



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF CONSIDERATION OF  
White Rock Zoning Bylaw, 2024, No. 2506, Amendment  
(15052 Buena Vista Avenue) Bylaw, 2024, No. 2508**

**NOTICE** is hereby given that the Council of the City of White Rock will be considering first, second and third reading for “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (15052 Buena Vista Avenue) Bylaw, 2024, No. 2508*” in accordance with Section 467 of the *Local Government Act* at the Regular Council Meeting scheduled for **Monday, July 29, 2024**, at 4:00 p.m. in the Council Chambers at the White Rock City Hall.

As this amendment relates to a zoning amendment for small-scale multi-unit housing, in accordance with Section 464 (4) of the *Local Government Act*, a public hearing on this application is prohibited.

**PURPOSE:** The purpose of this Bylaw is to rezone the subject property located at 15052 Buena Vista Avenue from the “RS-3 (Small Lot, Hillside) SSMUH Residential” Zone to a property-specific Comprehensive Development (CD) to permit the subdivision of the property and the construction of a new small-scale residential dwelling on each lot.

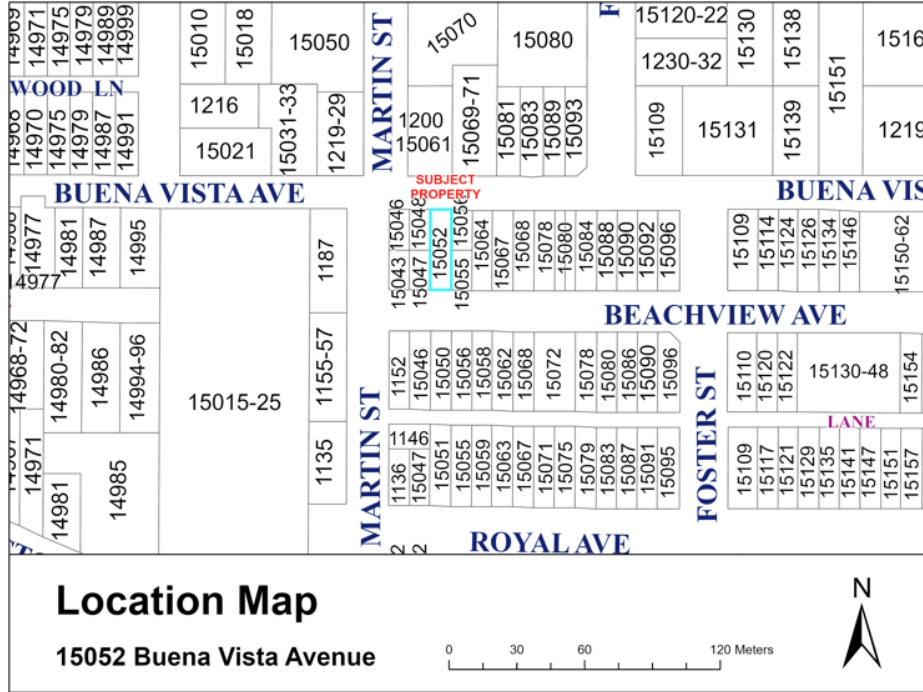
This Bylaw amendment also includes an update to Section 4.10.1 in the White Rock Zoning Bylaw, 2024, No. 2506 to clarify the properties (CD zones in the one, two, and three-unit residential uses) to which this section of the zoning bylaw will apply.

**COPIES OF THE BYLAW MAY BE INSPECTED:** In the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from July 16, 2024 until July 29, 2024 between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

**WATCH THE REGULAR COUNCIL MEETING**

Live online or view the video the following day at [whiterockcity.ca/agendas](http://whiterockcity.ca/agendas)

**SITE MAP: 15052 Buena Vista Avenue**



July 16, 2024  
Tracey Arthur, Director of Corporate Administration

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2508**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

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

1. The *White Rock Zoning Bylaw, 2024, No. 2506* is amended for the following lands:

Lot 12 Block 6 Section 10 Township 1 New Westminster District Plan 3672  
PID: 004-381-521  
(15052 Buena Vista Avenue)

- a) by creating a new Comprehensive Development Zone (CD-70) attached as Schedule '2' and forming part of this Bylaw.
- b) by changing the zoning in Schedule B from the 'RS-3 (Small Lot, Hillside) SSMUH Residential Zone' to 'CD-70 Comprehensive Development Zone (15052 Buena Vista Avenue)' as shown on Schedule "1" attached hereto;
- c) by adding to the Table of Contents for 'Section 7.0 Comprehensive Development "CD" Zones, 'Section 7.70 CD-70 Comprehensive Development Zone';
- d) by adding the attached Schedule "2" to 'Section 7.0 Comprehensive Development "CD" Zones, 'Section 7.70 CD-70 Comprehensive Development Zone'.

2. The *White Rock Zoning Bylaw, 2024, No. 2506* is amended as follows:

a) By deleting Section 4.10.1 in its entirety and replacing it as follows:

"Floor area ratio calculations in all CD zones for one-, two, and three-unit residential uses, in effect prior to the date of adoption of this bylaw, shall include the sum total of floor areas of each storey in a building for residential use, excluding the following:"

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD-70 – 15052 Buena Vista Avenue) Bylaw, 2024, No. 2508*".

Public Information Meeting held this

14 day of December, 2022

RECEIVED FIRST READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

RECEIVED SECOND READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

PUBLIC HEARING prohibited pursuant to Local Government Act Section 464 (4)

RECEIVED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

FINAL ADOPTION on \_\_\_\_\_ day of \_\_\_\_\_, 2024

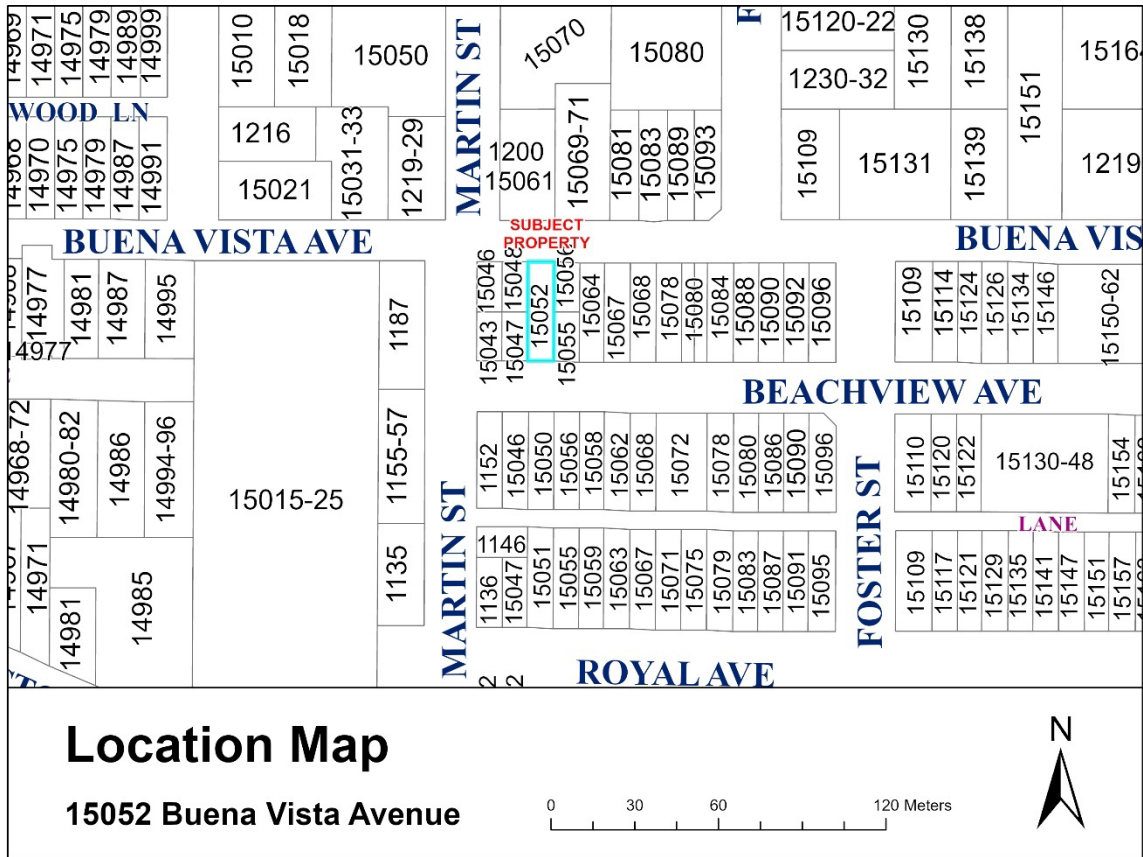
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Mayor

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Director of Corporate Administration

Schedule "1"



Schedule “2”

7.70 CD-70 COMPREHENSIVE DEVELOPMENT ZONE (15052 Buena Vista Avenue)

INTENT

The intent of this zone is to accommodate the subdivision of the subject property in order to create two small lots with a minimum lot size of approximately 137.4 m<sup>2</sup> (1,479 ft<sup>2</sup>).

**1. Permitted Principal Uses:**

- 1) A *one-unit residential use*; or,
- 2) Notwithstanding the definition for *two-unit residential use* in Section 3.0, the following definition will apply to a two-unit residential use in the CD-70 zone as follows:  
means a *residential use* where the *building* or part thereof which contains two (2) *dwelling units* located one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, including detached dwelling units which are linked by a carport or garage that share a continuous permanent foundation and common roof area but does not include a *one-unit residential use*, *accessory registered secondary suites*, *accessory dwelling units* and *house-plex*.

**2. Permitted Accessory Uses:**

- 1) In conjunction with a one-unit residential use 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 and breakfast use* in accordance with the provisions of Section 5.7.
  - e) a short-term rental in accordance with the provisions of Section 5.8.
- 2) In conjunction with a *two-unit residential use* as defined for the CD-70 zone only the following accessory use is permitted:
  - a) Notwithstanding Section 5.5.1. a), an *accessory registered secondary suite* is permitted in accordance with the provisions of Section 5.5.
- 3) an accessory home occupation in accordance with the provisions of Section 5.3;

**3. Lot Size:**

- 1) The minimum lot width, lot depth and lot area in the CD-70 zone are as follows:

Lot width	9.1 m (29.8 ft)
Lot Depth	North Lot: 15.1m (49.5 ft) South Lot: 15.1m (49.5 ft)
Lot Area	137.41m <sup>2</sup> (1,479 ft <sup>2</sup> )

**4. Lot Coverage:**

- 1) The maximum *lot coverage* in the CD-70 zone is 61%

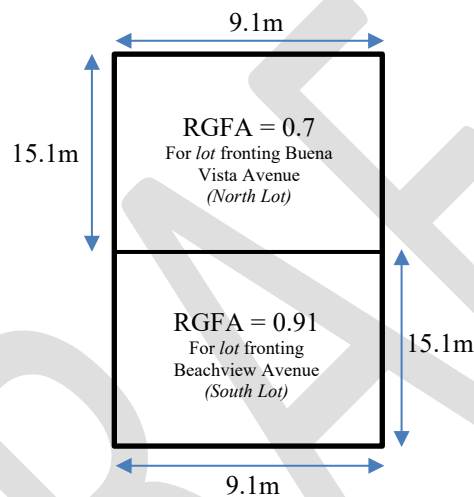
## 5. Permitted Density

- 1) The maximum permitted number of dwelling units on a parcel of land based on the minimum lot area and location of a *prescribed bus stop*:

a)	Outside 400m radius from a <i>prescribed bus stop</i>	
i)	Lots up to 280m <sup>2</sup>	Up to 3 <i>dwelling units</i>

## 6. Floor Area:

- 1) The maximum *residential gross floor area* (RGFA) in the CD-70 zone is permitted as shown in the figure below:



- 2) notwithstanding any other provision in this bylaw, the *residential gross floor area* shall be calculated in accordance with the provisions of Section 4.10.1.

## 7. Landscape Requirements

- 1) The maximum *impermeable surface area* per lot is 80%;
- 2) The minimum *permeable surface area* per lot is 20%, of which 40% at a minimum will contain *live plant material*;
- 3) 40% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on one side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

## 8. Building Height:

- 1) principal buildings shall not exceed a height of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the *natural grade* at the base of the south wall as illustrated in sub-section 4.9.

2) *Structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

**9. Minimum Setback Requirements:**

1) principal buildings and *structures* in the CD-70 zone shall be sited in accordance with the following minimum setback requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Structures</b>
Front lot line	3.0 m (9.84ft)	Not Permitted
Rear lot line	1.2 m (3.94ft)	Not Permitted
Interior side lot line (west)	1.2 m (3.94ft)	1.2 m (3.94ft)
Interior side lot line (east)	0.6 m (1.97ft)	0.6 m (1.97ft)

**10. Ancillary Buildings and Structures or Accessory Dwelling Units:**

- 1) Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 8. 2) and 9. 1) above, the following standards apply:
- (a) No *ancillary buildings* shall be permitted in the CD-70 zone.
  - (b) *Structures* shall not be located in any required front and rear yard area.
  - (c) no *accessory dwelling units* shall be permitted in the CD-70 zone.

**11. Parking:**

Notwithstanding Section 4.14.1, Off-street parking shall be provided in accordance with the following:

- 1) Two (2) parking spaces shall be provided per *lot* for a permitted Principal use in the CD-70 zone.

All other Section 4.14 provisions will apply.