

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

- 1** CEMENTITIOUS LAP SIDING [WOODTONE - COLOR: STORMY DAY] OR EQUIVALENT
- 2** CEMENTITIOUS SHIP LAP SIDING [WOODTONE - COLOR: BARELY THERE] OR EQUIVALENT
- 3** CEMENTITIOUS SHIP LAP SIDING [WOODTONE - COLOR: ASTER SILVER] OR EQUIVALENT
- 4** CEMENTITIOUS PANEL BOARD / COLUMN / ROOF FASCIA / WINDOW TRIM [BENJAMIN MOORE COLOR: ONYX] OR EQUIVALENT
- 5** CEMENTITIOUS LAP SIDING [WOODTONE - COLOR: STORMY DAY] OR EQUIVALENT
- 6** GARAGE / 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 - FINELINE PANELING COLOR: TEAKS HONEY BROWN] OR EQUIVALENT
- 11** ASPHALT SHINGLES [COLOR: MEDIUM GREY]

## Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B. C.

VAUGHN 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: FINING: PINELENG: COLOR: IRONWOOD: SHOWN) OR EQUIVALENT
- 5 CEMENTITIOUS LAP SIDING (WOODTONE: COLOR: STORM DAVE) 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 PARAPET DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS SOFFITS (WOODTONE: FINING: PINELENG: COLOR: IRONWOOD: SHOWN) OR EQUIVALENT
- 11 ASPHALT SHINGLES (COLOR: ASBESTOS GREY) OR EQUIVALENT



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



3 [DP-1] [DP-1] BLOCK 1 - SOUTH 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: SAGE GREEN) OR EQUIVALENT
- 2 CEMENTITIOUS SHIP-LAP SIDING (COLOR: SAGE GREEN) OR EQUIVALENT
- 3 CEMENTITIOUS SHIP-LAP SIDING (COLOR: SAGE GREEN) OR EQUIVALENT
- 4 CEMENTITIOUS PANEL BOARD (EXTERIOR MOISTURE RESISTANT) OR EQUIVALENT
- 5 CEMENTITIOUS LAP SIDING (COLOR: SAGE GREEN) OR EQUIVALENT
- 6 GARAGE DOOR ENTRY DOOR (COLOR: SAGE GREEN)
- 7 WINDOW DOOR FRAME/ RAILING FRAME (COLOR: BLACK)
- 8 SLATING PANEL (TRANSPARENT)
- 9 WOOD DOOR PANEL DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS GUTTER (APPROPRIATE FINISH PANELING - 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





1 100% | 1/18 | PROPOSED STATE ROAD STREETSCAPE



2 100% | 1/18 | 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.



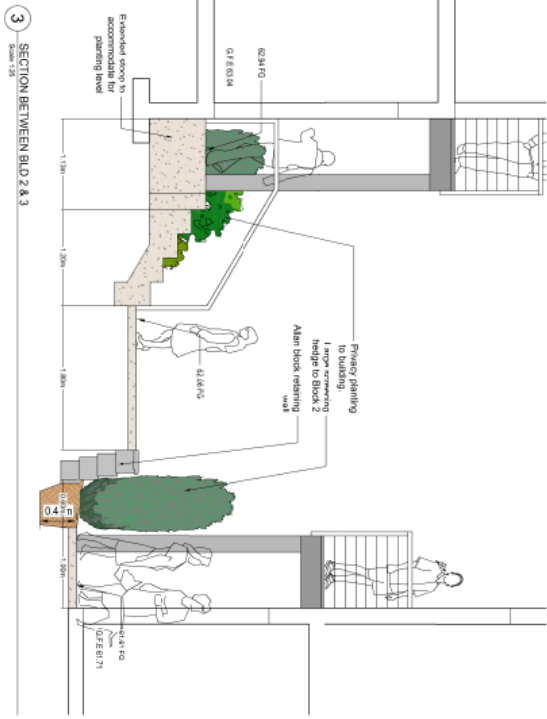
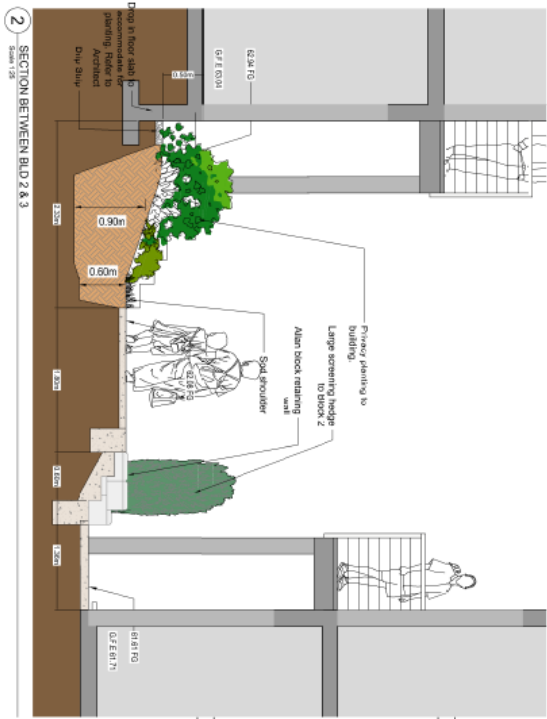
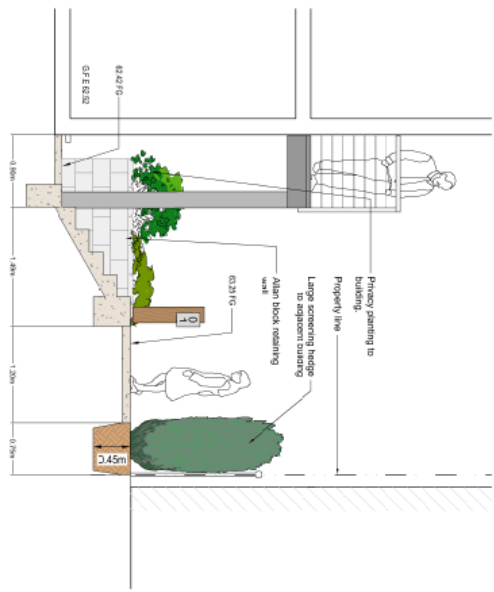
PREPARED BY:  atelier **pacific** architecture inc.

DP 0.0a  
COVER PAGE

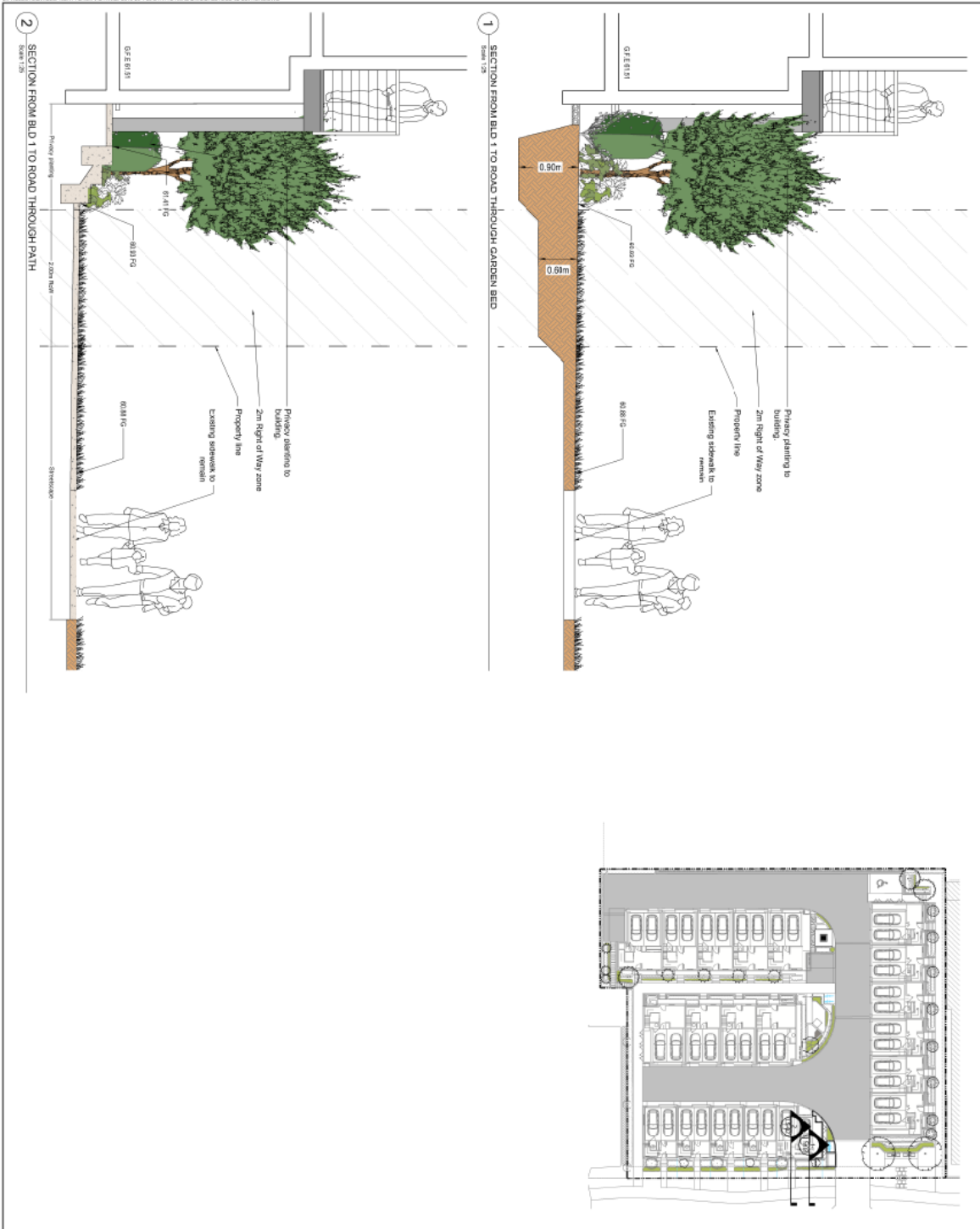
# Schedule E – Landscape Plans







<p><b>VDZ+A</b></p> <p>VDZ + A ARCHITECTURE</p> <p>1453 STATE ROAD, SUITE 100, WHITE ROCK, B.C. V4A 1R1</p> <p>TEL: 604.681.1111 FAX: 604.681.1112</p> <p>WWW.VDZ+A.COM</p>																																													
<p>Project: 1453 State Road</p> <p>Location: 1453 State Road, White Rock, B.C.</p> <p>Client: SBC</p> <p>Design: ET</p> <p>Drawn: CW</p> <p>Scale: 1/2"</p> <p>Approved: [Signature]</p> <p>Date: 25/10/2018</p>	<p>REVISIONS TABLE FOR SHEET</p> <table border="1"> <thead> <tr> <th>No.</th> <th>By</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ET</td> <td>Issued for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>2</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>3</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>4</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>5</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>6</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>7</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>8</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>9</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> <tr> <td>10</td> <td>ET</td> <td>Revised for RFP</td> <td>2018-09-10</td> </tr> </tbody> </table>	No.	By	Description	Date	1	ET	Issued for RFP	2018-09-10	2	ET	Revised for RFP	2018-09-10	3	ET	Revised for RFP	2018-09-10	4	ET	Revised for RFP	2018-09-10	5	ET	Revised for RFP	2018-09-10	6	ET	Revised for RFP	2018-09-10	7	ET	Revised for RFP	2018-09-10	8	ET	Revised for RFP	2018-09-10	9	ET	Revised for RFP	2018-09-10	10	ET	Revised for RFP	2018-09-10
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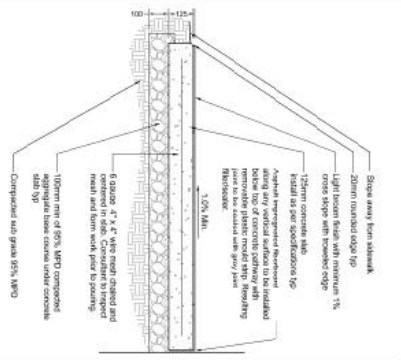
**VDZ+A**  
 VENTURA DESIGN ZONE ARCHITECTURE  
 3000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111 FAX: 303.733.1112  
 WWW.VDZ+A.COM

NO.	DATE	DESCRIPTION	BY
1	01/15/2018	ISSUED FOR PERMITS	ASB
2	02/01/2018	REVISIONS	ASB
3	02/01/2018	REVISIONS	ASB
4	02/01/2018	REVISIONS	ASB
5	02/01/2018	REVISIONS	ASB
6	02/01/2018	REVISIONS	ASB
7	02/01/2018	REVISIONS	ASB
8	02/01/2018	REVISIONS	ASB
9	02/01/2018	REVISIONS	ASB
10	02/01/2018	REVISIONS	ASB

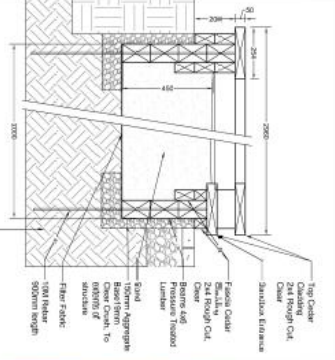
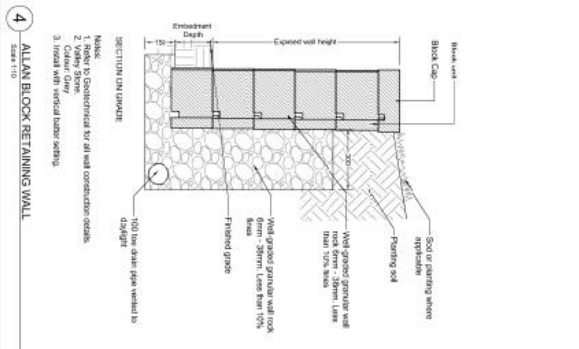
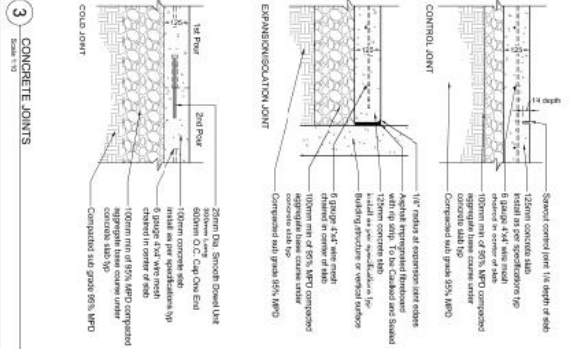
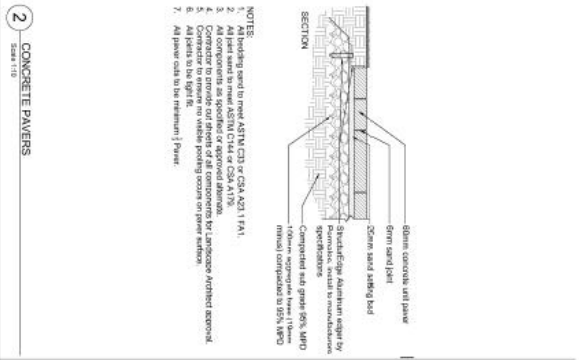
**REVISIONS TABLE FOR SHEET**

Project: 1453 Stayte Road  
 Location: 1453 Stayte Road  
 WYOMING, USA

Drawn: SHW  
 BY: ASB  
 Checked: TM  
 Approved: ASB  
 Date: 01/15/2018  
 Scale: AS SHOWN



- Notes:
1. Concrete to provide waterproofing where concrete meets all vertical structures.
  2. All components to be specified or approved alternative.
  3. Concrete to be 150mm smooth finish or to match existing concrete (slab).
  4. Concrete to be 100mm sub.
  5. Expansion joint every 3000mm or less.
  6. Contractor to obtain landscape architect or architect approval prior to casting.



- Notes:
1. All exposed decking and finish to be approved product.
  2. All members to be finished with hot dip galvanized treatment.
  3. All members to be finished with hot dip galvanized treatment.



**6 RAISED DECK**  
 Scale: 1/8"



**7 BENCHES**  
 Material: Western Red Cedar or equivalent  
 Model: T10000



**8 UNIT POSTS**  
 Material: Aluminum  
 Model: T10000

NO.	Description	Date
1	Issue for RFP	2018-02-10
2	Issue for RFP	2018-02-10
3	Issue for RFP	2018-02-10
4	Issue for RFP	2018-02-10
5	Issue for RFP	2018-02-10
6	Issue for RFP	2018-02-10
7	Issue for RFP	2018-02-10
8	Issue for RFP	2018-02-10
9	Issue for RFP	2018-02-10
10	Issue for RFP	2018-02-10





