

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 12, 2026

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Completion of Development Prerequisites for Final Adoption of Zoning Amendment Application for 877 Kent Street (ZON 21-011) – In-Stream Development Application Impacted by SSMUH Legislation

RECOMMENDATIONS

THAT Council:

1. Receive the January 12, 2026, report from the Director of Planning and Development Services, titled “Completion of Development Prerequisites for Final Adoption of Zoning Amendment Application for 877 Kent Street (ZON 21-011) – In-Stream Development Application Impacted by SSMUH Legislation.”
 2. Rescind first three readings "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440."
 3. Give first, second and third readings to “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 14, (877 Kent Street [RS-1-SSMUH to RS-3 SSMUH]) 2026, No. 2569.”
 4. Direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 14, (877 Kent Street [RS-1-SSMUH to RS-3 SSMUH]) 2026, No. 2569” back for consideration of final adoption:
 - a) Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Provide tree protection and replacement plans prepared by a certified arborist and obtain a Tree Management Permit as required by the "White Rock Tree Protection Bylaw, 2022, No. 2407," as amended; and
 - c) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
 5. At the next regular Council meeting, give final adoption of “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 14, (877 Kent Street [RS-1-SSMUH to RS-3 SSMUH]) 2026, No. 2569”.
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EXECUTIVE SUMMARY

This report confirms the satisfaction of the City’s prerequisites necessary to grant final approval to the Zoning Amendment Application for 877 Kent Street. The rezoning will enable the creation

of two residential lots by way of subdivision to enable the construction of a single-family home on each lot.

In January 2023, Council gave first three readings for the rezoning bylaw (Bylaw 2440) associated with this proposal for 877 Kent Street Thrift Avenue under the previous zoning bylaw, i.e., Zoning Bylaw 2012, No. 2000.

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities. On June 27, 2024, Council adopted a new Zoning Bylaw to facilitate the SSMUH to align with provincial housing legislation by replacing nine (9) single-family zones, one (1) duplex zone, one (1) triplex zone and four (4) comprehensive development (CD) zones with seven (7) new SSMUH zones.

To comply with the new SSMUH zoning bylaw requirements, mandated by provincial legislation and adopted by the city on June 27, 2024, all rezoning bylaws for in-stream development applications that have received up to three readings must be rescinded. New replacement bylaws will be introduced to align with the new SSMUH zones. This process is primarily administrative.

The subject property is currently zoned RS-1 SSMUH residential zone. With the development prerequisites now being addressed for the development (rezoning) application at 877 Kent Street, and as the original intent of the rezoning application to enable a subdivision from one (1) to two (2) residential lots remains unchanged, staff recommended that Council consider rescinding the former bylaw (Bylaw 2440) and giving the zoning amendment bylaw (Bylaw No. 2569 – a bylaw to rezone to the RS-3 SSMUH Residential zone), first three readings, which is provided later in the Regular Council Agenda.

Draft Bylaw 2569 is included as Appendix A in this corporate report. Appendix B includes a copy of the September 20, 2022, LUPC staff report, which includes a detailed analysis of this development proposal.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
LU/P-046 March 29, 2021	THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 877 Kent Street to the next stage in the application review process. CARRIED
2022-LU/P-022 September 20, 2022	THAT the Land Use and Planning Committee recommends that Council: 1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” 2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and 3. Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2

	<p>– 877 Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:</p> <ol style="list-style-type: none"> a. Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; b. Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and c. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services. d. Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street. <p style="text-align: right;">CARRIED</p>
2022-379 September 20, 2022	<p>That Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 - 877 Kent Street) Bylaw, 2022, No. 2440."</p> <p style="text-align: right;">CARRIED</p>
2022-380 September 20, 2022	<p>THAT Council direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 - 877 Kent Street) Bylaw, 2022, No. 2440.</p> <p style="text-align: right;">CARRIED</p>
2022-381 September 20, 2022	<p>THAT Council direct staff to address the following conditions prior to bringing "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 - 877 Kent Street) Bylaw, 2022, No. 2440" back for consideration of final adoption:</p> <ol style="list-style-type: none"> a. Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; b. Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the "White Rock Tree Protection Bylaw, 2022, No. 2407," as amended; and c. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services. <p style="text-align: right;">CARRIED</p>
2022-382 September 20, 2022	<p>THAT Council recommend that, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent</p>

	Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street. CARRIED
2023-036 January 30, 2023	THAT Council gives third reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 - 877 Kent Street) Bylaw, 2022, No. 2440." CARRIED
2024-187 May 27, 2024	THAT Council: <ol style="list-style-type: none"> 1. Receive for information the corporate report dated May 27, 2024, from the Director Planning and Development Services, titled " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH)"; 2. Has, pursuant to Section 481.3(7) of the Local Government Act, considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing, as incorporated in " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi Unit Housing (SSMUH)" report presented at the May 27, 2024, Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing is required at this time; 4 3. Has, pursuant to Section 479(6) and 525.1(4) of the Local Government Act, considered the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the " Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH) " report presented at the May 27, 2024 Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual and Site Standards: Transit-Oriented Areas is required at this time; 4. Authorize staff to proceed with the Communication Strategy for "Zoning Bylaw, 2024, No. 2506 - Updates to address Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH)" as outlined in this staff report. 5. Direct staff to bring forward for consideration of first and second reading "White Rock Zoning Bylaw, 2024, No. 2506" on June 10, 2024, to implement the Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas legislation; 6. Direct staff to bring forward for consideration of third and final reading "White Rock Zoning Bylaw, 2024, No.2506" to implement the Provincial Small-Scale Multi Unit Housing and Transit-Oriented Areas legislation on June 24, 2024. CARRIED
2024-236 June 27, 2024	THAT Council give third reading, as amended and circulated, to "White Rock Zoning Bylaw, 2024, No. 2506". CARRIED

2024-237 June 27, 2024	THAT Council give final reading to "White Rock Zoning Bylaw, 2024, No. 2506." CARRIED
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INTRODUCTION/BACKGROUND

On September 20, 2022, Council gave first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 - 877 Kent Street) Bylaw, 2022, No. 2440,” being a bylaw to amend City of White Rock Zoning Bylaw, 2012, No.2000. During the same meeting Council directed staff to host the public hearing (*was a statutory requirement for such application prior to Bill 44 legislation*). Prior to the September Council meeting, the City’s Land Use and Planning Committee considered the proposal and recommended specific prerequisites to be completed prior to final bylaw adoption (listed further in this staff report). Bylaw 2440 received third reading on January 30, 2023.

In November 2023, the Provincial Government introduced the Bill 44 legislation, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements aimed at enhancing housing supply and affordability across communities in British Columbia. On June 27, 2024, Council adopted a new Zoning Bylaw to facilitate the Small-Scale Multi-Unit Housing to align with the Bill 44 legislation by substituting nine (9) single-family zones, one (1) duplex zone, one (1) triplex zone and four (4) comprehensive development zones with seven (7) new SSMUH zones.

To facilitate the alignment of in-stream applications (such as this rezoning application), the impacted in-stream bylaws need to be rescinded, and new bylaw replacements are to be introduced to align with new SSMUH zones, which is an administrative process.

ANALYSIS

SSMUH Legislation Impact on In-Stream Applications

The City’s new zoning bylaw, adopted on June 27, 2024, impacted 17 in-stream rezoning applications. Of the 17 applications, 12 were rezoning to subdivide, duplex & triplex development applications that had not proceeded to Council; whereas the remaining consisted of 3 rezoning to subdivide, and 2 duplex applications which had received third reading. Applications that received final adoption prior to June 27, 2024, or are proposed to be rezoned from a former single-family, duplex, or triplex residential zone to a non-SSMUH zone that have received any bylaw readings are not affected.

Among these five applications at third reading, the Applicants for the two duplex applications withdrew their applications as they are eligible to submit building permit applications under the SSMUH legislation, bypassing the rezoning processes.

Conversely, the other three rezoning applications at third reading are to enable a two-lot subdivision. While one of these three applications received final adoption in May 2025, the development application at 877 Kent Street, which is the subject of this staff report, remains among the two applications still pending adoption.

To proceed, it is necessary that Bylaw 2440 be rescinded for this development application at 877 Kent Street. A new rezoning bylaw (Bylaw 2569) is now presented for Council consideration of three readings to allow this in-stream application to proceed under the new zone requirements. The original intent of this rezoning application to enable a subdivision from one (1) to two (2) residential lots remains unchanged.

Proposal

The Applicant is proposing to rezone the subject property at 877 Kent Street from the RS-1 SSMUH Residential Zone to the RS-3 (Small lot, Hillside) Residential Zone to enable the subdivision of the subject property into two new lots to construct a single-family dwelling on each lot.

Additionally, since the two (2) new lots would be less than 12.1 metres (40 feet) in width, it is classified in Section 22.1 of the Official Community Plan (OCP) as “intensive residential development” under Section 488(1)(e) of the *Local Government Act* and is subject to a Major Development Permit.

SSMUH Legislation Impact

The drawings submitted for this proposal were prepared on the basis of the former Zoning Bylaw (prior to SSMUH) and the former RS-2 Zone requirements applicable at that time. Since the adoption of the new Zoning Bylaw in June 2024, several definitions, general regulations, and zoning provisions have been revised, replaced, or removed. Among other zone updates, the RS-2 (Small Lot) and RS-3 (Small Lot, Hillside) zones in the former zoning bylaw were consolidated into the current RS-3 (Small Lot, Hillside) SSMUH Residential zone.

As this application was already in-stream and actively working toward meeting its conditions prior to the adoption of the new Zoning Bylaw, the Applicant has acknowledged that, for Council to consider final issuance of the draft Development Permit, an updated data sheet must be submitted demonstrating the design continues to comply with the proposed RS-3 SSMUH Zone requirements.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore, no public hearing is required. Notification was provided in accordance with applicable bylaws and legislative requirements about council consideration for Bylaw 2569 (Bylaw replacement for Bylaw 2440).

Completion of Development Prerequisites - In-Stream Application at 877 Kent Street

As noted earlier in this report, prior to the September 2022 meeting, the City’s Land Use and Planning Committee (LUPC) considered the proposal and recommended prerequisites for approval as follows:

1. Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
2. Provide tree protection and replacement plans prepared by a certified arborist and obtain a Tree Management Permit as required by the "White Rock Tree Protection Bylaw, 2022, No. 2407," as amended; and
3. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.

Regarding Item 1 above, the Applicant has now entered into a servicing agreement and posted related securities to the satisfaction of the City’s Engineering and Operations Department.

Regarding Item 2, the Applicant’s latest Arborist Report included tree protection and replacement plans, which were reviewed and are considered sufficient by the City’s Tree Preservation Official (formerly ‘Arboricultural Technician’). A Tree Management Permit (TMP)

was issued as part of the demolition permit process. Should the rezoning and subsequent subdivision be approved, a TMP application will also be required as part of the building permit process.

Regarding Item 3, the demolition of the home has been completed.

The Applicant has now resolved the development prerequisites associated with this rezoning application. Although the original intent of this application remains unchanged, rescinding a bylaw means its prerequisite development conditions can no longer be enforced. Consequently, all conditions tied to the original Bylaw 2440 have been met and incorporated into the new draft Bylaw 2569 to ensure these requirements remain connected.

Staff recommend that Council give the first three readings to the new zone amending bylaw, Bylaw 2569, and subsequently grant final adoption at the following Council meeting.

Consider Issuance of draft Development Permit (DP) No. 446

As the proposed development is regulated by the requirement for a Major Development Permit, it was reviewed against the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines.

The proposal was presented to the City’s Advisory Design Panel on October 19, 2021, and March 15, 2022, which received overall support in the proposed building design based on the revisions made from the first ADP meeting. A summary of ADP comments and the Applicant’s response has been detailed in the September 20, 2022, LUPC staff report, attached as Appendix B to this staff report.

At the September 20, 2022, Council meeting, in addition to granting first and second bylaw readings, Council also supported staff’s recommendation that Council consider issuance of Development Permit (DP) No. 446 for 877 Kent Street following final adoption of the Bylaw.

As noted earlier in this corporate report, given the updates to the City’s Zoning Bylaw as a result of SSMUH legislation, the proposed design may be required to be refined to ensure compliance with the proposed RS-3 SSMUH zone. The draft DP will be brought forward to Council for consideration at the time of final bylaw adoption, provided the Applicant submits an updated data sheet confirming that the design continues to comply with the proposed RS-3 SSMUH Zone requirements.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore, no public hearing is required. Notification has been provided in accordance with applicable bylaws and legislative requirements about council consideration for Bylaw 2569 (replacement for Bylaw 2440).

Staff note that prior to the new legislation, this application was subject to a Public Hearing process, which was held on January 30, 2023.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning application was circulated to internal City departments, and comments requiring a response/resolution by the proponent have been addressed.

CLIMATE CHANGE IMPLICATIONS

The application will enable modest infill within the ‘Mature Neighbourhood’ land use designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

Tree retention benefits the uptake of greenhouse gases and reduces factors contributing to climate change. The subject property contains three (3) on-site and seven (7) off-site trees subject to the city’s Tree Protection Bylaw. All off-site trees border the property line of the subject property and neighbouring property to the north and south of the subject property, which this development would impact. All seven off-site trees are proposed to be retained.

All three on-site trees are proposed for removal with six replacement trees, which meet the replacement tree requirements in the City’s tree protection bylaw. City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures and removals.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal is in alignment with Council’s strategic priorities of *Community* and *Housing & Land Use*, where the key goals are to foster a livable city with connected residents enjoying distinctive places and activities, and to advocate for diversity in housing and practice balanced land-use planning.

OPTIONS / RISKS / ALTERNATIVES

There are no identifiable risks to proceeding with the final adoption of the Bylaw.

CONCLUSION

This report presents an in-stream Zoning Bylaw amendment application with staff recommendations to ensure conformity with the new SSMUH framework and alignment with updated zone and regulations. This report also confirms that the Applicant has completed the development prerequisites necessary prior to final adoption of the new zone amending bylaw. Council may now consider the first three readings for Bylaw No. 2569.

Respectfully submitted,

Reviewed and Approved by,

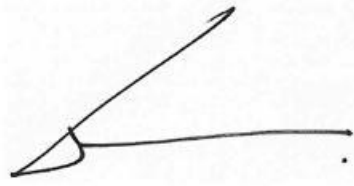


Neethu Syam
Planning Division Lead

Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Bylaw 2569 (Replacement for Bylaw 2440)

Appendix B: September 20, 2022, LUPC Staff Report for first and second reading– 877 Kent Street