



THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

NOTICE OF PUBLIC HEARING
OCTOBER 21, 2024

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, OCTOBER 21, 2024**, at **4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

NOTICE is hereby given that Council will consider third and final reading for Bylaw 2519 at the Regular Council Meeting scheduled for **MONDAY, OCTOBER 21, 2024**, at **4:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the October 21, 2024 Public Hearing, all persons who deem their interest in property is affected by the proposed bylaw shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed bylaw that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw listed below:

BYLAW 2519: OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519

PURPOSE: Bylaw 2519 is proposed to implement updates to the City's Official Community Plan (OCP) and would amend the OCP with changes to the following sections: Land Use, Development Permit Areas (Form/Character/Sustainability), Mature Neighbourhood Infill Development Permit Area Guidelines, East Side Large Lot Infill Development Permit Area Guidelines, Development Permit Areas (Environmental), Schedule A - Land Use Plan, and Schedule B - Form and Character Development Permit Areas, in addition to replacing all references to "Duplex" and "Triplex" with "Houseplex".

The OCP applies to all lands in the City. The proposed OCP amendments apply to Small Scale Multi-Unit Housing (SSMUH) forms that the City was mandated to facilitate under the *Local Government Act (LGA)* through Bill 44 - 2023 Housing Statutes (Residential Development) Amendment Act, 2023. These amendments will streamline the processing of development permits for SSMUH, making implementation easier.

Bylaw 2519 also includes removing the East Side Large Lot Development Permit Area (Form & Character) and replacing it with the Multi-Family Development Permit Area (Form & Character). In conjunction with this Development Permit Area change, those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation are proposed to be changed from East Side Large Lot Infill Area to Town Centre Transition. Policy changes are also proposed to the Town Centre Transition designation to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if redesignated. There is no increase or change in density beyond what has been mandated by the Province with the SSMUH.

The properties in the following area are proposed to have their land use designation change from East Side Large Lot Infill to Town Centre Transition, and their Development Permit Area changed from East Side Large Lot Infill to Multi-Family:

- The properties east of Peace Arch Hospital, bounded by North Bluff Road, Russell Avenue, Finlay Street and Maple Street (which includes the ALTUS building at 1556 Finlay Street)
- East side of Maple Street between North Bluff Road and Russell Avenue (1500-block of Maple Street)
- The property at 15738 North Bluff Road (south of North Bluff Road, between east of Lee Street and west of Kent Street)

The proposed bylaw and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas or in the Corporate Administration Office at the White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from October 8, 2024 until October 21, 2024 between the hours of 8:30 a.m. and 4:30 p.m.

ADDITIONAL INFORMATION

Further details regarding the subject of the Public Hearing may be found online: whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at whiterockcity.ca/agendas

SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “Bylaw 2519” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the public hearing.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

WATCH THE PUBLIC HEARING

Live online or view the video the following day at whiterockcity.ca/agendas

October 8, 2024

Tracey Arthur, Director of Corporate Administration