

APPENDIX E

Draft Zoning Amendment Bylaw No. 2386 – CD-16 Mezzanine Floor Area Exemption

The Corporation of the CITY OF WHITE ROCK BYLAW 2386



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

1. Schedule "B" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by removing Section 7.16.3(a) in its entirety and replacing the section with the following new section 7.16.3(a):

(a) BASE DENSITY: The maximum number of *dwelling units*, *gross floor areas* and *lot coverage of buildings and structures* shall be in accordance with the following:

Phase Area ⁽¹⁾	Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor area</i> ⁽²⁾ for a <i>residential use</i> (includes <i>apartments</i> , <i>townhouses</i> ⁽⁴⁾ , and amenity areas ⁽³⁾)	Maximum <i>gross floor area</i> ⁽²⁾ for <i>Retail Service Group 1</i> ⁽⁴⁾ , <i>Licensed Establishment</i> , and <i>Civic Uses</i>	Maximum <i>gross floor area</i> ⁽²⁾ for commercial, civic and residential uses	Maximum <i>Lot Coverage</i>
1	129	13,846 m ²	1,162 m ²	15,008 m ²	33%
2	96	10,553 m ²	2,438 m ²	12,991 m ²	64%
3	202	24,106 m ²	4,662 m ²	28,768 m ²	53.4%
Total for all Phases	427	48,505 m ²	8,262 m ²	56,767 m ²	52%

1. As indicated on the Plans
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.
3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants
4. Townhouse floor area may be considered for *retail service group 1* use as outlined in Section 7.16.2 (ii).

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386".

RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
PUBLIC HEARING held on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____

RECONSIDERED AND FINALLY ADOPTED on the day of

Mayor

Director of Corporate Administration