

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 13, 2022

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 13, 2022, from the Director of Planning and Development Services, titled "White Rock Zoning Bylaw, 2012, No 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434."
 2. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434" as presented, and direct staff to schedule the required Public Hearing;
 3. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2434 is given third reading after the public hearing:
 - a) Ensure that all engineering requirements and issues, including of a 2.0 metre road dedication on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and
 4. Pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434," consider issuance of Development Permit No. #423 for 1453 Stayte Road.
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EXECUTIVE SUMMARY

This application proposes to rezone the property from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 62" and issue a Development Permit for 1453 Stayte Road. If approved, it would enable the development of the proposed townhouse project in the form of 20 units which are 3 storey ground-oriented units with a roof top deck (ranging from 288 sq.ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Overall,

staff supports the proposal subject to the recommended conditions. A copy of draft Zoning Amendment Bylaw No. 2434 is included in this corporate report as Appendix A.

PREVIOUS COUNCIL DIRECTION

| Motion # & Meeting Date | Motion Details |
|------------------------------------|---|
| 2019-LU/P-006 March 11, 2019 | THAT the Land Use and Planning Committee directs staff to work with the applicant on other options for the site located at 1453 Stayte Road, noting concern with the proposed density. <p style="text-align: right;">CARRIED</p> |
| 2019-LU/P-045 December 16, 2019 | THAT the Land Use and Planning Committee: 1. Receives for information the corporate report dated December 16, 2019 from the Director of Planning and Development Services titled "Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017)"; and 2. Directs staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change. <p style="text-align: right;">CARRIED</p> |
| 2020-211 April 20, 2020 | THAT Council receives for information the corporate report dated April 20, 2020, from the Director of Planning and Development Services, titled "Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017);" <p style="text-align: right;">CARRIED</p> |
| 2020-225 April 20, 2020 | THAT Council gives first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287" as presented. <p style="text-align: right;">CARRIED</p> |
| June 22, 2020 | Public hearing for (Bylaw 2287) <p style="text-align: right;">CARRIED</p> |
| 2020-360 June 29, 2020 | THAT Council gives third reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287." <p style="text-align: right;">DEFEATED</p> |
| LU/P-45 October 26, 2020 | THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1453 Stayte Road proceed to the next stage in the application review process. <p style="text-align: right;">CARRIED</p> |

INTRODUCTION/BACKGROUND

Project Overview

2019 Application

This project has been previously presented to Council in a different form of a development proposal. Staff have prepared a summary of the past application. At the March 11, 2019, Land Use and Planning Committee meeting, staff brought forward a corporate report and draft bylaws for a Zoning Bylaw Amendment and Development Permit for 1453 Stayte Road. The March 11 development proposal involved a four (4) storey residential development with one level of underground parking and 54 residential units. Staff recommended support for the development as the proposed building form conformed to the Official Community Plan's (OCP) guidelines for height and density and demonstrated compliance with the Multi-Family Development Permit Area Guidelines. Staff also noted that the proposed development was configured to provide ample outdoor amenity space for future residents, minimize privacy and shadowing impacts on adjacent neighbours, and exhibited a reasonable height transition and 'fit' with its neighbours through the lowering of the building on the site. During the discussion, Land Use and Planning Committee (LUPC) noted concerns regarding the proposed density and directed staff to work with the applicant on other options for the site. Other items of discussion at LUPC included reducing the height of the project. After the direction was received from the LUPC, the applicant worked with staff to revise the application and address the concerns of residents and the Committee.

On December 16, 2019, the LUPC was presented a corporate report titled "Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017)." The report described the applicant's proposed revisions to the project since the LUPC first considered it on March 11, 2019. After receiving feedback from the LUPC, the proposal was amended to incorporate 49 units, a reduction of five (5) units from the previous proposal (and one less than shown in the revised plans on December 16, 2019). This resulted in a slightly different unit mix of eight (8) three-bedroom units, 22 two-bedroom units, and 19 one-bedroom units compared to the previous seven (7) three-bedroom units, 23 two-bedroom units, and 24 one-bedroom units. At the December 16, 2019, meeting, the LUPC directed staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for LUPC consideration. At the April 20, 2020, meeting Council gave first and second readings as presented. Council defeated the application at the June 29, 2020, meeting.

Bylaw, 2022, No. 2287, 2019 received two readings and was defeated at the June 29, 2020, meeting. Bylaw No.2287 is being abandoned and replaced with Bylaw, 2022, No. 2434 to reflect the new application.

2020 Application (Current)

The proposed townhouse project consists of 20 units which are 3-storey ground-oriented units with rooftop decks (figure 1) (ranging from 288 sq. ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Each unit has a double car garage and a den on the ground floor, living space on the second floor and bedrooms on the third floor.

The architectural aesthetics of the proposed project takes its cues from the surrounding neighbourhood. The materials combine elements such as wood tone lap siding, cementitious horizontal lap siding, and cementitious panels to bring texture, warmth, and character to the building façade. A balcony with corner posts overhangs the main entry door denoting the building entrance.

The new application was presented to the LUPC on October 26, 2020. The public information meeting was held on December 9, 2020, and went to the Advisory Design Panel (ADP) on July 20, 2021. At that time, the ADP deferred making a recommendation on the project pending the resolution of issues listed by the Panel and requested that the application be brought back for the applicant to speak to how the issues have been addressed. Accordingly, on May 15, 2022, the applicant presented the following revisions of the application:

- Removed 1 unit (21 units revised to 20 units) to reduce the density;
- Updated the site plan to accommodate the new outdoor amenity area (North of Block 2, in the center of the lot);
- Reconfigured the floor layout to create a new unit type in Block 2 of the site plan. (There are now 4 units in Block 2, previously there were 5 units);
- Revised the elevations and sections of Block 2 accordingly.
- Concerns about the play area being located next to Stayte Road. The play area's location has since been moved to address these concerns.
- Re-generated the shadow study for the latest site plan layout.
- Updated the design rationale and project data to reflect the above changes.



Figure 1 - Proposed Street Scape.

At the May 17, 2022 meeting, the ADP was overall in support of the design based on the revisions made by the applicant. The Committee resolved:

THAT the Advisory Design Panel supports the application for the development proposal at 1453 Stayte Road proceeding to Council, subject to the Council consideration about the future widening of Stayte Road.

There were concerns regarding the 2-metre road dedication required by Engineering along the Stayte Road frontage. The main concern was that if Stayte Road were to widen, it would impact the front units' form and character. Overall, there were concerns that the road would move closer to the development's front doors, leading to a reduced buffer between the street and the road. Thus, reducing the public realm.

In discussion with the Engineering Department, it was determined that the question raised by the ADP is not an issue. The long-term plans for Stayte Road do not include widening the road to two lanes on both sides of the road. Stayte Road is a north-south arterial road on the border with the City of Surrey. Stayte Road generally consists of one travel lane in each direction, with on-street parking pockets on the west side of the street in some locations. A multi-use pathway is provided on the west side of the roadway between North Bluff Road and Pacific Avenue. The multi-use pathway is entirely separated from the roadway by a treed boulevard. North Bluff Road is shared ownership between the City of Surrey and the City of White Rock, with White Rock's jurisdiction on the west half of the roadway. The Integrated Transportation And Infrastructure Master Plan (ITIMP) identifies North Bluff Road as a greenway corridor, including All Ages and Abilities bicycle facilities.

The cross-sections developed as part of the ITIMP focus on revising the City's portion of Stayte Road in the future based on a 20.12-metre cross-section (10.06-metre cross-section within White Rock). The plans for this road include upgrading the existing multi-use pathway to separated pedestrian and bicycle paths on the west side of the street (see Figure 2). A future 2.00-metre road dedication may be required to rebuild the sidewalk due to the current design of the pathway and parking pockets. Therefore, the additional 2.00-metre road dedication required by engineering is to rebuild the sidewalk due to the current design of the pathway and parking pockets.

The ITIMP improvements on Stayte Road can also be coordinated with several other infrastructure improvements, including drainage improvements between Pacific Avenue and Buena Vista Avenue (Year 4) and between Buena Vista Avenue and Russell Avenue (Year 5) and sewer improvements between Cliff Avenue and Buena Vista Avenue (Year 2). Pavement upgrades are also a medium priority between Columbia Avenue and Cliff Avenue. Two streetlight improvements have also been identified (Year 2 and Year 7). The date of this construction is not unknown but will be in the next 10 years.

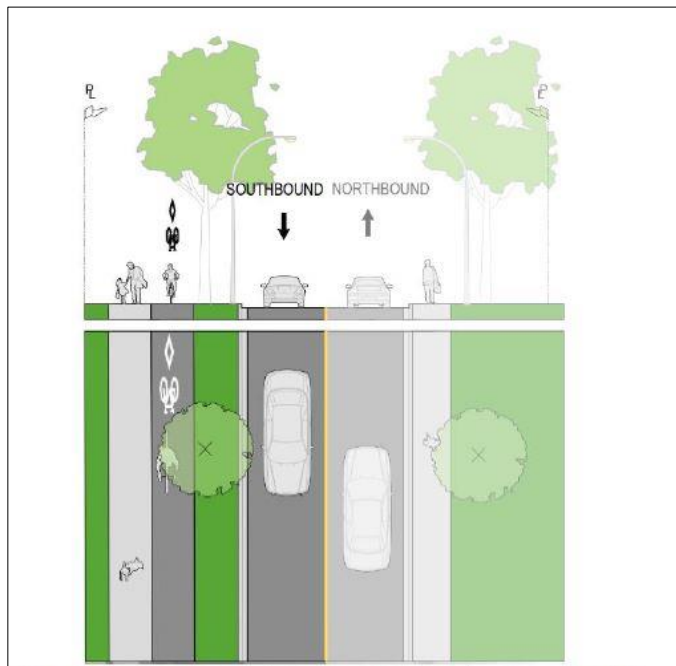


Figure 2 Stayte Road Proposed Cross-Section

Other approval requirements will include confirmation of servicing and street upgrades, finalized through a Works and Services Agreement.

Neighbourhood Character

The property is close to a school, shops, and services. It is also near a bus transit route. In addition, Stayte Road is an arterial road constructed to a standard that can accommodate the proposed density of this development. Therefore, the amount of additional traffic generated by the proposal is not expected to impact the road system significantly. The site is located between North Bluff Road and Thrift Avenue. The surrounding neighbourhood consists of commercial mixed-use, duplexes, multifamily development, and single-family homes.



Figure 3 - Neighborhood Context.

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height, and other policy directions for development applications. The subject property is designated 'Urban Neighbourhood.' The objective of this land-use policy area is to enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial services, and provide the further transition from the Town Centre, Lower Town Centre, and Town Centre Transition Area.

This designation contemplates providing opportunities for more low-scale multi-unit residential buildings that build on the character of existing apartment areas. In reference to permissible densities and heights, OCP Policy 8.5.2 would allow a density of up to 1.5 FAR (gross floor area ratio) in buildings up to four storeys in height in the Urban Neighbourhood designation.

This site is within the Multi-Family Development Permit Area (DPA). The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance the quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Zoning Bylaw No. 2000

The subject property is currently zoned 'RS-1 One Unit Residential' in the White Rock Zoning Bylaw. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. Under the current zoning, the subject property would be permitted to construct a 17,000 ft² (excluding basement, garage, and other areas) single-family dwelling with a maximum height of 7.7 metres (25.26 feet). Development Permit Area - Multi-Family Development Permit Area Guidelines.

Traffic Impact Study

The traffic impact study (Attachment D) is for 23 units and this revised development is for 20 units. Due to the lower number of units staff did not feel it was necessary to have the application update the study. The overall impact of the development on current traffic patterns is low.

FINANCIAL IMPLICATIONS

The following fees would be collected if approved for rezoning and subdivision (Table 3). Note these fees are subject to change:

Table 1: Applicable Development Costs

| | Fee (per unit) | Units Subject to Fee | Sub-Total |
|---|-------------------|----------------------------|---------------------|
| City of White Rock Development Cost Charges (DCCs) | \$11,253.27 | 20 | \$225,066.00 |
| TransLink DCCs | \$2,470.00 | 20 | \$49,400.00 |
| Metro Vancouver (Regional) DCCs | \$4,695.00 | 20 | \$93,900.00 |
| Surrey School District School Site Acquisition Charges (SSAC) | \$1,000.00 | 1 | \$20,000.00 |
| | | Total | \$388,366.00 |

This development does not meet the threshold for Community Amenity Contributions.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Public Information Meeting (PIM) for this proposal was held on December 9, 2020. Most questions and concerns from the residents were related to:

- Building height, size, density, privacy and noise.
- Green space, landscape and arborist reports, and grading.
- Traffic impact, visitor parking and pedestrian safety
- Fire safety
- Garbage & recycling

These concerns have been addressed to staff's satisfaction and meet the requirements of our bylaws and policies. A copy of the applicant's PIM Summary is included in Appendix C.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The zoning bylaw amendment application and development permit were referred to municipal departments for comments. Comments provided to the applicant have been addressed related to this stage of the rezoning proposal.

Approval of the final detailed (civil) designs and the execution of a "Works and Servicing Agreement" to the satisfaction of the Director of Engineering and Operations would be required as a condition of 3rd reading.

CLIMATE CHANGE IMPLICATIONS

The applicant has identified several building strategies to improve the environmental performance of the building and construction activities. These include:

- Each unit has large windows with high-performance glazing that meet North American Fenestration Specification (NAFS), with operable panes for natural ventilation and light penetration. At the same time, all the sliding doors are recessed to be sheltered from peak summer sun exposure.
- To reduce heat absorption and to improve energy efficiency, light coloured/reflective roofing is specified for the building roof.
- Higher 'R' values (insulation) for the building envelope and a tighter air barrier to reduce heat losses during winter and heat gains during summer, reducing HVAC requirements.
- An automatic high-efficient mechanical irrigation system will be specified to reduce water wastage.
- A site construction waste recycling program will be implemented in accordance with the Metro Vancouver construction recycling requirements.

The proposed development is located adjacent to TransLink bus services (the 361 and 363 community shuttles) that connect the site with local shopping, services, and the White Rock Centre Bus Exchange. It is also located within 400 metres of the 375 bus route to Guildford. As well, the Stayte Road cycle path provides convenient access for cycling to East Beach. The availability and proximity of these modes of travel would assist in reducing the need for residents and visitors to use personal vehicles.

The proposed development would be required to provide a minimum of four parking spaces with electric vehicle charging stations and another minimum four parking spaces 'roughed-in' for future connection.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

A total of 50 replacement trees are required per City of White Rock Tree Management Bylaw No. 1831. Cash-in-lieu of the on-site replacement of the trees, amounting to \$75,000, will be required prior to the issuance of a Tree Management Permit for any future work. A condition of third reading is ensure that the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has expressed a desire to support a high quality of life in the City. The ability to support residential infill can help lessen the demand for sprawl while also making the best use of existing infrastructure.

OPTIONS / RISKS / ALTERNATIVES

The following options for Council's consideration are:

1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw,) Bylaw, 2022, No. 2434" and Development Permit No. 423 as presented, and direct staff to schedule the required public hearing; or
2. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), Bylaw, 2022, No. 2434" and Development Permit No. 423; or
3. Defer consideration of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019,) Bylaw, 2022, No. 2434" and Development Permit No. 423 pending further information to be identified.

Staff recommends Option 1, which is incorporated into the recommendations at the beginning of this corporate report.

CONCLUSION

This application proposes to rezone the property from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 62" and issue a Development Permit for 1453 Stayte Road. If approved, it would enable the proposed townhouse project that consists of 20 units which are 3 storey ground-oriented units with a roof top deck (ranging from 288 sq.ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Overall, staff supports the proposal subject to the recommended conditions noted.

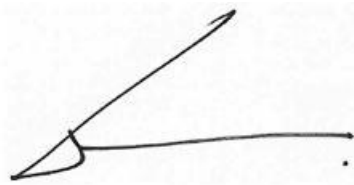
Respectfully submitted,



Anne Berry
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 that ends in a small dot.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2434
- Appendix B: Draft Development Permit No. 423
- Appendix C: Public Information Meeting (PIM) Summary
- Appendix D: Traffic Impact Study for 1453 Stayte Road