

# THE CORPORATION OF THE CITY OF WHITE ROCK



## DEVELOPMENT VARIANCE PERMIT NO. 426

1. Development Variance Permit No. 426 is issued to **Wong Yuet Wah Chau and Rosa Kwok Lai Chow** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract 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:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster  
District Plan 8096  
(Civic: 1478 Johnston Road)

PID: 011-426-381

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 426 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:  
  
Section 4.1.3(b)(i) is varied to reduce the required setback from the premises containing the *cannabis store* use to existing *child care centre* from 100 metres to 80 metres.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit.

### Terms and Conditions:

5. The variance is for the use of commercial premises within the existing building as a *cannabis store*.
6. This permit expires in the event that the existing building is demolished or if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is cancelled. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
7. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the tenant improvements for the proposed *cannabis store* use within

two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

8. This Development Variance Permit does not constitute a building permit.

*Authorizing Resolution passed by the City Council on the 10<sup>th</sup> day of February, 2020.*

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the 12<sup>th</sup> day of February, 2020.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

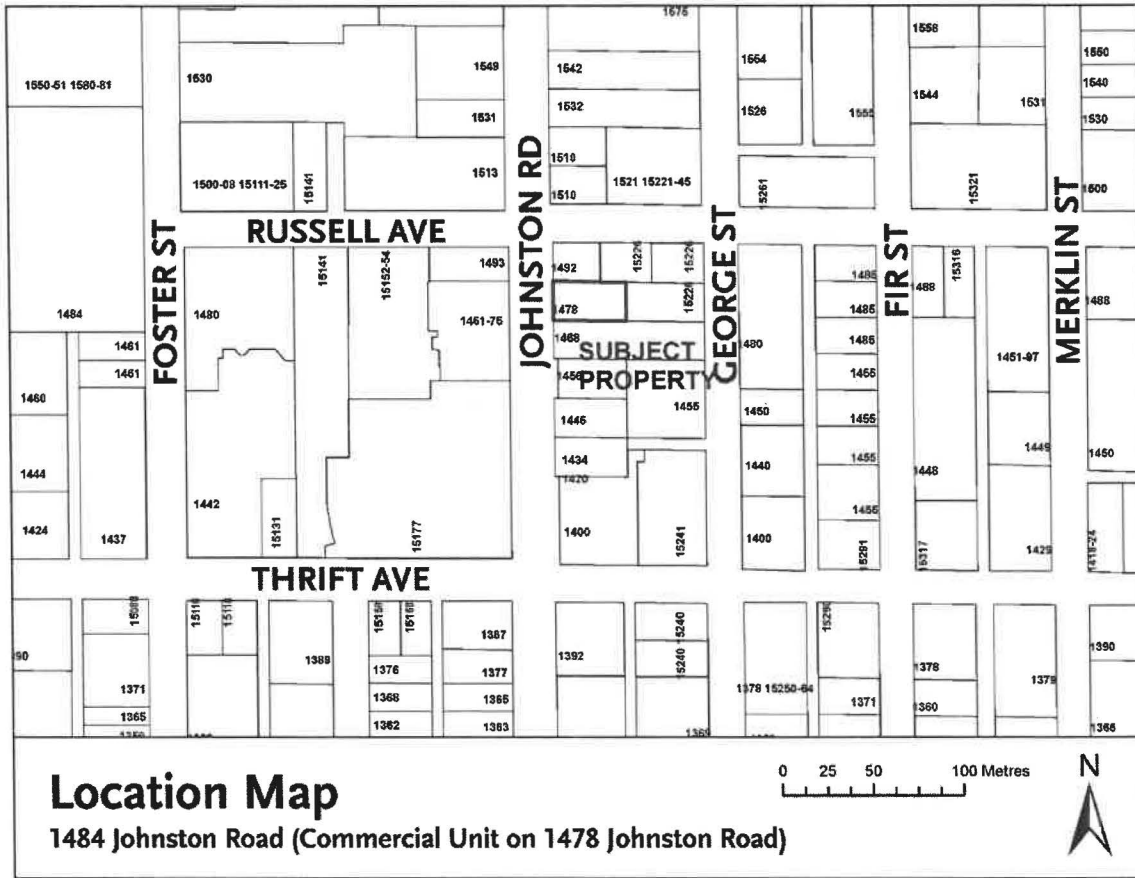


\_\_\_\_\_  
Mayor – Darryl Walker  
Authorized Signatory



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Director of Corporate Administration – Tracey Arthur  
Authorized Signatory

### Schedule A – Subject Property Location Map



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



**TEMPORARY USE PERMIT NO. 19-012**

1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow as the owner (hereinafter called the “Permittee”) 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:

West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096  
PID: 011-426-381  
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 19-012 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:
  - a) Permitted Temporary Uses
    - (i) *A cannabis store*
4. Terms and Conditions:
  - a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
  - b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
  - c) The premises containing the *cannabis store* use must be no larger than 160 square metres;
  - d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building;

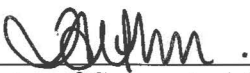
- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
  - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
  - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use;
  - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store*;
  - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday;
  - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
  - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
  - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
  - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
  6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
  7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use 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.
  8. 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 10<sup>th</sup> day of February, 2020.

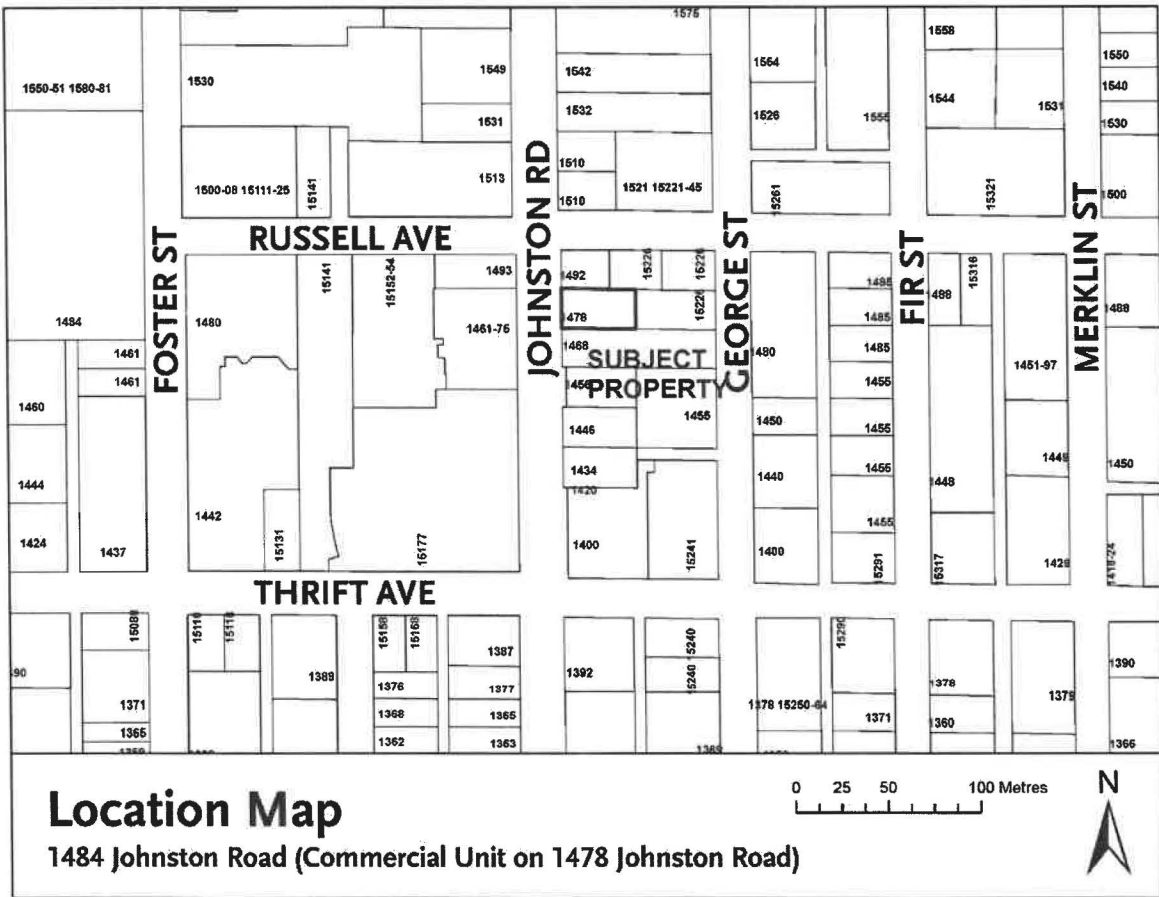
This Temporary Use Permit has been executed at White Rock, British Columbia on the 12<sup>th</sup> day of November 2020.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:

  
Mayor - Authorized Signatory

  
Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map



Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled  
“1484 Johnston Road Traffic Engineering Services White Rock, BC



84a moody street  
port moody, british columbia  
canada v3h 2p5  
☎ 604.936.6190  
☎ 604.936.6175  
🌐 www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud  
FROM: Aaron Chan, P.Eng., CTS  
DATE: 27 June 2019  
RE: 1484 Johnston Road Traffic Engineering Services  
White Rock, BC  
FILE NO: 7082-061



*Aaron Chan*  
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

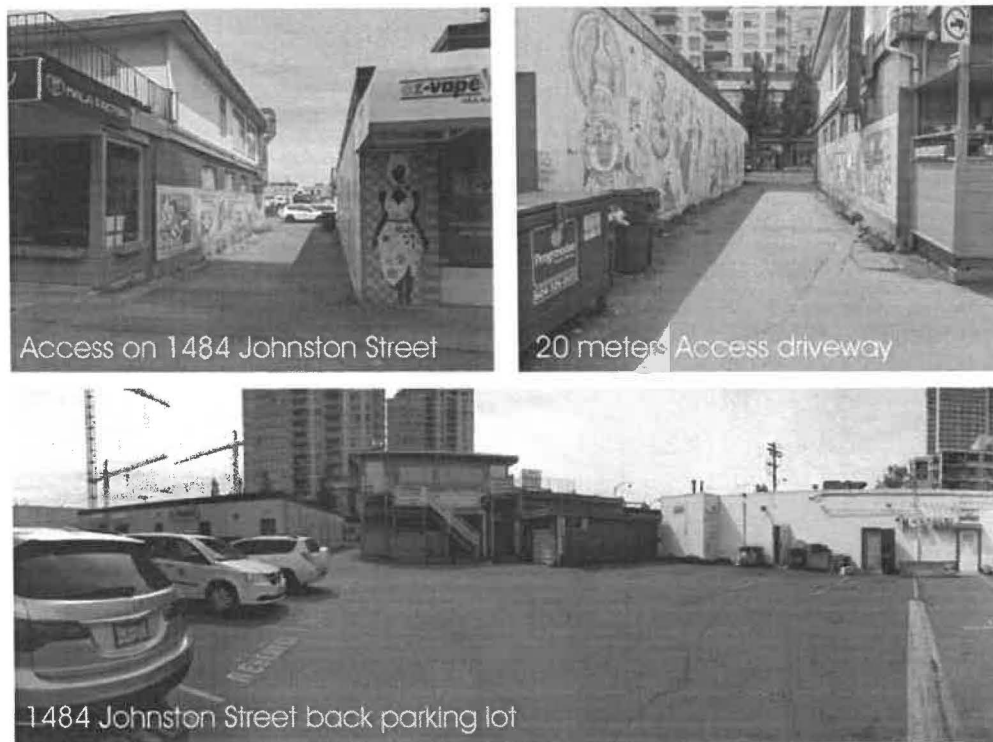
- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;



- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

**FIGURE 1** illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

**FIGURE 1**  
**STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT**



## 2.0 DISCUSSION AND RECOMMENDATION

### 2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

## 2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, "Stop" sign, "Pedestrian Crossing" Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2  
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**

