

NOTICE OF PUBLIC INFORMATION MEETING

Development Application File No. OCP/ZON/MJP 22-012

SUBJECT PROPERTY: 15409 Buena Vista Avenue

PLEASE TAKE NOTICE THAT a Public Information Meeting (PIM) will be hosted by the **APPLICANT** at the **White Rock Public Library (15342 Buena Vista Avenue)** on **Wednesday, May 1st, 2024**, from **5:30 p.m. to 6:30 p.m.** to discuss a development application for the property located at 15409 Buena Vista Avenue.

The application involves changing the Official Community Plan (OCP) land use designation on the subject property from 'Mature Neighbourhood' to 'Urban Neighbourhood' and rezoning the property from 'RS-1 One Unit Residential Zone' to a property-specific 'Comprehensive Development' (CD) Zone. If approved, this will allow for a three-storey and basement, fifteen (15) unit, multi-family residential development with one level of underground parking. A Major Development Permit is required for the form and character of the development.

The following Ortho Map identifies the subject property and illustrates the location of the existing property.



Planning and Development Services
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City of White Rock

15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

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OCP Designation	Current: Mature Neighbourhood <ul style="list-style-type: none"> To enable single-detached and gentle infill opportunities, to protect the character of existing mature single-family neighbourhoods while supporting housing choice and affordability. Allow density and height maximums for duplexes, triplexes, and single-family homes as outlined in the City's Zoning Bylaw. 		
	Proposed: Urban Neighbourhood <ul style="list-style-type: none"> To enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide a further transition from the Town Centre, Lower Town Centre, and Town Centre Transition areas. Allow a density of up to 1.5 FAR in buildings up to four storeys in height. 		
Zone Standard	RS-1 (Current Zone)	RM-2	Proposed CD zone (modelled around RM-2 zone standard)
Use	Detached (One-Unit Residential)	Medium-Density Multi-Unit Residential	Multi-Unit Residential
Lot Requirements			
Lot Area	362.9 m ² (3518.72 ft ²)		
Density (<i>max</i>)	1 dwelling unit + 1 secondary suite	50 units/0.4ha = 16 units	15 units
Lot Coverage (<i>max</i>)	40%	45%	45.7%
Height (<i>max</i>)	7.7m	10.7m	Three storeys plus a basement/ 10.07m
Off-Street Parking Spaces (<i>min</i>)	2 per dwelling unit; 1 additional for a secondary suite	1.2 spaces/unit, plus 0.3 spaces/unit for visitor parking	17 spaces (3 small cars, 1 accessible and 1 EV)

The meeting is in an open-house format. The applicant will provide an overview of the project and will be available to respond to comments and questions regarding their proposal. City staff will be in attendance to introduce the application and the proponent, respond to any policy, regulatory and process-related questions, in addition, to monitor the meeting and report back to Council on the feedback received.

Meeting details can be found on the City of White Rock "Events Calendar" (www.whiterockcity.ca/calendar). For additional information regarding the PIM, please contact planning@whiterockcity.ca or 604-541-2277.

Sincerely,



Neethu Syam
Planning Division Lead, City of White Rock