

**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 residential use (includes <i>apartments</i> , <i>townhouses</i> (4), and <i>amenity areas</i> (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".

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|---|----|--------|-----------|
| RECEIVED FIRST READING on the | 10 | day of | May, 2021 |
| RECEIVED SECOND READING on the | 10 | day of | May, 2021 |
| PUBLIC HEARING held on the | 7 | day of | May, 2021 |
| RECEIVED THIRD READING on the | | day of | |
| RECONSIDERED AND FINALLY ADOPTED on the | | day of | |

Mayor

Director of Corporate Administration