

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 9, 2026

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: “Consideration of Final Adoption for White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)”

RECOMMENDATIONS

THAT Council:

1. Receive the March 9, 2026, corporate report from the Director of Planning and Development Services, titled “Consideration of Final Adoption for White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue);” and,
2. Consider adoption of “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue).*”

EXECUTIVE SUMMARY

The purpose of this report is to confirm that the conditions of the third reading of *White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)* on September 9, 2024, have been satisfied. This rezoning bylaw will amend the CD-4 (Comprehensive Development) zone to remove the requirement within the CD-4 zone that limits retail service groups 1 use to be contained within a single strata unit, which includes residential use, so that the commercial units can be operated and owned independently from the residential. After the zone amending bylaw is adopted, the Restrictive Covenant (BM18352) that also has the same restriction contained in the CD-4 zone will be discharged.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-293 September 9, 2024	THAT Council receive for information this corporate report dated September 9, 2024, from the Director of Planning and Development Services, titled “Consideration of first, second and third readings of <i>White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue);</i> ” CARRIED
2024-297 September 9, 2024	THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the <i>Local Government Act</i> for “ <i>White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue];</i> ” CARRIED

2024-298 September 9, 2024	THAT Council give first second and third readings “ <i>White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue);</i> ” CARRIED
2024-299 September 9, 2024	That Council authorize staff to instruct the Applicant’s lawyer to prepare the required discharge documents to discharge Restrictive Covenant (BM18352) and authorize the discharge of the covenant after Bylaw 2518 is adopted; CARRIED
2024-300 September 9, 2024	THAT Council direct staff to resolve the following issues prior to final adoption of Bylaw 2518; a) That the Applicant must submit a complete building permit application for all work that has been undertaken on the subject properties to date and obtain final approval of the work; and b) The Applicant will provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official. CARRIED

INTRODUCTION/BACKGROUND

On September 9, 2024, Council gave first and second reading to “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue),*” subject to the following conditions prior to the final reading:

1. *Authorize staff to instruct the Applicant’s lawyer to prepare the required discharge documents to discharge Restrictive Covenant (BM18352) and authorize the discharge of the covenant after Bylaw 2518 is adopted.*

Staff Comment: The discharge document to discharge Restrictive Covenant (BM18352) has been executed and will be released after the adoption of the bylaw under a Letter of Undertaking to register the discharge document at the Land Title Office by the Applicant’s Notary.

2. *Direct staff to resolve the following issues prior to final adoption of Bylaw 2518:*

- a) *That the Applicant must submit a complete building permit application for all work that has been undertaken on the subject properties to date and obtain final approval of the work.*

Staff Comment: Building Permits BP021692 and BP021691 were issued for the subject properties and finalized.

- b) *The Applicant will provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official.*

Staff Comment: Building Permits BP021692 and BP021691 were issued for the subject properties and finalized.

LEGAL IMPLICATIONS

Staff have received a letter of undertaking from the Applicant's Notary to register the discharge document to discharge the Restrictive Covenant (BM18352) at the Land Title Office.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

In accordance with sections 464(2) and 467 of the *Local Government Act*, Notice of Waiver of a Public Hearing was advertised in the August 29 and September 5 editions of the Peace Arch News. 228 notices were mailed out to owners and occupants within 100 meters of the subject property.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning application was circulated to internal City departments, and comments requiring a response/resolution by the proponent have been addressed.

ALIGNMENT WITH STRATEGIC PRIORITIES

There is no specific strategic priority with respect to this application. The proposed changes will allow a restriction on residential use to be removed to facilitate greater flexibility for the use, which would support the Council's strategic priority of *Housing & Land Use*.

OPTIONS / RISKS / ALTERNATIVES

There are no identifiable risks to proceeding with the final adoption of the Bylaw.

CONCLUSION

The Applicant has satisfied the terms and conditions set by Council on September 9, 2024, it is recommended that Council adopt "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)*."

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP
Planner

Neethu Syam
Planning Division Lead

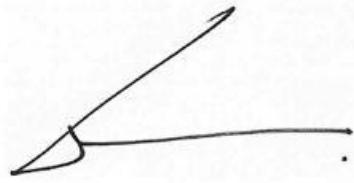
Approved by,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line that ends in a small dot.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Bylaw No. 2518

Appendix B: September 9, 2024 Staff Report - Consideration of first, second and third readings of White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)