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



February 26, 2010

A **PUBLIC HEARING** of CITY COUNCIL will be held in City Hall COUNCIL CHAMBERS on **MONDAY, MARCH 1, 2010 at 7:00 p.m.** for the application listed below.

T. Arthur  
City Clerk

## A G E N D A

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**BYLAW NO. 1863 – “White Rock Zoning Bylaw, 1999, No. 1591, Amendment (CD-23 – 1456 Johnston Road and 1447 George Street), Bylaw 2009, No. 1863”**

- 1) Chair calls the Public Hearing to order.
- 2) City Clerk reads a statement regarding the procedure to be followed for the Public Hearing (pages 3 & 4).
- 3) City Clerk advises how this hearing has been publicized.

**PURPOSE:** The purpose of Bylaw 1863, as revised, is to rezone 1456 Johnston Road and 1447 George Street from Town Centre Medium Density Mixed Commercial / Residential Zone (CR-7) to Comprehensive Development Zone 23 (CD-23) to permit development of a two-phased project consisting of:

1. A mixed commercial/residential project at 1456 Johnston consisting of 337.5 square metres (3,633 square feet) of ground floor commercial use, and four 2<sup>nd</sup> floor one-bedroom apartments with roof top access, surface parking at the rear of the building, and maximum building height of 10.668 metres (35 feet); and
2. A residential project at 1447 George Street consisting of 108 residential dwelling units (41 one-bedroom units, 16 one-bedroom units with den, 45 two-bedroom units and 6 three-bedroom units) with underground parking and maximum building height of 48.768 metres (160 feet).

Floor area ratio (FAR) for the combined sites is 3.8.

(See Site Map on page 2)



**OPENING STATEMENT OF PUBLIC HEARING/MEETING CONDUCT**

This Public Hearing is for proposed Bylaw No. 1863 to amend “White Rock Zoning Bylaw, 1999, No. 1591, Amendment (CD-23 – 1456 Johnston Road and 1447 George Street), 2009, No. 1863”.

The purpose of proposed bylaw No. 1863, as revised, is to rezone 1456 Johnston Road and 1447 George Street from Town Centre Medium Density Mixed Commercial / Residential Zone (CR-7) to Comprehensive Development Zone 23 (CD-23) to permit development of a two-phased project consisting of:

1. A mixed commercial/residential project at 1456 Johnston consisting of 337.5 square metres (3,633 square feet) of ground floor commercial use, and four 2<sup>nd</sup> floor one-bedroom apartments with roof top access, surface parking at the rear of the building, and maximum building height of 10.668 metres (35 feet); and
2. A residential project at 1447 George Street consisting of 108 residential dwelling units (41 one-bedroom units, 16 one-bedroom units with den, 45 two-bedroom units and 6 three-bedroom units) with underground parking and maximum building height of 48.768 metres (160 feet).

Floor area ratio (FAR) for the combined sites is 3.8.

At this Public Hearing the public and all persons who believe their interest in property is affected by the proposed Bylaw No. 1863 shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposal.

There is a speakers list available. Please print your name and address on this list in order to appear as a speaker before Council. Individuals will be called in the order that their name appears on the list. The speaker will begin by clearly stating their name and address and then providing their comments concerning the proposal. The address of the speaker is permitted to be collected through Section 26(c) of the Freedom of Information and Protection of Privacy Act. It is collected to assist Council in determining the speakers’ interest in the proposal. If the speaker has any questions regarding the collection of their personal information please contact the City Clerk at the City of White Rock.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to the City Clerk.

Anyone wishing to speak at this meeting must be acknowledged by the Chair. **Each speaker will be given a maximum of five (5) minutes to speak.** Decorum must be maintained at all times, this includes refraining from applause, booing or heckling.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this Public Hearing to debate the merits of the proposed bylaw with individual citizens. It is also not the time for the speaker to be asking questions of the administration regarding the bylaw.

Any person who wishes to present a written submission to Council may do so. All those submissions will be retained by the City Clerk and copies of submissions will be available from her upon request following the Hearing. Everyone shall be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel discouraged or prevented from making his or her views heard.