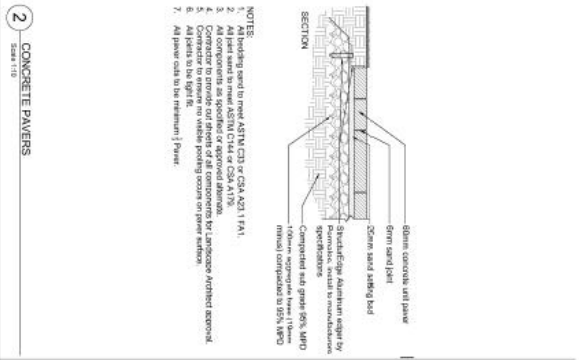
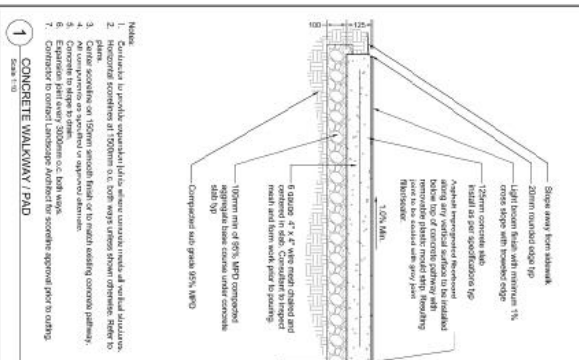


**VDZ+A**  
 VIZUALIZACIJA I ARHITEKTURA  
 VISUALIZATION AND ARCHITECTURE  
 11000 BULEVAR BRATSKA VOJVOJINA  
 11000 BEOGRAD, SRBIJA  
 TEL: +381 (0)11 2660 1111  
 FAX: +381 (0)11 2660 1112  
 WWW.VDZ+A.BA

NO.	DR.	DESCRIPTION	DATE
1	DR	REVISIONS TABLE FOR SHEET	NEW

Project: 1453 Stayte Road  
 Location: 1453 Stayte Road  
 WYB, 1453 B.C.

Project	1453 Stayte Road
Client	WYB, 1453 B.C.
Architect	VDZ+A
Scale	AS SHOWN



NO.	DESCRIPTION	DATE
1	Issue for RFP	2020-08-10
2	Issue for RFP	2020-08-10
3	Issue for RFP	2020-08-10
4	Issue for RFP	2020-08-10
5	Issue for RFP	2020-08-10
6	Issue for RFP	2020-08-10
7	Issue for RFP	2020-08-10
8	Issue for RFP	2020-08-10
9	Issue for RFP	2020-08-10
10	Issue for RFP	2020-08-10

**REVISIONS TABLE FOR DRAWINGS**

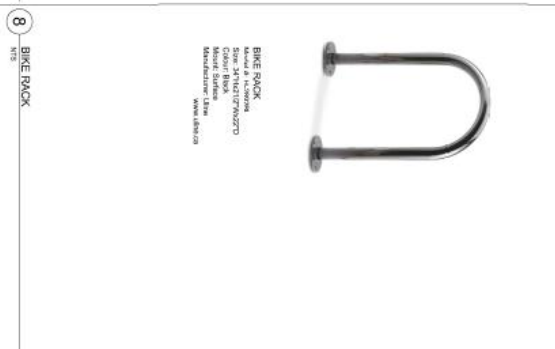
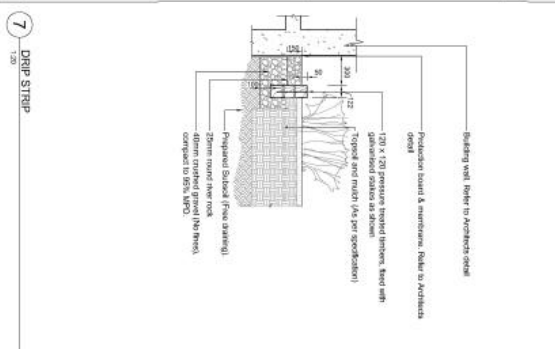
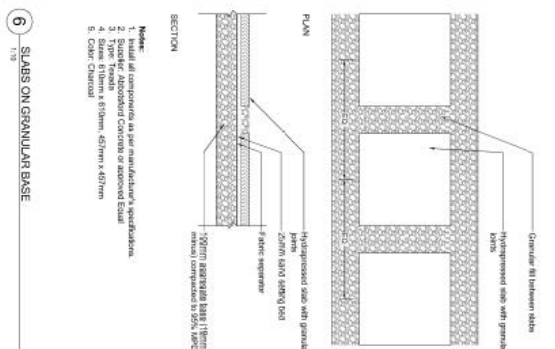
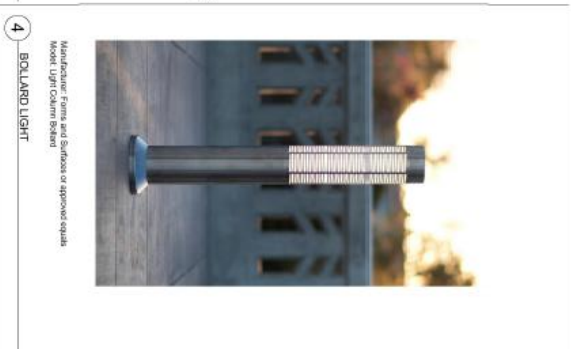
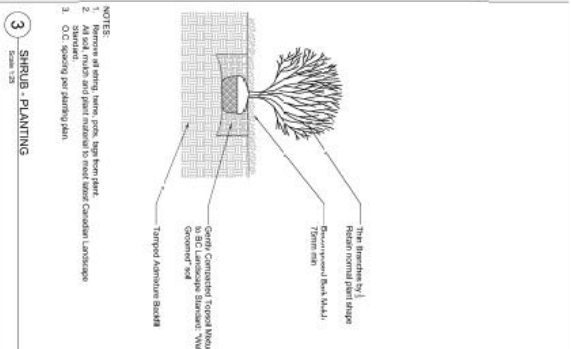
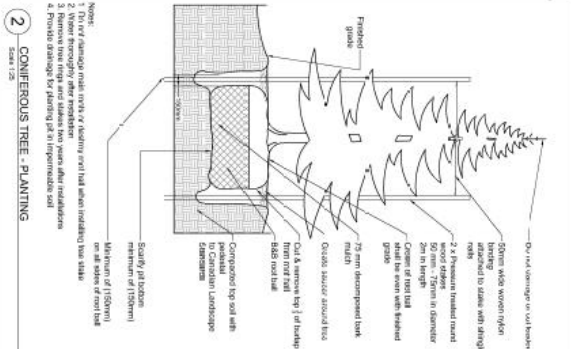
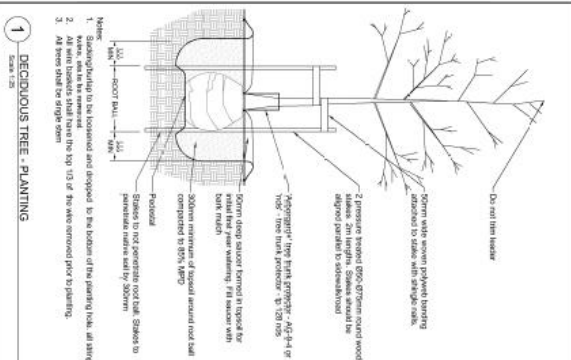
NO.	DESCRIPTION	DATE
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2	Issue for RFP	2020-08-10
3	Issue for RFP	2020-08-10
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5	Issue for RFP	2020-08-10
6	Issue for RFP	2020-08-10
7	Issue for RFP	2020-08-10
8	Issue for RFP	2020-08-10
9	Issue for RFP	2020-08-10
10	Issue for RFP	2020-08-10

**REVISIONS TABLE FOR SHEET**

NO.	DESCRIPTION	DATE
1	Issue for RFP	2020-08-10
2	Issue for RFP	2020-08-10
3	Issue for RFP	2020-08-10
4	Issue for RFP	2020-08-10
5	Issue for RFP	2020-08-10
6	Issue for RFP	2020-08-10
7	Issue for RFP	2020-08-10
8	Issue for RFP	2020-08-10
9	Issue for RFP	2020-08-10
10	Issue for RFP	2020-08-10

Project: 1403 Stayte Road  
 Location: 1403 Stayte Road, Willow Rock, IL  
 Drawing #: LD-01  
 Project #: DP2018-20  
 Drawing Title: DETAILS





NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	2018-02-15
2	ISSUED FOR PERMITS	2018-02-15
3	ISSUED FOR PERMITS	2018-02-15
4	ISSUED FOR PERMITS	2018-02-15
5	ISSUED FOR PERMITS	2018-02-15
6	ISSUED FOR PERMITS	2018-02-15
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8	ISSUED FOR PERMITS	2018-02-15
9	ISSUED FOR PERMITS	2018-02-15
10	ISSUED FOR PERMITS	2018-02-15

