

# NOTICE OF PUBLIC INFORMATION MEETING

Development Application File No. ZON/MIP 22-030

SUBJECT PROPERTY: 1590 Lancaster Street

PLEASE TAKE NOTICE THAT a Public Information Meeting will be hosted by the **APPLICANT** in **Hall B** at the **White Rock Community Centre (15154 Russell Avenue)** on **Wednesday, March 6, 2023**, from **5:30 p.m. to 6:30 p.m.** to discuss a development proposal for the property at 1590 Lancaster Street.

The proposal involves rezoning the property from 'RS-1 One Unit Residential Zone' to 'RT-2 Three Unit (Triplex) Residential Zone' to allow for the construction of a triplex. A Minor Development Permit is also required to ensure the form and character of the triplex comply with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of 'Mature Neighbourhood' allows residential uses in single-family homes (with or without secondary suites), duplexes and triplexes.

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



Planning and Development Services  
P: 604.541.2136 | F: 604.541.2153

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

**WHITE ROCK**  
*My City by the Sea!*  
[www.whiterockcity.ca](http://www.whiterockcity.ca)

The following table outlines the existing and proposed zone configurations:

| Zone Standard                 | RS-1<br>(Current Zone)  | Standard<br>RT-2 Zone   | Proposal (RT-2)            |
|-------------------------------|---|---|----------------------------|
| <b>Use</b>                    | Detached<br>(One-Unit Residential)                            | Triplex (Three-Unit Residential)  |                            |
| <b>Lot Requirements</b>       |   |   |                            |
| Lot Width ( <i>min</i> )      | 15.0m   | 18.0m   | <b>25.91m</b>              |
| Lot Depth ( <i>min</i> )      | 27.4m   | 30.5m   | <b>36.5m</b>               |
| Lot Area                      | 464.0m <sup>2</sup> ( <i>min</i> )                            | 742.0 m <sup>2</sup> ( <i>min</i> )                                     | <b>778. 8m<sup>2</sup></b> |
| Lot Coverage ( <i>max</i> )   | 40%   | 45%   | <b>45%</b>                 |
| Height ( <i>max</i> )         | 7.7m  | 7.7m  | <b>7.69m</b>               |
| Density ( <i>max</i> )        | 0.5 times the lot area  | 0.6 times the lot area  |                            |
| Parking Spaces ( <i>min</i> ) | 2 per dwelling unit; 1<br>additional for a<br>secondary suite | 2 per dwelling unit; 6 spaces in total<br>(no secondary suites allowed) |                            |
| <b>Setbacks (<i>min</i>)</b>  |   |   |                            |
| <i>Front (north)</i>          | 7.5m  |   | 7.5m                       |
| <i>Rear (south)</i>           | 7.5m  |   | 7.5m                       |
| <i>Exterior Side (west)</i>   | 3.8m  |   | 3.8m                       |
| <i>Interior Side (east)</i>   | 1.5m  |   | 1.5m                       |

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](http://www.whiterockcity.ca/calendar)). For additional information regarding the PIM, please contact [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca) or 604-541-2277.

Sincerely,



Neethu Syam  
Planning Division Lead, City of White Rock

**WHITE ROCK**  
*City by the Sea!*