

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2351**



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 1 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-265  
(15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-273  
(15664 North Bluff Road)

Lot 3 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-290  
(15674 North Bluff Road)

Lot 4 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-303  
(1593 Lee Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-320  
(1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673  
PID: 009-452-338  
(1570 Maple Street)

as shown on Schedule “1” attached hereto, from the ‘RS-1 One Unit Residential Zone’ to the ‘CD-63 Comprehensive Development Zone (Maple/North Bluff Road).’

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 7.63 CD-63 Comprehensive Development Zone’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.63 CD-63 Comprehensive Development Zone’.

3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 – 15654/64/74 North Bluff Road, 1570/80 Maple Street, and 1593 Lee Street) Bylaw, 2020, No. 2351*”.

Public Information Meeting held this	6 <sup>th</sup> day of	March, 2019
Second Public Information Meeting held this	28 <sup>th</sup> day of	March, 2019
Read a first time this	11 <sup>th</sup> day of	January, 2021
Read a second time this	11 <sup>th</sup> day of	January, 2021
Considered at a Public Hearing this	1 <sup>st</sup> day of	March , 2021
Read a third time this	day of	, 2021
Adopted this	day of	, 2021

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Mayor

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Director of Corporate Administration

**SUBJECT PROPERTIES**

**NORTH BLUFF RD**

**FINLAY ST**

**MAPLE ST**

**LEE ST**

**KENT ST**

**RUSSELL AVE**

**PARKER PL**

**15521**

**15600**

**15600**

**1589**

**1559**

**1549**

**1539**

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**15631**

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**1596-98**

**1588**

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**1510**

**1500**

**15815**

**15573**

**15578-82**

**15579**

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**15818**

**Location Map**

**Maple and North Bluff Assembly**

0 50 100 200 Metres

**N**

## Schedule “2”

### 7.63 CD-63 COMPREHENSIVE DEVELOPMENT ZONE

#### INTENT

The intent of this zone is to accommodate the development of multi-unit residential buildings on two adjacent sites of approximately 2,850 square metres (Site 1) and 1,465 square metres (Site 2), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*, or alternately to permit the development of one-unit residential uses on six lots.

#### 1. Permitted Uses:

- (1) *multi-unit residential use*
- (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
- (3) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
  - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - e) an accessory vacation rental in accordance with the provisions of Section 5.8.

#### 2. Lot Coverage:

- (a) For *one-unit residential uses*, lot coverage shall not exceed 40%
- (b) For *multi-unit residential uses*, lot coverage shall not exceed 52% (Site 1) and 54% (Site 2)

#### 3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential gross floor area* shall not exceed 0.5 times the lot area, and one (1) *one-unit residential* unit and one (1) *accessory registered secondary suite* per lot.

#### 4. Maximum Increased Density:

Despite section 7.63.3, the reference to the maximum *residential gross floor area* of “0.5 times the lot area” is increased to a higher density of a maximum of 7,117 m<sup>2</sup> (76,606 ft<sup>2</sup>) of *gross floor area* and 74 apartment dwelling units for Site 1, and a maximum of 2,045 m<sup>2</sup> (22,012 square ft<sup>2</sup>) and 14 dwelling units for Site 2; where and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure twenty-five (25) dwelling units in Site 1 as rental tenure for the life of the building, owned

or managed by a non-profit group and designed to be affordable for low and moderate income households.

5. Building Height:

- (a) The *principal buildings* for *one-unit residential uses* shall not exceed a *height* of 7.7 metres, and ancillary buildings and structures for one-unit residential uses shall not exceed a *height* of 5.0 metres.
- (b) The *principal buildings* for *multi-unit residential uses* on Site 1, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 111.0 metres geodetic
- (c) The *principal buildings* for *multi-unit residential uses* on Site 2, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 105.1 metres geodetic
- (d) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*

6. Siting Requirements:

- (a) Minimum setbacks for *one-unit residential uses* shall be in accordance with the minimum setbacks in the RS-1 zone
- (b) Minimum setbacks for *multi-unit residential uses* are as follows:
  - (i) Setback from north lot line = 1.0 metres
  - (ii) Setback from south lot line = 2.1 metres
  - (iii) Setback from west lot line = 2.0 metres
  - (iv) Setback from east lot line = 2.0 metres
  - (v) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Urban Arts Architecture dated January 24, 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 1.0 metre distance from a lot line

7. Parking:

Accessory off-street parking for *one-unit residential uses* shall be provided in accordance with the provisions of Section 4.14.

Parking for *multi-unit residential uses* 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 eighty-nine (89) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of twenty-two (22) spaces shall be provided for visitors and marked as “visitor”
- (c) A minimum of five (5) of the required one hundred and thirty nine (139) spaces shall be provided as accessible parking spaces and shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8

metres, and the other four spaces shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.

- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

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

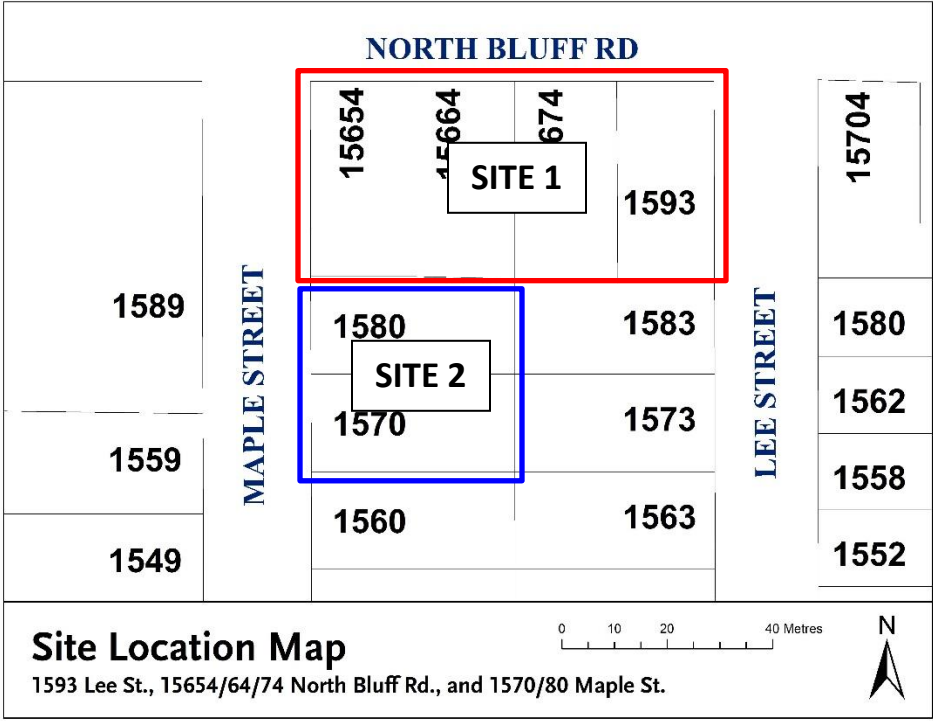
- (a) A minimum of 90 Class I spaces shall be provided
- (b) A minimum of 10 Class II spaces shall be provided

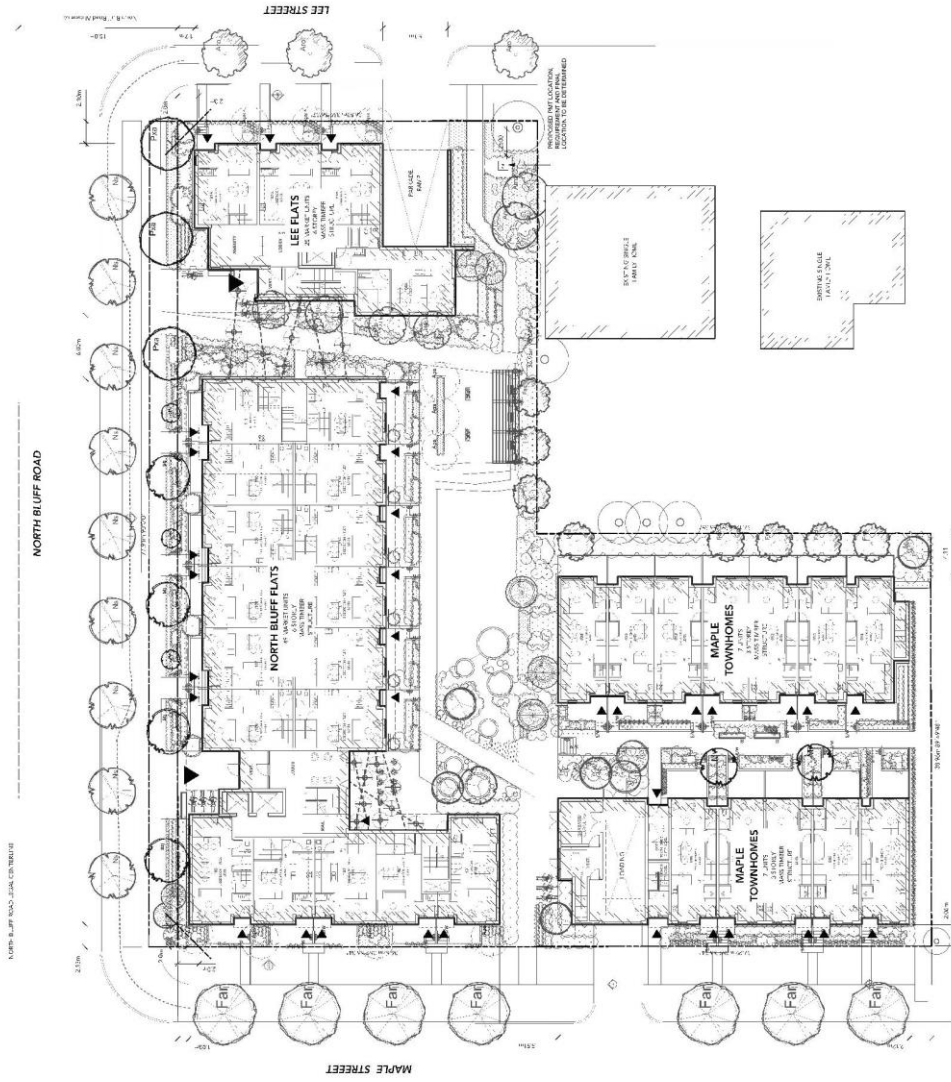
9. Loading:

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

10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Urban Arts Architecture dated January 24, 2020 that are attached hereto and on file at the City of White Rock



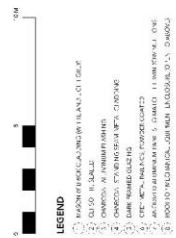


Revised for CIP  
REV. 2022-01-24  
Beachway  
White River, DC  
SITE PLAN  
A010

**Urban**  
Architecture + Urban Design  
10000 4th Avenue, Suite 200  
White River, DC 20190  
www.urbaninc.com

**BEACHWAY**



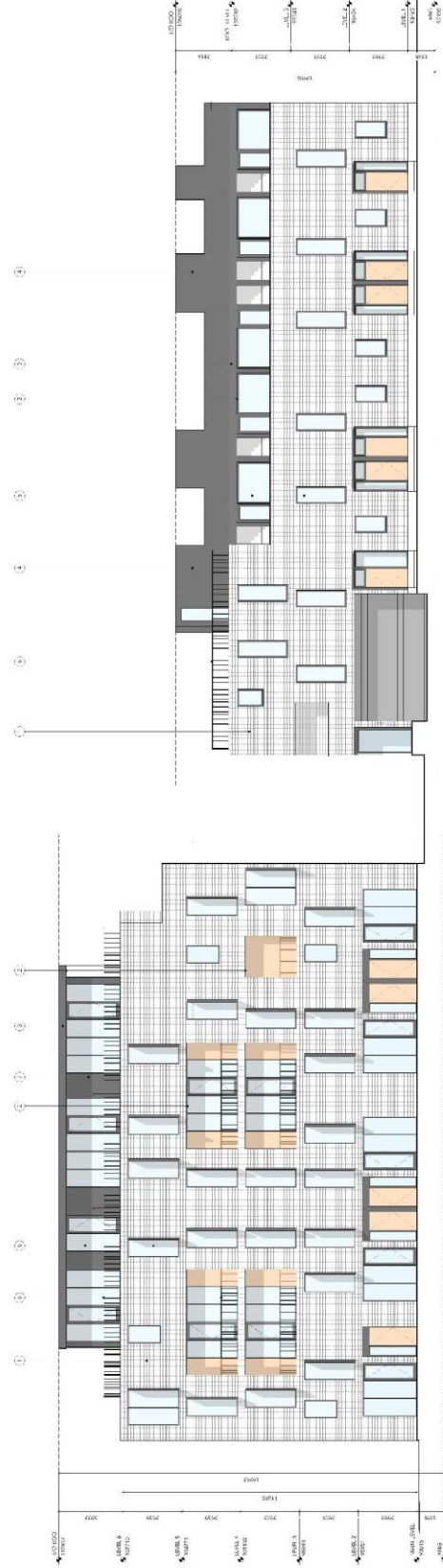


**Urban**  
Architecture • Urban Design  
300 • 111 Water Street  
Vancouver, BC, Canada, V3B 4Z7  
604-252-5267  
info@urbanarts.ca





- LEGEND**
- 1. WINDOW FRAME (DARK GRAY)
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- LEGEND**
- 1. EXTERIOR WALLS AND CURTAIN WALLS (1/4" = 1'-0")
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**BEACHWAY**

**Urban**

**ELEVATION**  
**MAPLE STREET**  
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 www.beachway.com

Revised: 01.14  
 Rev: 2022.01.14  
 Beachway  
 Walnut Ridge, DC

# NORTH BLUFF ROAD

Bike parking, 6 spaces  
 6 spaces along parking  
 driveway



Maple Street

Lee Street



Project No. 2020-001

Date: 10/15/2020

Revision: 1.0

Project Name: Beachway Development

Location: North Bluff Road, White Rock, BC

Client: White Rock, BC

Project No. 2020-001

Date: 10/15/2020

Revision: 1.0

Project Name: Beachway Development

Location: North Bluff Road, White Rock, BC

Client: White Rock, BC

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