

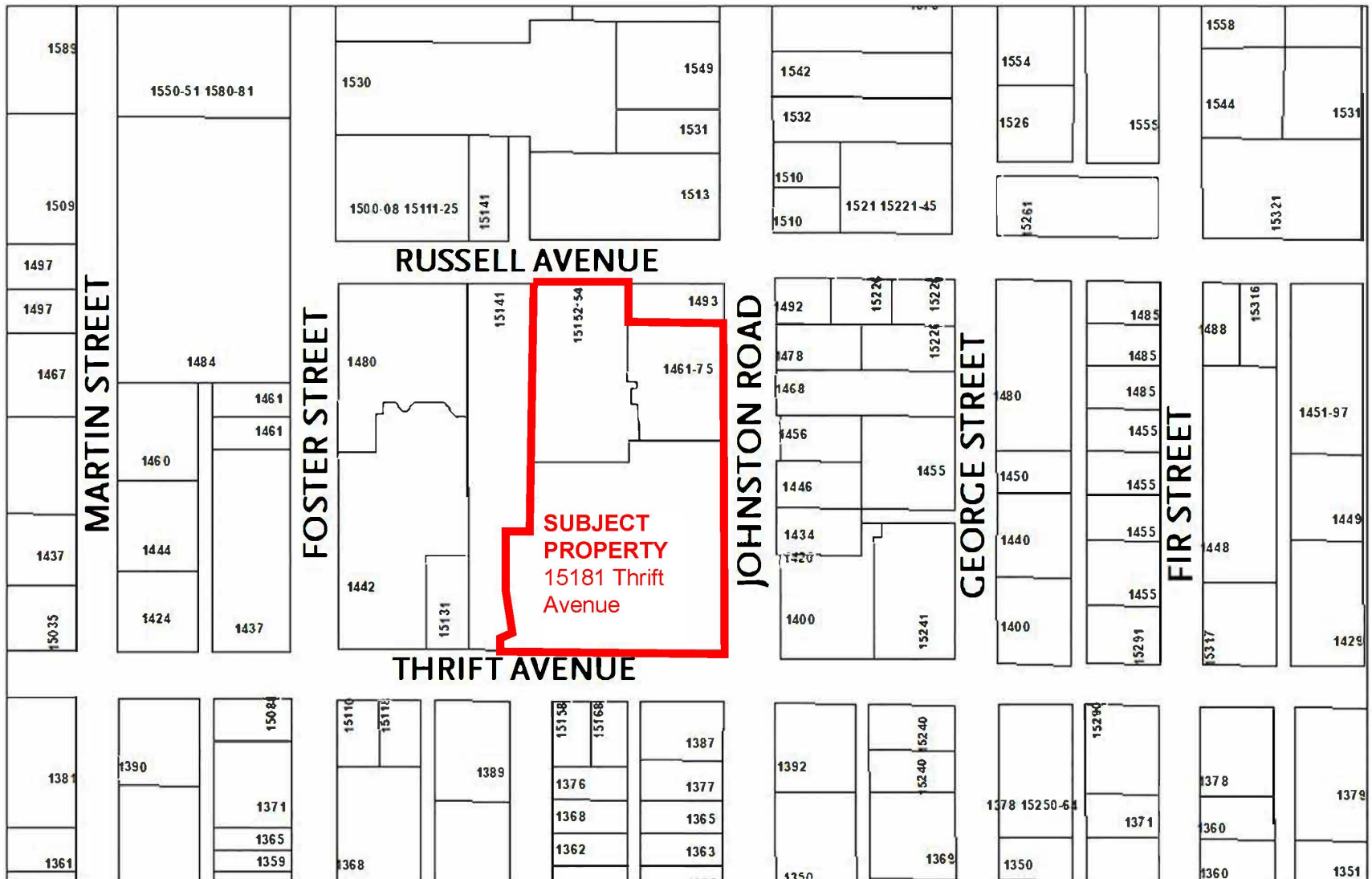
3 Dogs Brewing – Mezzanine Rezoning

#107-15181 Thrift Avenue (Miramar Village)

WHITE ROCK
My City by the Sea!

May 10, 2021





Location Map

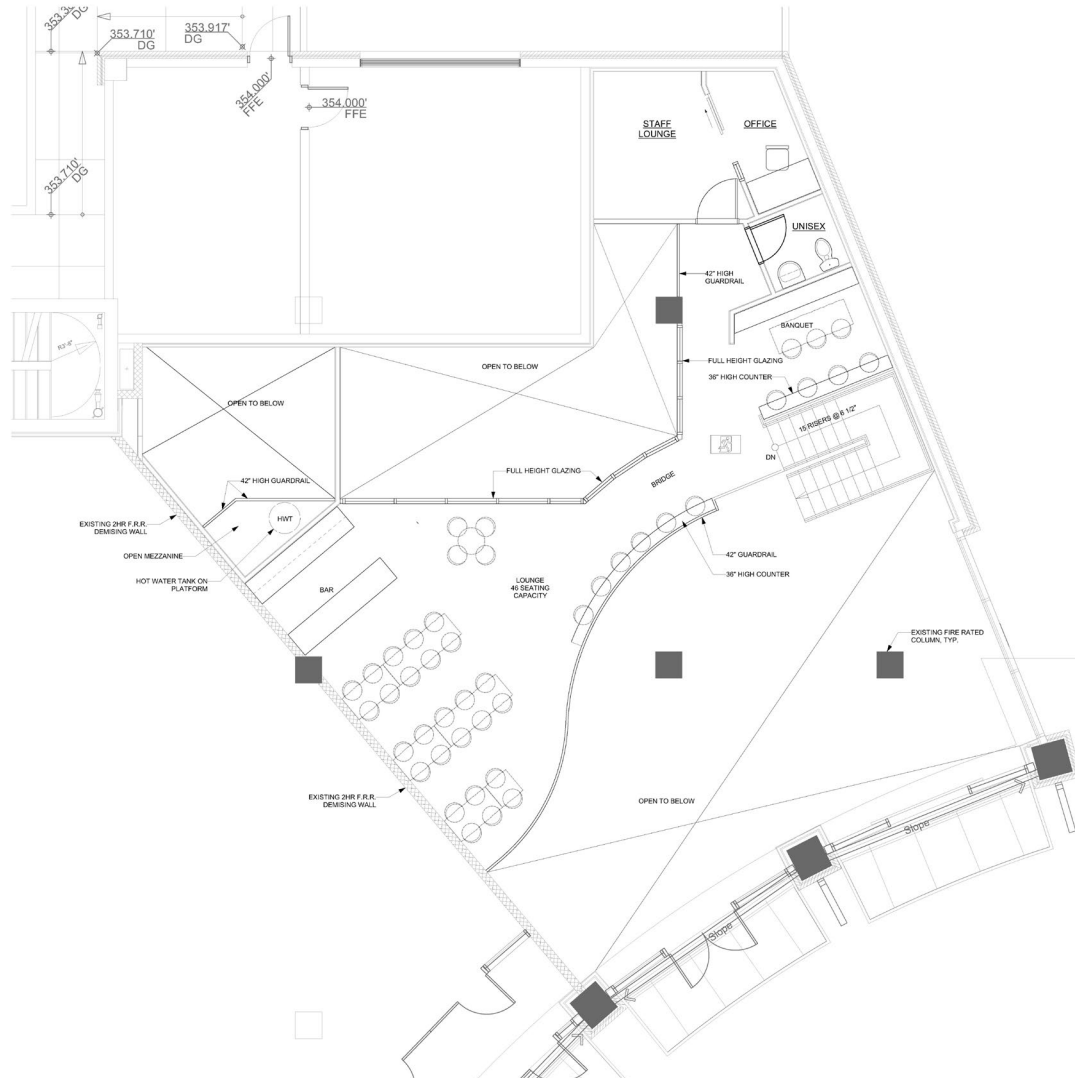
15181 Thrift Avenue (Unit 107)

0 50 100 200 Metres





PROPOSAL



PROPOSAL



PROPOSAL – BYLAW No. 2386

- Amending the CD-16 zone (Miramar Village) to exempt mezzanine floor space proposed by 3 Dogs Brewing. Draft amendment would allow 100 m² of mezzanine space to not count toward the maximum floor area (89 m² proposed)
- Proposal will allow 46 seats on mezzanine level, in addition to 46 seats on ground level plus 30 seats on outdoor patio in Miramar Plaza (122 total).
- There are 291 parking spaces for commercial & community centre uses on site, whereas only 226 are required in the CD-16 zone. The landlord has confirmed commercial parking access will be extended to 11:00pm or later, as needed.
- Housekeeping amendment: adding “licenced establishment” to types of retail uses with a maximum floor area in CD-16 zone

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(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

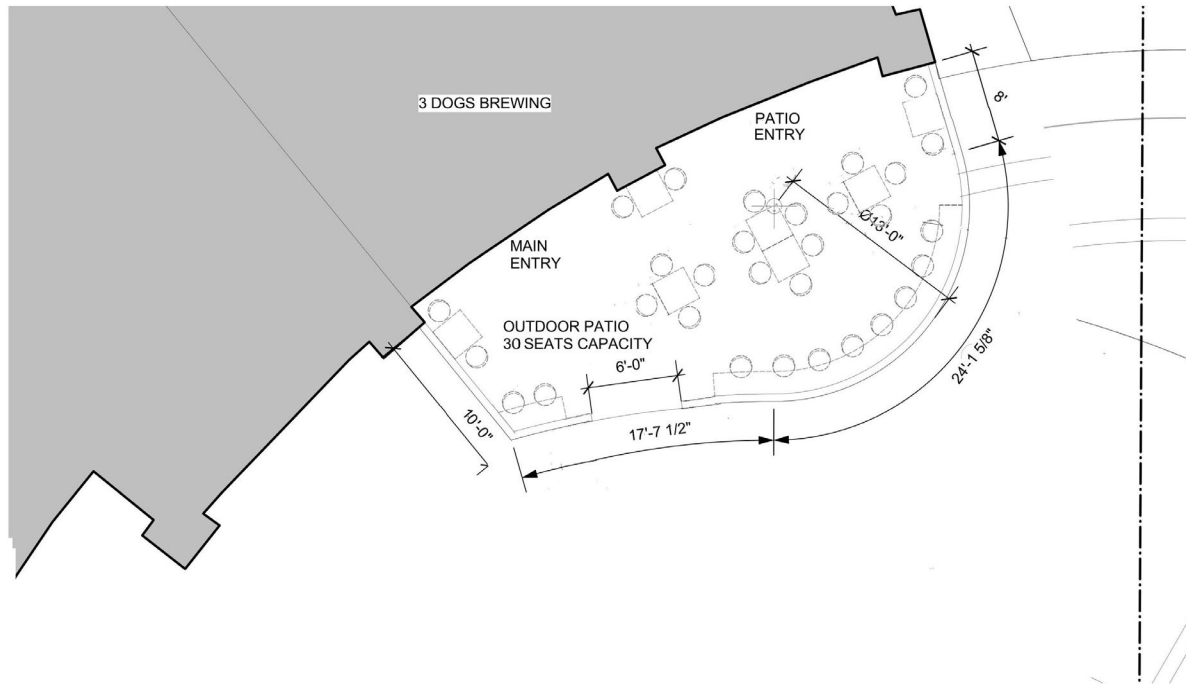
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building 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).

FUTURE RELATED APPLICATIONS

- The *manufacturer's licence* for the brewery does not involve City approval, but the *lounge endorsement* application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) does involve an opportunity for written comments to be submitted to staff before staff send a delegated response to the LCRB on the lounge endorsement referral.



PROCESS SUMMARY

- Early Review Rezoning Report – February 22, 2021
- Public Information Meeting – March 31, 2021
- First/Second Reading of Bylaw – May 10, 2021 [Regular Agenda]
- Public Hearing for Zoning Amendment – TBD (*next scheduled opportunity is June 21, 2021*)
- Council Decision (Third/Final Reading) – TBD

RECOMMENDATIONS

[Appearing on Regular Council agenda]

THAT COUNCIL:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386, and
2. Direct staff to schedule the required Public Hearing.

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