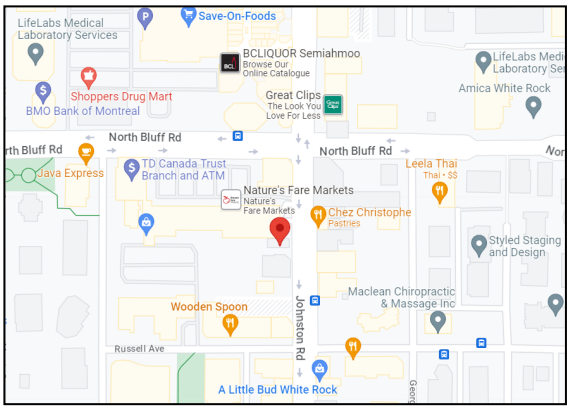
Retail/Office Unit in White Rock

For Lease

1549 Johnston Rd, White Rock





An extraordinary chance to secure a coveted retail/office unit for lease in the vibrant community of White Rock. Approx.2,520 sqft of versatile space, situated on Johnston Road, a bustling thoroughfare connecting to 152nd Street in Surrey. Just one intersection away from the popular Semiahmoo shopping center, ensuring high visibility and accessibility. Surrounded by a multitude of retail outlets and amenities, this location benefits from heavy foot traffic and easy access to public transportation, with a bus stop right in front. Under CR-1 zoning, accommodating a wide range of commercial usages. Currently, the space is tenanted by a dentist with a custom-designed renovation for a clinic. This makes it an ideal choice for specialists seeking a convenient and well-equipped space to operate their businesses. **Don't miss out, Call now!**

Property Information

Address:	1549 Johnston Rd, White Rock
P.I.D.:	011-293-926
Legal;	LOT 4, BLOCK 7, PLAN NWP8146, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Zoning:	CR-1
Unit Size:	Approx. 2,520 sqft
Built Year:	1977

Basic Rent

$30 per SF
$75,600 per annum,
$6,300 per month

Additional Rent

$11.82 per SF (Projected)
$29,776.08 per annum,
$2,481.34 per month



Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

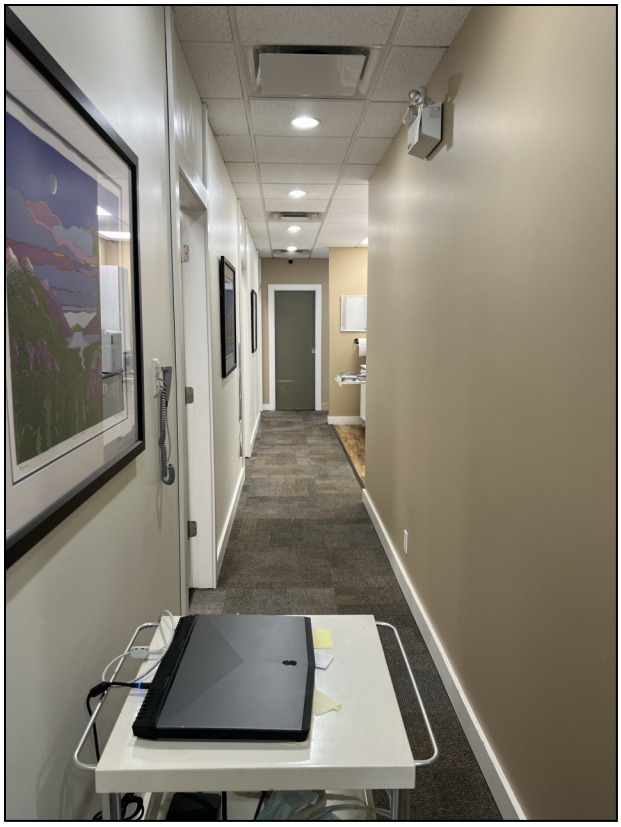
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*


EXIT




DR. TIM BARKER
WIN WIN



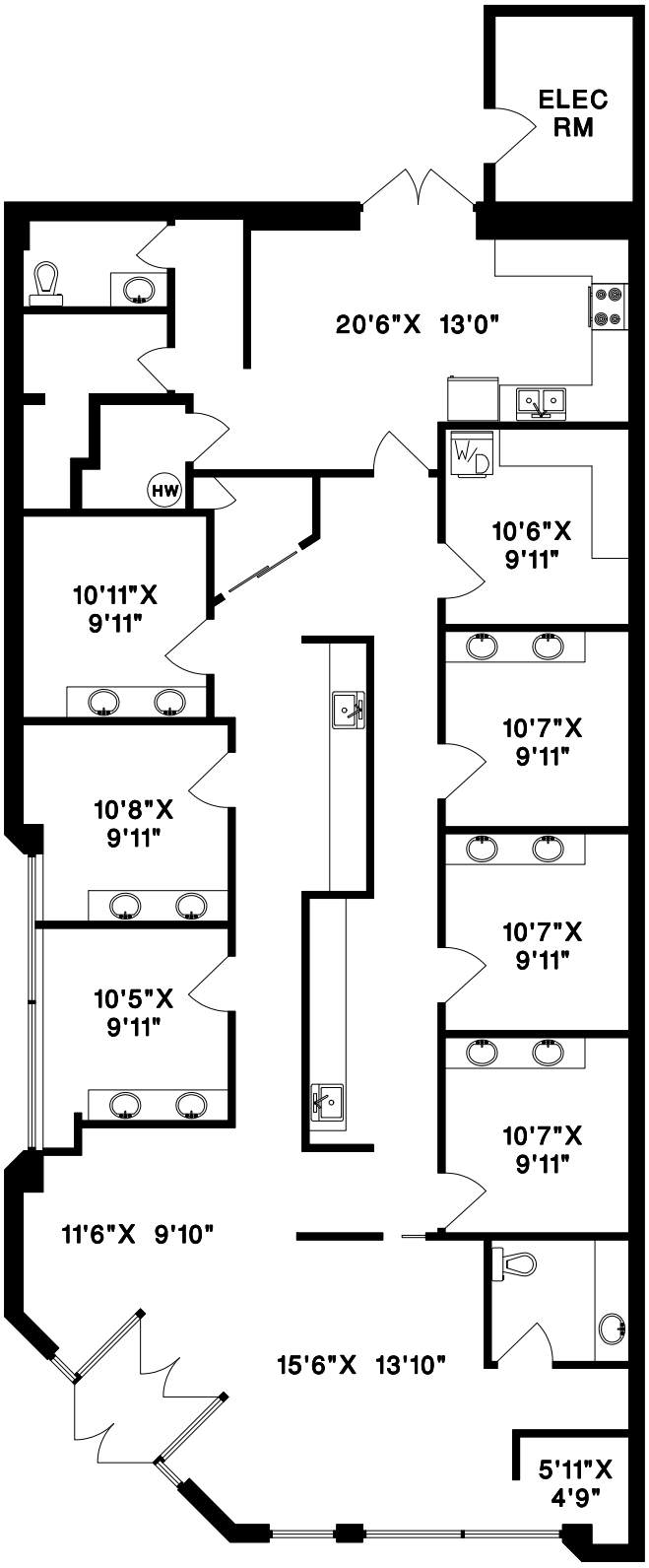



EXIT





1549 JOHNSTON ROAD, WHITE ROCK, B.C.



AREA CERTIFICATION: AUGUST 9, 2023
As evidenced by our signature and in accordance with the ANSI/BOMA Z65.3-2018 Gross Areas: Standard Methods of Measurement, we hereby certify the Gross Area of this BUILDING to be 2,520 Square Feet.

CRAIG W. NICHOLS
MEASURE MASTERS

N

1' 6'
SCALE

DRAWN BY: CN
DATE: AUGUST 2023
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca

6.16 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City's pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.16.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *subject to section 9 b), licensed establishments*, including *liquor primary*, *food primary*, *liquor store*, *agent store*, *u-brew*, *u-vin*, and *licensed manufacturer*;
3) *hotel;*
4) *civic use;*
5) *medical or dental clinic;*
6) *multi-unit residential use;*
7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
8) *one-unit residential use* accessory to a *retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
9) *adult entertainment use* in accordance with the following provisions:
    a) the *adult entertainment use* has a valid business license;
    b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
    c) the *adult entertainment use* shall not be located within 500 metres of a school;
    d) despite Section 6.16.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
    e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
    f) a *building* accommodating *an adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

Lot width	18.0m (59.0ft)
Lot depth	30.48m (100.0ft)
Lot area	548.64m^2 (5,905.5ft^2)

6.16.3 Lot Coverage:

1) *Lot coverage* per fee simple lot shall not exceed 65%.
2) Despite section 6.16.3(1), on a *lot* exceeding 3,035m^2 (0.75 acres) in area, the area of impermeable materials on the *lot* shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0m (13.1 ft).
3) For the purposes of section 6.16.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.16.4 Density:

The permitted maximum density is varied throughout this zone.

1) The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.
2) Despite Section 6.16.4.1, maximum *gross floor area* may be increased if:

a) the owner of the *lot*
   i. provides a community amenity described in the City's *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended, or
   ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of *gross floor area* above 1.75 times the *lot* area in accordance with an amenity agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;

b) the *lot* size meets the minimums in the table below; and

Minimum Lot Area	**Maximum density (*gross floor area)***
3,035m^2 (0.75 acres)	2.3 times the *lot* area
5,058m^2 (1.25 acres)	3.5 times the *lot* area
8,094m^2 (2.0 acres)	4.0 times the *lot* area*

*maximum density may exceed 3.5 times the *lot* area only for lots north of Russell Avenue

c) the uses within a principal building on a *lot* include:

   i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
   ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or

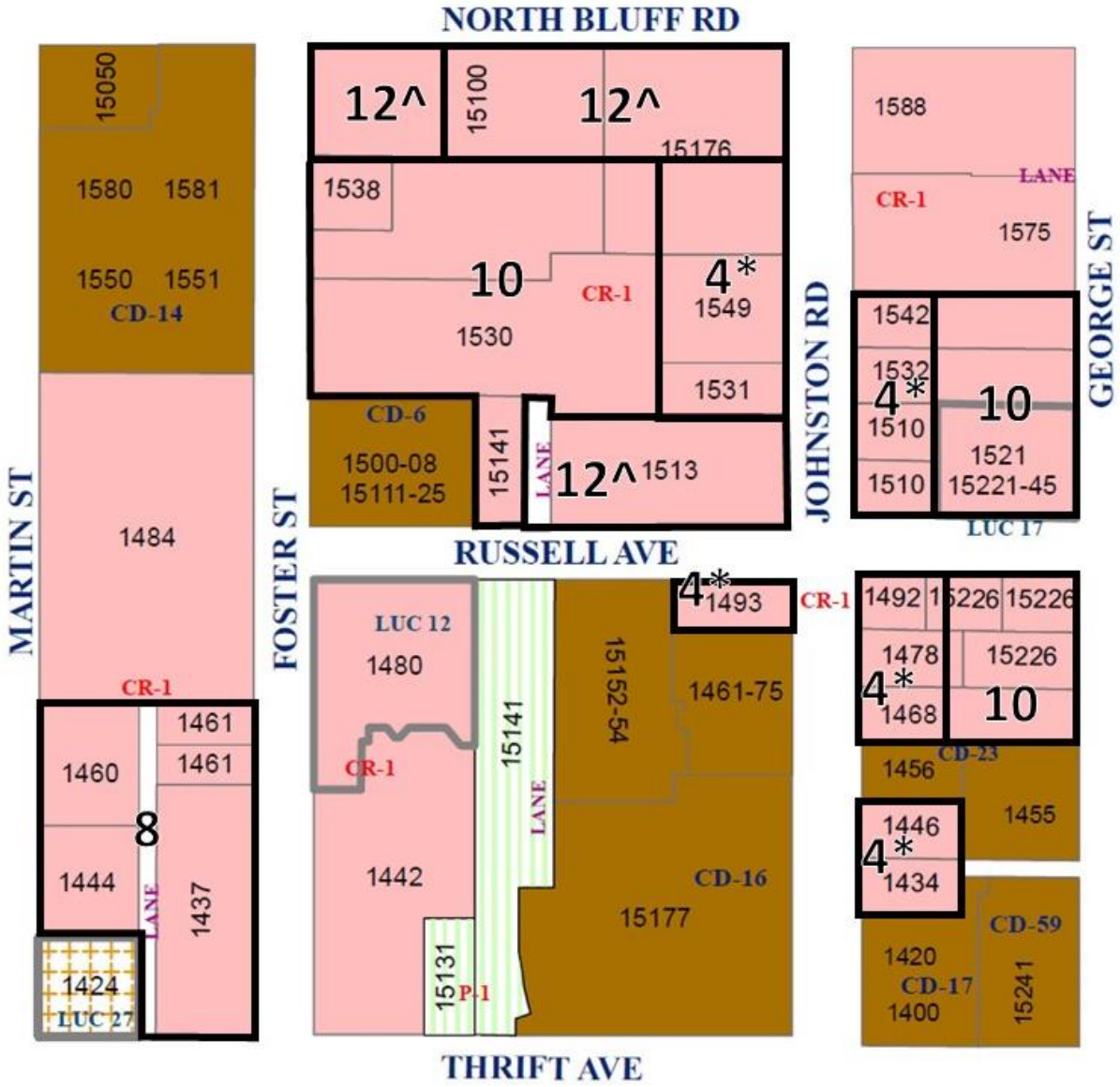
iii. only non-residential uses.

3) Despite Section 6.16.4.1 and 6.16.4.2, if a development permit allowing density above 1.75 times the lot area for a *lot* has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *gross floor area* for that *lot* is the maximum *gross floor area* that applied at the time of development permit issuance.

6.16.5 Building Heights:

The permitted maximum building height is varied throughout this zone.

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) Despite Section 6.16.5.1, maximum *heights* may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) *storeys*, if the building is set back a minimum 7.0m from the *lot line* adjacent to Johnston Road, and the exterior wall of the top *storey* of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the *storey* below it.
3) Despite Section 6.16.5.1, if a *lot* qualifies for the increased density described in section 6.16.4.2, the maximum permitted number of *storeys* for a *principal building* on the *lot* shall be in accordance with the number of *storeys* indicated by the following diagram, and in no case shall a *principal building* exceed a *height* of 40.0m (131.2ft).
4) Despite Section 6.16.5.1, if a development permit allowing a *principal building* with a maximum *height* over 10.7 metres for a lot has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *height* for that *lot* is the maximum *height* that applied at the time of development permit issuance.



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site *community amenity space* (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.16.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in *storeys* on these *lots* without such *community amenity space* is ten (10) *storeys*.

The * symbol on the diagram above identifies where a fourth *storey* is permitted if the building complies with the additional setback requirements in section 6.16.5.2; The maximum height in *storeys* on these *lots* without such setbacks is three (3) *storeys* and 10.7m, per section 6.16.5.1.

6.16.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Front lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Interior side lot line	0.0m (0.0ft)	0.0m (0.0ft)
Rear lot line (abutting a street)	3.0m (9.84ft)	Not permitted
Rear lot line (abutting a lane)	0.0m (0.0ft)	Not permitted
Rear lot line (abutting another lot)	0.0m (0.0ft)	Not permitted

2) Where the *lot line* abuts another *lot* zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7 m (44.95ft), the portion of the *principal building* above 13.7m (44.95ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 13.7m (44.95ft) in height.

6.16.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.16.6 above, the following also applies:

1) *ancillary buildings* are not permitted.
2) *ancillary structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) despite sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of Section 4.15.

6.16.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.16.2 and in the quantities indicated in Section 4.16.3.

6.16.11 Adaptable Units:

In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*.