

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** February 27, 2023

**TO:** Land Use and Planning Committee

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Development Variance Permit No. 450 – 1588 Johnston Road (DVP 22-017)

---

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommends that Council:

1. Direct staff to obtain public input through a public meeting with notice of the meeting given in accordance with the *Local Government Act*, including notice in newspapers and the City of White Rock Planning Procedures Bylaw, 2017, No. 2234; and
  2. Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 450.
- 

**EXECUTIVE SUMMARY**

An application for a Development Variance Permit (DVP) has been received to seek relief from the minimum residential visitor parking stall requirement to permit a shared parking scheme for the Soleil development, located at 1588 Johnston Road. As substantiated by a parking study, the Zoning Bylaw allows for shared on-site parking areas when the maximum demand for individual uses occurs at different time periods.

**INTRODUCTION/BACKGROUND**

1588 Holdings Ltd. ('Applicant') has submitted the DVP application for the Soleil project. The Soleil project comprises a 26-storey mixed-use development (26 commercial and residential floors and one level of roof deck) that includes four levels of underground parking, approximately 2,425m<sup>2</sup> of commercial space and 177 residential units. The subject property is designated 'Town Centre' in the Official Community Plan (OCP). It is zoned 'CR-1 Town Centre Area Commercial / Residential Zone' in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is bounded by three street frontages: Johnston Road, North Bluff Road, and George Street. The surrounding area is a mix of commercial and residential uses within the City of White Rock's Town Centre and the southern limits of the City of Surrey's Semiahmoo Town Centre (see Figure 1). Immediately south of the subject property is the Oceana PARC development, a 23-storey residential tower with commercial floor space at grade.

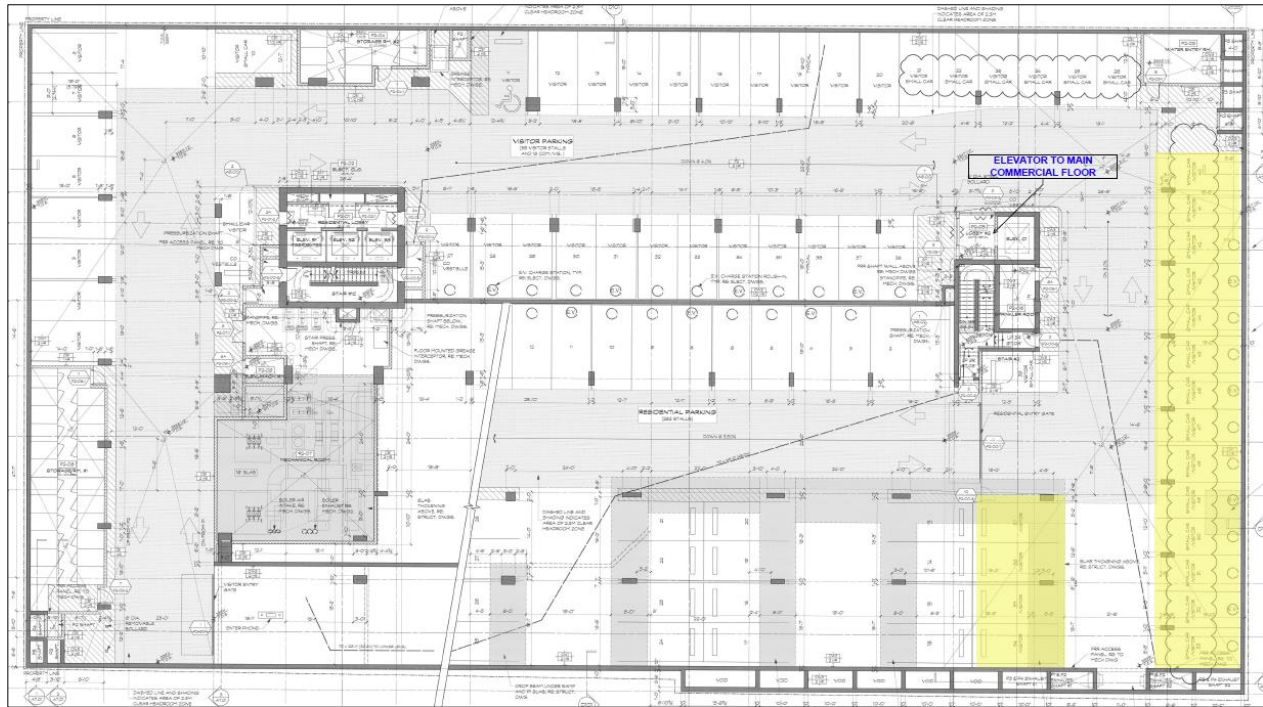


Figure 1 - Aerial Site Map

The City approved the parking supply for this mixed-use development after receiving its major development permit in 2018. Since then, the Applicant has anticipated that the project's commercial parking demands will exceed residential visitor parking demands during business hours. As a result, a new parking management strategy is now being proposed in which a shared parking scheme would be implemented to make more efficient use of the parking facility. Plans to implement this shared parking scheme have already been disclosed to the project's residential buyers.

### **PROPOSED VARIANCE**

The variance is intended to seek relief from the minimum residential visitor parking stall requirement of 53 to permit a shared parking scheme. This shared parking scheme would allow 18 of the 57 residential visitor parking stalls for commercial employee use during business hours (i.e., 8:00 AM to 5:00 PM). The remaining 39 stalls would always be available to residential visitors. The development currently has 426 parking stalls, while the minimum requirement per the Zoning Bylaw is 331. A parkade level (P2) plan illustrating the location of the 18 proposed stalls for commercial employee use is provided below (see Figure 2). In addition, the Applicant noted that commercial employees would only use the elevator to the main commercial floor.



**Figure 2 – Parkade Level (P2) Plan**

Section 4.14.5 of the Zoning Bylaw allows for shared on-site parking areas for two (2) or more uses where:

- a) the maximum demand for such parking areas by the individual uses occurs at different time periods;
- b) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the city; and
- c) the proponents offer and enter into a covenant to restrict any change of use or occupancy that would adversely affect the continuation of the shared on-site parking arrangement.

A shared parking analysis was conducted by Bunt & Associates to evaluate the proposed visitor parking variance and includes a review of the proposed development, parking supply and Zoning Bylaw requirements. Table 1 is a summary of the shared parking analysis and a parking rationale in support of the proposed variance.

LAND USE	DENSITY	BYLAW RATE	BYLAW REQUIREMENT	PROVISION
Residential	177 d.u.	1.2 per unit	212	278
Residential - Visitor	177 d.u.	0.3 per unit	53	57
Commercial	2,425 m <sup>2</sup>	1.0 per 37 m <sup>2</sup>	66	91
<b>TOTAL</b>			<b>331</b>	<b>426</b>

d.u. - dwelling unit

**Table 1 – Vehicle Parking Supply Requirements & Provisions**

The Bunt & Associates analysis supports the proposed dynamic shared parking scheme where 18 of the 57 visitor stalls will be reserved for commercial parking during business hours. It is expected to be an effective parking management strategy given that commercial demands peak during the day, whereas visitor demands peak during the evenings. The remaining 39-stall

provision of visitor stalls during the shared period is anticipated to exceed the estimated parking demands. The shared parking analysis by Bunt & Associates is included in Appendix E.

Per Section 13 of the Planning Procedures Bylaw, the Director requested a peer review report of the shared parking analysis at the cost of the Applicant. The peer review report conducted by Howes Technical Advantage Ltd. supported the proposed shared parking scheme. In addition, the peer reviewer noted that the Bunt report provides sufficient information to support a reduced residential visitor parking rate of 0.10 stalls per unit, thereby supporting the shared use of visitor stalls by commercial employees during the day. Therefore, the peer review report by Howes Technical Advantage Ltd. is included in Appendix F.

If the variance is approved, the Applicant would be required to offer and enter into a covenant to restrict any change of use or occupancy that would adversely affect the continuation of the shared on-site parking arrangement. If the variance is denied, the Applicant must revise the proposal to comply with Section 4.14 of the Zoning Bylaw or make a case of hardship to the Board of Variance.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The Applicant held a Public Information Meeting on November 24, 2022, in the Gallery Room of the White Rock Community Centre (15154 Russell Avenue). Before the meeting, 525 notification letters were delivered to property owners and occupants within 100 metres of the subject property. There was one (1) meeting attendee, but they did not want to record their name or provide feedback for the proposal. The Applicant was not required to submit a summary report to staff summarizing the subjects discussed at the Public Information Meeting.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application was referred for review and comments to other city departments. As a result, no outstanding issues are to be resolved as they relate to the proposed variance.

Staff support the relief of residential visitor parking stalls for shared commercial employee use. It was recommended that the overall percentage of shared stalls for this purpose do not exceed 33% of the total visitor supply, per the Applicant's proposal.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

This proposal does not align with or respond to any specific project or Council Strategic Priorities.

### **OPTIONS/RISKS/ALTERNATIVES**

Alternate options are that the Land Use and Planning Committee can recommend that Council:

1. Deny Development Variance Permit No. 450; or
2. Defer consideration of Development Variance Permit No. 450 pending further information to be identified.

## **CONCLUSION**

The Applicant proposes a shared parking scheme to allow commercial employees to use residential visitor parking stalls during business hours. The proposed variance will not be visible from adjacent properties and public thoroughfare, and there is minimal impact on the surrounding neighbourhood. Therefore, staff recommend Council seek public input through a public meeting with notice of the meeting given per the *Local Government Act*, and the City of White Rock Planning Procedures Bylaw, 2017, No. 2234 and, recommend that Council consider approval of Development Variance Permit No. 450 following the public meeting.

Respectfully submitted,



Anne Berry  
Director, Planning and Development Services

## **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Draft Development Variance Permit No. 450  
Appendix B: Location and Orthographic Maps  
Appendix C: Applicable Zoning Bylaw Provisions  
Appendix D: Parkade Level (P2) Plan  
Appendix E: Parking Study  
Appendix F: Peer Review Report