

## Section 2 – Site Description and Proposed Works

Please input an answer to the best of your ability in each applicable entry box below. If you require assistance, please do not hesitate to contact the Planning & Development Services Department.

Site Address(es)	991 stayte Road
PID(s)	

Land Use Summary	Existing	Proposed
OCP Land Use Designation	NA	NA
Development Permit Area(s)	NA	NA
Zone		
Number of Lots	1	
Number of Dwelling Units	1	No changes
Gross Floor Area Total (m <sup>2</sup> or ft <sup>2</sup> )	NA	No changes
Residential, Institutional and/or Commercial Floor Area (m <sup>2</sup> or ft <sup>2</sup> )	Residential 1704.61 SF Commercial 2023.90 SF	No changes

Please provide a general description of your proposal below:

- TUP application to use 991 stayte Road for group licensed childcare 0-5 years.

- existing commercial building

Zone CO-20  
wanting to add  
childcare use.

## **Enhanced Planning Justification Licensed Childcare Use at 991 Stayte Road**

### **Site Context and Suitability**

The subject property at 991 Stayte Road is a corner lot, which provides enhanced site functionality and suitability for a community-serving childcare use. The corner configuration allows for clear separation between the proposed childcare facility and the existing residential unit, including separate entrances, defined circulation, and a securely fenced outdoor play area. This separation supports compatibility with surrounding residential uses while maintaining privacy, safety, and operational clarity for both the childcare program and the dwelling.

### **Demonstrated Childcare Need**

There is a well-documented and ongoing shortage of licensed childcare spaces in White Rock and South Surrey, particularly for infant-toddler and group care programs. Local providers routinely operate at capacity and maintain waitlists, reflecting sustained demand from families who live and work in the area. The proposed childcare facility at 991 Stayte Road responds directly to this demonstrated need by adding licensed spaces within an established residential neighbourhood.

### **Traffic, Parking, and Operations**

The proposed childcare use includes on-site parking and a designated drop-off and pick-up area, minimizing reliance on street parking and reducing potential impacts on surrounding roadways. Childcare operations will be scheduled to avoid peak traffic periods where possible, and arrival and departure times will be managed to ensure orderly circulation and neighbourhood compatibility.

### **Safety, Licensing, and Accessibility**

The childcare facility will be fully licensed through Fraser Health Authority and will comply with all applicable Child Care Licensing Regulations, BC Building Code, and accessibility requirements. This includes life safety, outdoor play space, secure access, emergency egress, and inclusive design.

### **Compatibility with OCP Objectives**

The Official Community Plan emphasizes complete, inclusive, and family-supportive neighbourhoods. Licensed childcare is critical social infrastructure that supports families, workforce participation, and long-term community resilience.

### **Conclusion**

Permitting a licensed childcare facility at 991 Stayte Road through a Temporary Use Permit

represents a site-appropriate, policy-aligned response to an established community need. The proposal supports the City of White Rock's OCP vision by delivering essential social infrastructure while remaining compatible with surrounding residential uses.

# **Planning Justification for Childcare Use at 991 Stayte Road**

## **City of White Rock – Official Community Plan (OCP) Alignment**

### **Purpose of This Statement**

This planning justification outlines why a licensed childcare facility at 991 Stayte Road aligns with the City of White Rock's Official Community Plan (OCP), including the 2025 OCP Update, and supports the City's long-term vision for a healthy, complete, and inclusive community.

### **Alignment with the Official Community Plan Vision**

The Official Community Plan serves as the City's primary policy framework guiding land use decisions, growth management, and community development. A core objective of the OCP is to enhance quality of life by ensuring that residents have access to essential community services and social infrastructure. Licensed childcare is a critical component of this infrastructure and directly supports families, workforce participation, and community well-being.

### **Childcare as Essential Social Infrastructure**

Childcare facilities function as community-serving uses that provide significant social benefit. The OCP recognizes the importance of community amenities that contribute to social sustainability, inclusion, and family support. Allowing childcare at 991 Stayte Road helps address demonstrated childcare demand in South Surrey and White Rock while supporting local families who live and work in the area.

### **Support for Complete and Livable Neighbourhoods**

The OCP emphasizes the creation of complete communities where residents can access housing, employment, services, and amenities within their neighbourhood. Locating childcare within an established residential area supports this objective by reducing travel distances, improving daily convenience for families, and encouraging walkable, service-rich neighbourhoods.

### **Compatibility with Surrounding Land Uses**

Childcare is a low-impact institutional use that is compatible with residential contexts. The use operates primarily during daytime hours, generates limited traffic relative to other institutional or commercial uses, and can be designed to integrate sensitively with surrounding properties through landscaping, setbacks, and operational controls.

### **Policy Flexibility and Planning Tools**

The OCP provides mechanisms, including OCP amendments and Temporary Use Permits, that allow Council to respond to evolving community needs. The City's planning framework supports consideration of site-specific proposals where a use demonstrably advances OCP objectives. A childcare use at 991 Stayte Road represents a policy-consistent response to current and projected community service needs.

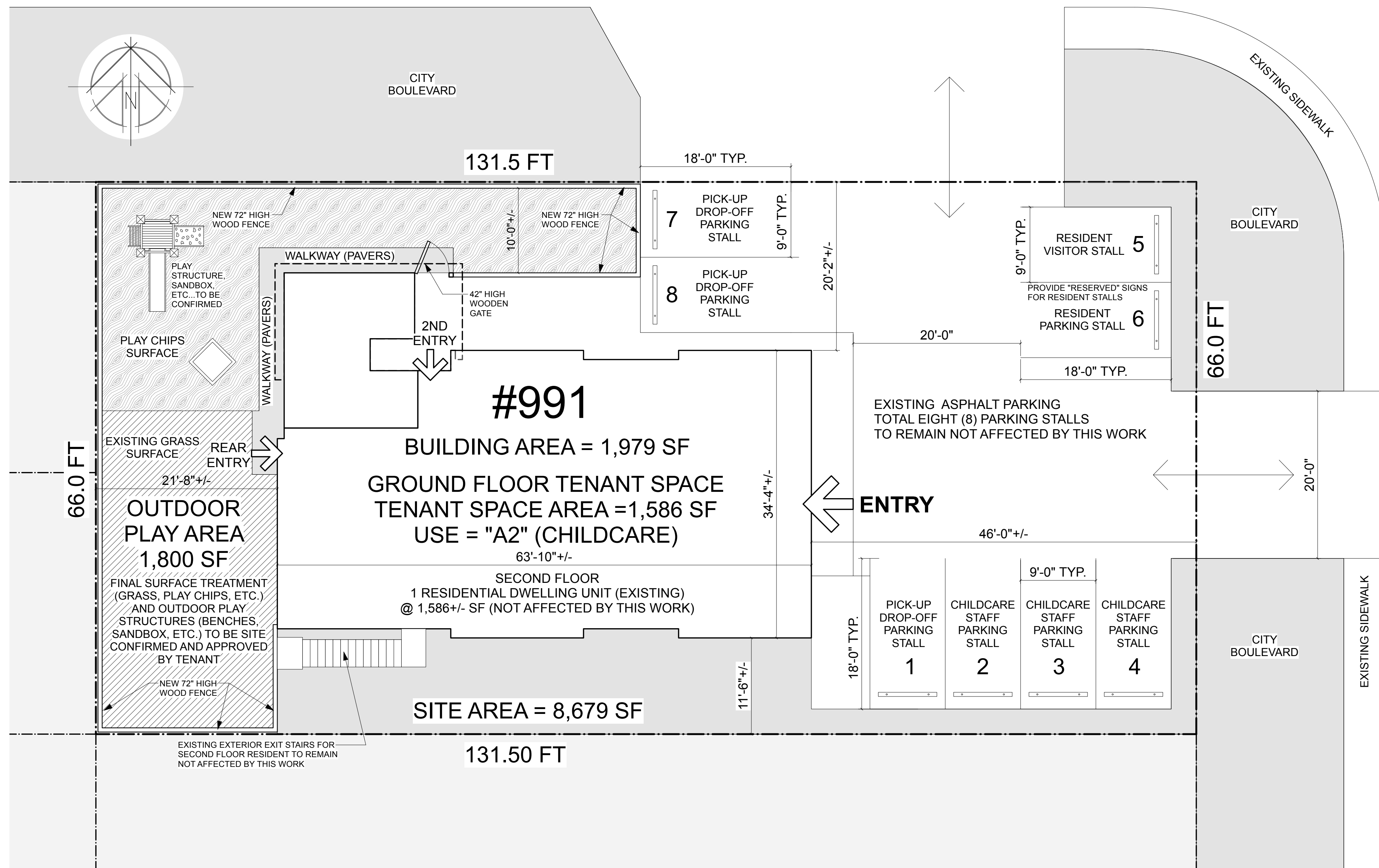
**Consistency with Provincial Planning Objectives**

The 2025 OCP Update reflects provincial direction to support complete communities that balance housing with essential services. Childcare supports workforce participation, particularly for families with young children, and complements broader housing and growth objectives by ensuring necessary social infrastructure is in place.

**Conclusion**

Permitting a licensed childcare facility at 991 Stayte Road aligns with the City of White Rock's Official Community Plan by supporting social well-being, family-oriented infrastructure, and complete neighbourhoods. The proposed use represents a compatible, community-serving land use that advances the City's long-term planning vision and responds to demonstrated local need.

# PACIFIC AVENUE



## PARKING SUMMARY:

PER BYLAW 2024 NO. 2506 - 4.14

APARTMENTS (AT SECOND LEVEL)

TOTAL NUMBER OF DWELLING UNITS =	1 UNITS
@ 1.2 STALLS PER DWELLING UNIT =	1.2 STALLS
@ 0.3 VISITOR STALLS PER DWELLING UNIT =	0.3 STALLS
NUMBER OF STALLS REQUIRED FOR APARTMENTS =	2 STALLS

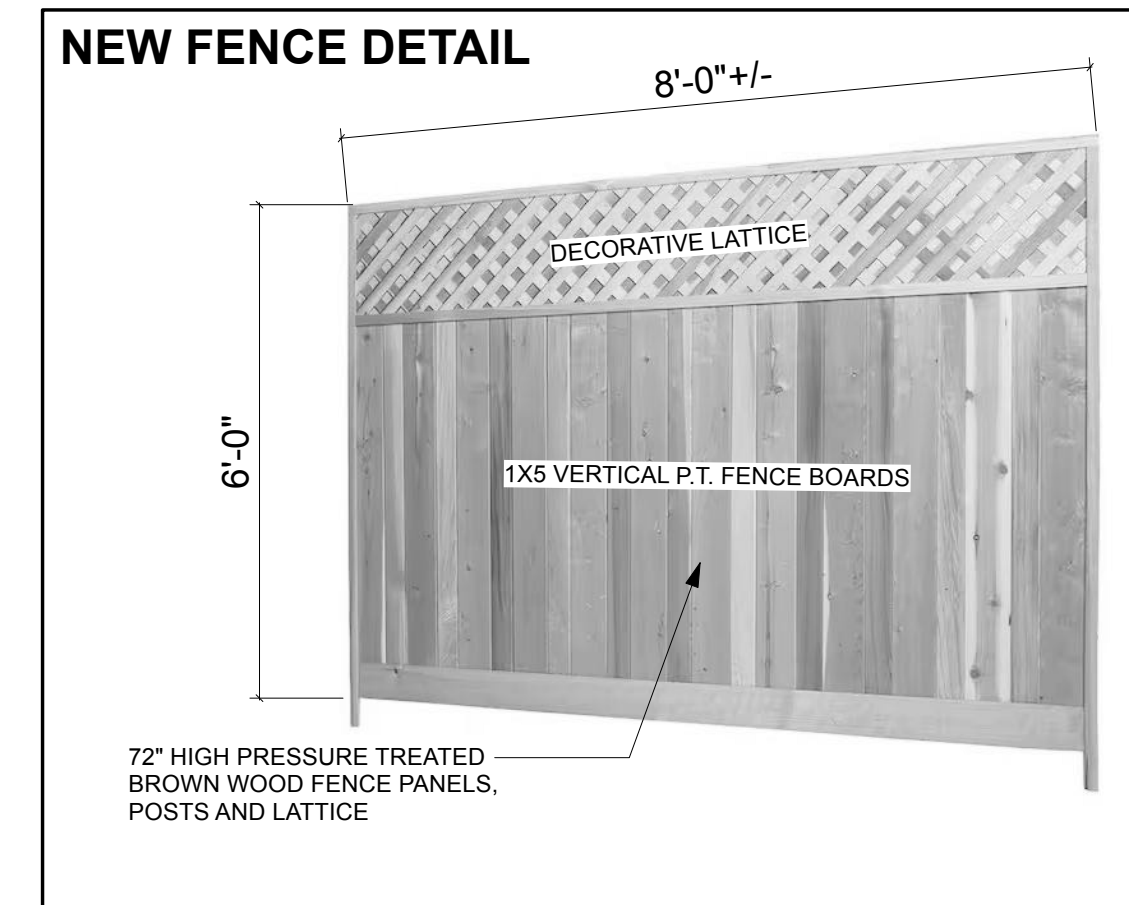
CHILD CARE FACILITY (GROUND FLOOR)

CLASSROOM #1 (> 30 MONTHS) =	529 SF
MAX. NUMBER OF CHILDREN @ 40SF/CHILD =	13 CHILD
NUMBER OF STAFF REQUIRED =	2 STAFF

CLASSROOM #1 (< 36 MONTHS) =	481 SF
MAX. NUMBER OF CHILDREN @ 40SF/CHILD =	12 CHILD
NUMBER OF STAFF REQUIRED =	3 STAFF

TOTAL NUMBER OF STAFF =	5 STAFF
@ 1 STALL PER 2 STAFF =	3 STALLS
PICK-UP / DROP-OFF STALLS REQUIRED =	2 STALLS
NUMBER OF STALLS REQUIRED FOR CHILD CARE =	5 STALLS

TOTAL NUMBER OF STALLS REQUIRED =	7 STALLS
TOTAL NUMBER OF STALLS PROVIDED =	8 STALLS



25/11/25	PRELIMINARY DESIGN
25/11/27	DESIGN DEVELOPMENT
26/01/08	FINAL DESIGN
26/01/11	ISSUED FOR "TUP" & FHA REVIEW & ENGINEERING COORDINATION
26/01/14	REVISED PLAN
26/01/15	FINAL PLAN ISSUED FOR FHA
26/01/29	REVISED AND REISSUED FOR FHA
26/02/03	ISSUED FOR ENGINEERING COORDINATION
26/02/17	ISSUED FOR BUILDING PERMIT

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GENERAL NOTES:  
 ALL NEW WORK SHALL CONFORM TO THE B.C. BUILDING CODE 2024 - PART 3 AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.  
 ALL DIMENSIONS ARE TO FINISH FACE OF WALLS, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWING.

DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE, AND COORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUBTRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE CONSULTANT, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE CONSULTANT, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL ENSURE CLEARANCES FOR LIGHTS, SERVICES, EQUIPMENT, FINISHES, ETC...

BUILDING CODES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE AUTHORITIES HAVING JURISDICTION BEFORE START OF WORK, ALL WORK MUST CONFORM TO THE APPLICABLE LOCAL AND NATIONAL CODES.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 5, PART 3 (AND PART 4 WHERE APPLICABLE) OF THE B.C. BUILDING CODE, LATEST EDITION.

SITE PLAN



VIEW FROM STAYTE ROAD



VIEW FROM STAYTE ROAD / PACIFIC AVENUE INTERSECTION



VIEW FROM PACIFIC AVENUE

## TENANT IMPROVEMENTS FOR

### CHILD CARE FACILITY

991 STAYTE ROAD  
 WHITE ROCK, BC

TITLE:  
**SITE PLAN  
 PARKING SUMMARY  
 STREETVIEWS**

SCALE: SCALE: 1/8" = 1'-0"

DATE: 26/02/17

DRAWING NO.:

**A110**