



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
(1363 JOHNSTON ROAD) BYLAW, 2024, NO. 2520**

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 (1363 Johnston Road) Bylaw, 2024, No. 2520*” in accordance with Section 467 of the *Local Government Act* at the Regular Council Meeting scheduled for **MONDAY, SEPTEMBER 23, 2024**, at 4:00 p.m. in the Council Chambers at the White Rock City Hall.

A Public Hearing is prohibited on this zoning amendment bylaw in accordance with Section 464 (3) of the *Local Government Act*.

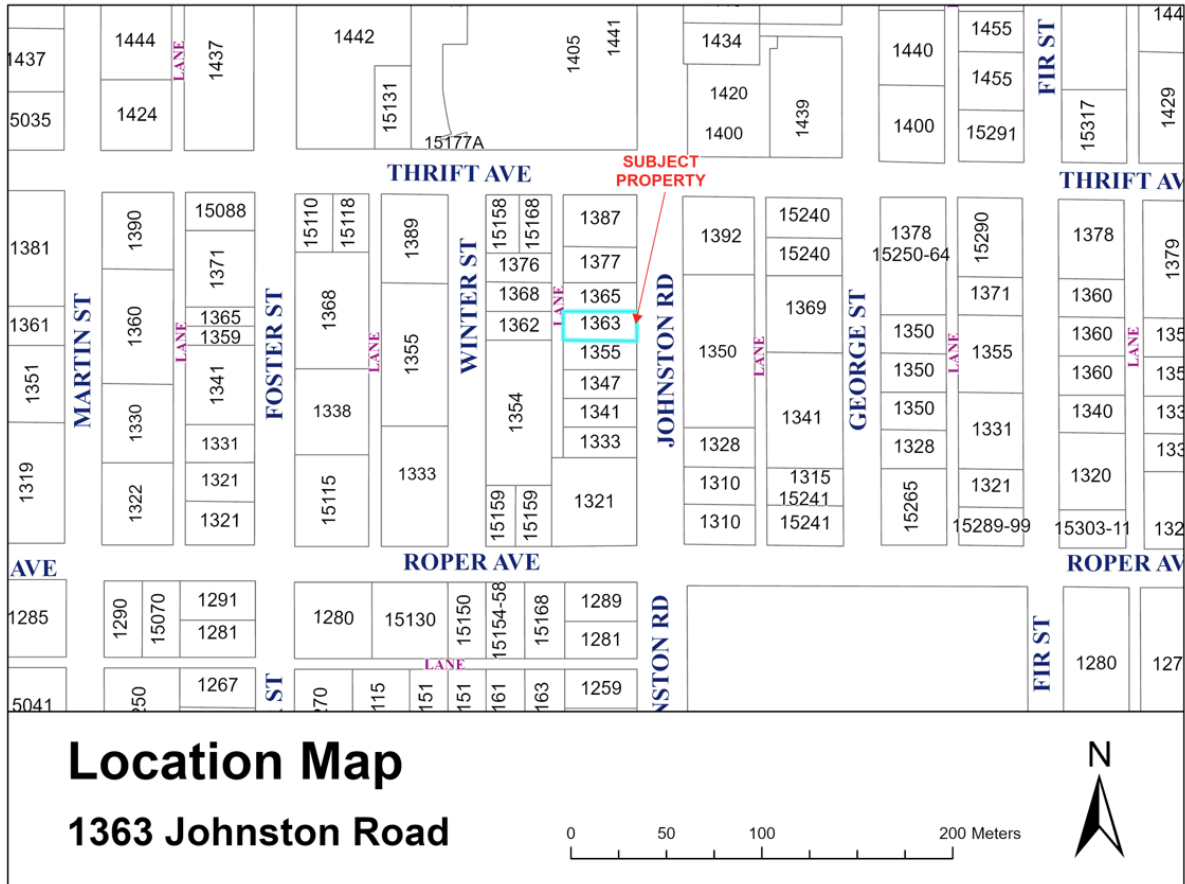
PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone the subject property from the ‘CR-2 Lower Town Centre Area Commercial/ Residential Zone’ to the ‘Comprehensive Development Zone (CD- 71)’ to enable a four-storey mixed-use (commercial/residential) building comprising of a commercial space at the ground level and ten (10) dwelling units above, ranging from two (2) to three (3)-bedroom units, over one (1) level of below-grade parking.

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 September 10, 2024 until September 23, 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

SITE MAP: 1363 Johnston Road



September 10, 2024
Tracey Arthur, Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2520**



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. THAT Schedule B of the White Rock Zoning Bylaw, 2024, No. 2506 is amended by rezoning the following lands:

Lot 2, Except Firstly: West 20 Feet, Secondly: East 7 Feet (Plan With Bylaw Filed 51177),
Section 10 Township 1 New Westminster District Plan 8028
PID: 011-300-281
(1363 Johnston Road)

as shown on Schedule "1" attached hereto, from the 'CR-2 Lower Town Centre Area Commercial/Residential Zone' to 'CD-71 Comprehensive Development Zone (1363 Johnston Road)'

2. THAT *White Rock Zoning Bylaw, 2024, No.2506* as amended is further amended:
 - a) by adding to the Table of Contents for 'Section 7.0 Comprehensive Development "CD" Zones', 'Section 7.71 CD-71 Comprehensive Development Zone'; and,
 - b) by adding the attached Schedule "2" to 'Section 7.0 Comprehensive Development "CD" Zones', 'Section 7.71 CD-71 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 5, 2024, No. 2520 (1363 Johnston Road [Rezoning from the CR-2 Lower Town Centre Area Commercial/Residential Zone to the CD-71 Zone])*".

Public Information Meeting held this 29 day of April, 2021

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

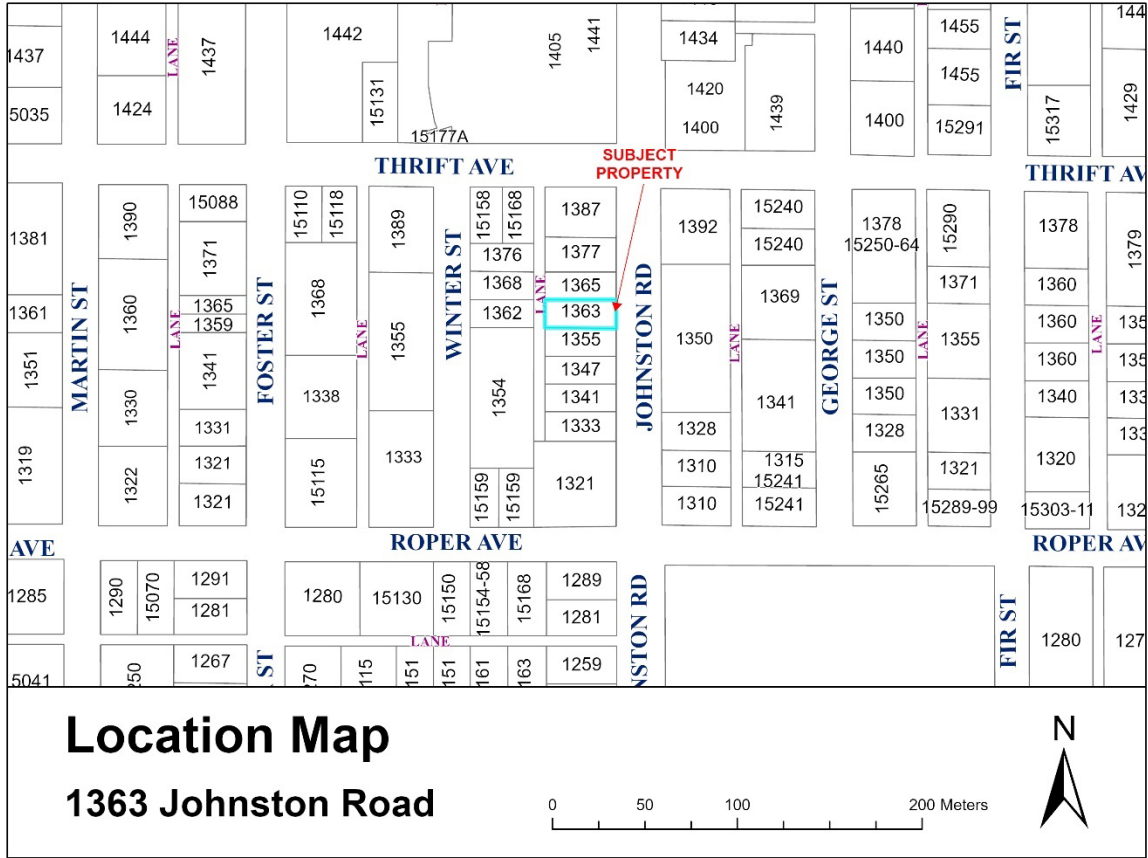
FINAL ADOPTION on _____ day of _____, 2024

Mayor

Director of Corporate Administration

DRAFT

Schedule "1"



Schedule "2"

7.71 CD-71 COMPREHENSIVE DEVELOPMENT ZONE (1363 Johnston Road)

INTENT

The intent of this zone is to accommodate a mixed-use (residential/commercial) building on a site of approximately 564.29 m² (6073.97 ft²) in area.

1. Permitted Uses:

- (a) A *multi-unit residential use* in the form of an *apartment*;
- (b) A *Retail service group 1 use* limited to art gallery, artisan shop, bakery shop, barber, book shop, business office, café or coffee house, dance studio, delicatessen, drug store, financial services offices excluding "money marts" or "pay-day cash services" (not permitted), hairdresser, health club, launderette, medical or dental clinic, professional and semi-professional office, shoemakers, stationary store, tailor, tattoo/body art studio, toy stores;
- (c) A *Neighbourhood convenience store*;
- (d) *accessory home occupation use* in accordance with the provisions of Section 5.3 and that does not involve clients directly accessing the principal building;

2. Location of Permitted Uses:

- (a) A *retail service group 1 use* shall only be located on the first *storey* of the *principal building* fronting on Johnston Road.
- (b) A *multi-unit residential use* in the form of an *apartment* is limited to the *storey* or *storeys* above the portion of a *principal building* used for *retail service group 1 use*.
- (c) An *accessory home occupation use* may be located within a dwelling unit.

3. Lot Coverage:

- (a) The maximum *lot coverage* in the CD-71 zone is 91%.

4. Density:

Maximum *gross floor area* shall not exceed 1,439.5 square metres, with a minimum *commercial floor area* of 92.9 square metres, and the maximum number of *dwelling units* shall not exceed 10, comprised as follows:

- (a) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.
- (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$145,835, including an in-kind contribution for outdoor public art subject to an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity, has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the *Community Amenity Reserve Fund Bylaw No. 2190* as amended, the maximum *gross floor area* shall not exceed 1,439.5 square metres, with a minimum of 92.9 square metres of *commercial floor area*, and the maximum number of *dwelling units* shall not exceed 10 units.

5. Building Height:

- (a) The *principal building* shall not exceed 115.06 metres geodetic, inclusive of the stair tower and elevator shaft.
- (b) The *principal building* shall not exceed 4 *storeys*.

6. Siting Requirements:

- (a) Minimum setbacks are as follows:

(i) Setback for building from Front (east) lot line	= 5.8 m (19.03 ft)
(ii) Setback for balconies/decks from Front (east) lot line	= 4.3 m (14.11 ft)
(iii) Setback for building from Rear (west) lot line	= 3.0 m (9.84 ft)
(iv) Setback for balconies from Rear (west) lot line	= 1.5 m (4.94 ft)
(v) Setback from building from Interior (north and south) side lot lines	= 0.0 m

- (b) Maximum projections into the above property line setback requirements shall be as outlined below:

- (i) A set of stairs may extend into the front yard setback.

7. Parking:

Off-street Parking shall be provided in accordance with Section 4.14, with a total minimum of thirteen (13) parking spaces to be provided as follows:

- (a) Eleven (11) residential off-street parking spaces shall be provided to serve the 10 *dwelling units*, at a ratio of 1.1 space per *dwelling unit*.
- (b) Two (2) shared on-site parking spaces for residential visitors and commercial parking shall be provided and they shall be clearly marked as “residential visitor/commercial parking”.
- (c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.
- (d) A minimum of one (1) van-accessible parking space shall be provided and shall be clearly marked as per BC Building Code requirements.
- (e) The minimum height clearance at the accessible parking space 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.

All other Section 4.14 provisions will apply.

8. Loading:

- (a) A minimum of one (1) off-street loading space for commercial use shall be provided in accordance with Section 4.15.

9. Bicycle Parking:

- (a) A minimum of ten (10) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16.
- (b) A minimum of two (2) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16.

10. Electric Vehicle Charging:

Electric Vehicle (EV) parking shall be provided in accordance with Section 4.17, with a total minimum of thirteen (13) off-street parking spaces to be provided as EV parking spaces as follows:

- (a) A minimum of one (1) stall must be provided with an *energized outlet* capable of providing a Level 2 charge or higher for electric vehicle charging.
- (b) A minimum of one (1) stall shall feature *roughed-in electric charging infrastructure*, including an electrical outlet box located within 3 metres of each parking space

11. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Subsection 4(b) shall substantially conform to the Plans prepared by Barnett Dembek Architects Inc. labelled AC-1.03, AC-1.04, AC-2.01, AC-2.02, AC-2.03, AC-3.01, AC-3.02, AC-4.01, AC-4.02, dated August 29, 2024, on file with the City of White Rock.
- (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 4(b) shall be required to obtain a new Major Development Permit.