



Jan 22, 2021

Planning and Development Services  
City of White Rock  
15322 Buena Vista Avenue,  
White Rock, BC  
V4B 1Y6

**Attention: Greg Newman, Manager of Planning**

**RE: ZON & MJP No. 20-019 – 1453 Stayte Road, White Rock- Public Information Meeting**

Dear Greg,

Please find enclosed, on behalf of our clients, the following:

1. Our minutes of the Public Information Meeting (PIM) dated December 9<sup>th</sup>, 2020 and copies of the boards displayed. These files can be found in the dropbox link below:  
[https://www.dropbox.com/s/8vfm2hy6bzsi0s/1453%20Stayte%20Road%2C%20White%20Rock-%20APA%26%20VDZ%20for%20PIM\\_2020-12-09.pdf?dl=0](https://www.dropbox.com/s/8vfm2hy6bzsi0s/1453%20Stayte%20Road%2C%20White%20Rock-%20APA%26%20VDZ%20for%20PIM_2020-12-09.pdf?dl=0)
2. Our PIM Summary report in response to the questions and comments received during the PIM.

If the above are in order, we would like to proceed as soon as possible with the municipal approval process.

Yours very truly,

Brian Shigetomi, senior associate

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**brian shigetomi** | senior associate



**RE: ZON & MJP No. 20-019 – 1453 Stayte Road – Public Information Meeting**

**MINUTES OF THE PUBLIC INFORMATION MEETING**

Minutes of the Public Information Meeting held online on Wednesday Dec 09, 2020 from 5:30pm to 7:15pm.

**IN ATTENDANCE**

- Kai Zhao of Vanhome Properties Inc.
- Michael Lu of Vanhome Properties Inc.
- Neil Deng of Vanhome Properties Inc.
- Greg Newman of City of White Rock
- Brian Shigetomi of Atelier Pacific Architecture Inc.
- Gloria Song of Atelier Pacific Architecture Inc.
- Travis Martin of Van Der Zalm and Associates Landscape Architecture Ltd.

**ON DISPLAY**

- A streetscape showing the proposed project and the neighbouring properties
- Site plans comparing the previous and current project proposal
- An optional roof plan proposing reduced roof decks@ Block 3 with visual screen, which will provide additional privacy for the neighbours to the west side.
- A site section showing the proposed buildings and their relationship to the natural grades
- Two pages of shadow analysis showing the impact of the proposed project on surrounding neighbours
- A colour map showing the alternating colour schemes
- Two building colour schemes indicating exterior finishes and materials
- Photos showing a reference project with similar roof top access stairwell and roof patio we did in city of Langley previously.
- Reference photos and rendering from two projects, in the City of Langley, showing a similar elevations and roof patios as our proposed projects.
- Coloured streetscapes showing the existing and proposed street streetscape.
- Coloured/ rendered site plan showing the proposed site treatment/ landscaping by the Landscape Architect together with various precedent images and typical section.



## MEETING MINUTES

Prior to the online meeting, notices indicating the date/ time and purpose of the Public Information Meeting were posted online to the local residents and interested parties.

The majority of questions and concerns from the residents were related to:

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

The following is a list of concerns raised by the neighbours:

1. Some residents had concerns that the height of the project would lead to a loss of sunlight and privacy for adjacent properties. They would prefer visual barriers on the roof deck facing the west and south sides.
2. Some residents had concerns regarding the density. They would prefer 20 units instead of 23 units shown in the proposal.
3. Some residents had concerns that the proposal has a lack of green space and on-site outdoor amenity areas. They are hoping to see more trees and green space on the lot especially on the west side.
4. Some residents state that they would like to see more affordable housing.
5. Some residents would prefer duplexes or 2-storey townhouses (with roof top patios) over the proposed 3 storey townhouse (with stairwell access to a rooftop patio) as the proposal gives the appearance of a 4-storey townhouse. They are concerned that the proposal does not fit the character of the neighbour as the proposed height is higher than the neighbouring 2-storey dwellings. They are also concerned that the proposed height will obstruct the views from the neighbouring buildings.
6. Some residents inquired about the average square footage, the number of bedrooms, and the size of the basements (if any) in each unit. They were also interested in how the proposal considers the natural topography as outlined in the OCP.
7. Some residents inquired about the arrangement of garbage and recycling sorting and pick-up.
8. Some residents had concerns regarding the proposed amount of visitor parking stalls. They believe that 3 visitor parking stalls are insufficient to service the proposed number of units.



9. Some residents had concerns regarding the potential noise generated by the proposed units including the activity of residents playing on the internal roads.
10. Some residents questioned if there are coniferous trees on or near the property line and would like the setback required to protect those trees. They would like the developer to retain larger trees and remove the dangerous cotton woods. They had also requested that the city provide copies of the proposal's arborist report.
11. Some residents are concerned that the 46 cars from the proposed townhouse units will increase the traffic load to surround streets which are already crowded (etc. Stayte Road & 160 Ave.). Some residents also have concerns regarding pedestrian safety, for students commuting to school and the seniors visiting the senior's centre. Some residents have suggested a mirror or a speed bump just prior to exiting to Stayte road. Some residents believe that the driveway sightlines are inadequate and looking for a solution.
12. Some residents have concerns that the west setback is insufficient for fire separation. Some residents would like to know if owners would be allowed barbecues on the roof-top patio and if a sprinkler system will be installed to prevent fires if no firewalls are proposed between unit roof-tops? Some residents concerned that fire can spread from the unit's third floor to the rooftop.
13. Some residents feel that the proposed elevation and materials are not aesthetically pleasing.
14. Some residents would like to know if any E.V. charging stations are provided in the proposed garages.
15. Some residents would like to know the purpose of the structures, with double doors, on the side of the buildings. Some residents noted that the electrical closets seem to be located at the front of the building.
16. Some residents inquired about the proposed heating system and if any air conditioning will be provided?
17. Some residents would like to know if a builder/contractor been chosen. They would like to know the anticipated completion date of the project and if the city has approved this timeline. They would also like to know if the latest proposal has been reviewed by the Design Advisory Panel.
18. Some residents have noted that the current proposal fits the neighbourhood better than the previous proposal. The density is more suited to the neighbourhood and the shadows were considered.

The meeting ended around 7:15pm.



## DEVELOPER'S RESPONSE/DISCUSSION

### 1. PRIVACY

- In terms of privacy at the roof top, the developer intends to pull back the roof deck on block 3 to create a buffer between rooftop activity and the adjacent neighbours to the west. A screen will be designed/installed visually separating the rooftop patio and west property line which will improve privacy for the neighbours to the west. Owners of the unit can have planters with small shrubs or gardens on the roof-top patio to provide additional screening.
- The same strategy will be applied on the westerly unit of Block 4. A screen will be installed (running north-south) to restrict access to the western portion of the roof and to give privacy to the neighbours to the west.
- On the ground level, planting will be provided along the west property line as a visual barrier.

### 2. DENSITY

- The proposed development is intended to conform to the development and design principal as defined in the Official Community Plan (OCP) Bylaw Consolidated as of March 18, 2019.
- The developer is intending to reduce the number of proposed units by 1-2 units to reduce the density to 21-22. Please note the current proposal has already reduced the unit count from 50, in the original application, to a 23 units proposal. Additional reductions in unit count would be detrimental to the project.

### 3. GREEN SPACE

- Given the layout of the town houses and the area required to provide access to them, there is limited area on the ground plane to propose green spaces. The green space that is proposed is located at the north west corner and is oriented to allow maximize sunlight and to provide a quiet and comfortable space for activities and a safe space for children to play.
- There are park areas in the neighbourhood within walking distance.
- The proposed roof-top patios provide significant outdoor space and is becoming more common in Canada. Roof-top patios receive more sunlight compared to the typical balcony or at-grade patios and can be used as garden spaces, or for outdoor activities.
- The developer is intending to reduce the number of units by 1-2 units from original proposal to provide more on-site at grade green space that can be programed as outdoor amenities.



#### **4. AFFORDABLE**

- The developer is open to work with the City of White Rock on future projects that will benefit the community and assist with growing families.
- This townhouse proposal provides an alternative, more affordable option compared to the current single-family dominated market especially for young families.
- Reducing the units to two storey units will make 3-Bedroom units infeasible and will not help growing family's who are the target market.
- The developer aims to provide more affordable housing options for families where single-family houses and duplexes are not financially accessible for everyone especially young families in White Rock. In addition, there are significant numbers of new single-family houses being brought on to the market but very few to no townhouse developments.

#### **5. HEIGHT & STOREYS & STAIRWELLS**

- The floor area at the top of the stairs will be designed to not exceed the minimum dimension requirements of a landing as per the BC Building Code to reduce the size of the stairwells. As per BCBC 9.10.4.4. [1][c] of the BC Building Code 2018, A roof-top enclosure shall not be considered as a storey in calculating the building height if the roof-top enclosure is provided for a stairway used for no purpose other than for access or egress.
- The floor height of the stairwell can be reduced by approx. 1'-0". The height of the parapet can be minimized, and a glazed guardrail proposed to reduce the visual height of the buildings. Additionally, partial of the flat roof will be changed to slope roof to reduce the visual height and the impact of shadows on neighbouring properties.

#### **6. FLOOR PLAN SIZE & LAYOUT & DESIGN**

- The proposal has 3-unit types. The floor area ranges from 1,172 sq.ft. to 1,556 sq.ft. (average sq.ft. of all units is approx. 1,400 sq.ft.). All units are 3-bedrooms except for a single unit (Unit type B) having 2 bedrooms.
- 3-bedroom units are ideal for growing families and family's aging in place. Private roof-top patios are a safe and open place for play especially for families with younger children.

#### **7. GARBAGE & RECYCLING**

- Curb pick-up service for each unit is proposed. Garbage and recycle containers will be brought out on the apron of driveway for pick-up.



## **8. VISITOR PARKING & BICYCLE PARKING**

- The current City of White Rock off-street parking bylaw does not have a requirement for visitor parking stalls in townhouse projects. The current proposal provides 3 visitor parking stalls (2 small car stalls + 1 accessible stall).
- A report from ISL Engineering and Land Services (dated Sept 11, 2020) analyzed passenger car turning paths using AutoTURN software for the internal vehicle circulation and access to the visitor parking spaces. It was determined that the drive aisle configuration and the proposed visitor parking stall dimensions are adequate to accommodate mid-sized passenger cars.
- The developer is also intending to enlarge the 2 small car stalls to regular size stalls.

## **9. NOISE**

- The 6-meter setback is proposed to mitigate the potential noise impact to the neighbors on the west. The yards are located on the east side of Block 3, to move the outdoor private play area away from the westerly neighbours. The strata road will not be used as often as the backyards, so will be quieted.
- The roof-top patio has been set back from the west property line for block 3 to reduce the impact of noise on the neighbors to the west.
- Walls will be designed to conform to BC building code STC requirements.

## **10. ARBORIST & LANDSCAPE**

- There are existing hedges along the property line that will remain. We have proposed a fence and additional hedges to extend the existing hedge to act as a landscape buffer.
- The current proposal will not affect the root systems of the existing coniferous trees.
- We note the concerns regarding the existing trees; however, none of the existing tree on site could be retained. This proposal will provide replacement trees that will grow and mature with the site.
- In terms of Planting, a mix of trees were proposed throughout the project including Maple, Cedar and Pine trees.
- The green space proposed is located at the north west corner and is oriented to allow for ample sunlight, providing a comfortable space for activities and a safe space for children to play. This area is programed with a small playhouse and sandbox.





- Copies of the proposal's arborist report can be requested from the City of White Rock staff.

### **11. TRAFFIC IMPACT & PEDESTRIAN SAFETY**

- The development proposes ground-oriented units with landscaping along Stayte Road considering Crime Prevention through Environmental Design (CPTED) principals, giving sightlines to the streets and public/private roads and sidewalks.
- The city will require a 2.0 meter dedication of land along Stayte Road to allow for future bicycle path and pedestrian walk way.
- Decorative pavers proposed at the crossing near the site entrance can be raised to encourage vehicles to slow down before turning on to Stayte road. A stop sign can also be installed at the crossing.
- The traffic study prepared for the current proposal has shown that there is no detrimental impact of the project on the current and future road services.

### **12. FIRE SAFETY**

- The proposal is currently under internal review by the City of White Rock for technical aspects of the proposal as it pertains to the BC Building Code and Fire Code. APA as well as the City, will be analyzing/reviewing the proposal for the building permit application so that the proposal meets BC Building Code.
- The proposed project provides at least a 6.0m yard setback from the west property line (6.0m to the elec. closet of block 4 and 7.25m to the block 3) which is in accordance with the setback requirement of zoning bylaw (based on RM-2). Spatial separation of buildings will be designed to conform to Part 9 of the BC Building code.
- This townhouse will be constructed in accordance with Part 9 of the 2018 British Columbia Building Code (BCBC). Units in each building are 3 storeys in height, in a side-by-side arrangement with 1h vertical fire separations constructed between units as per Sentence 9.10.9.14. (3).
- Sprinklers are to be installed per municipal bylaw and BC Building Code.
- The underside the roof deck will be rated to separate the units and roof patio to address concerns of barbeques on roof tops.

### **13. ELEVATION & MATERIALS**

- The proposed project incorporates modern architecture elements while responding to the material language of the surrounding neighborhood. It uses a combination of elements in materials such as wood tone lap siding,





cementitious horizontal lap siding, and cementitious panel to bring texture, warmth and character to the building facades.

- This proposal also provides 2 different colour schemes to provide more visual interest and distinction between the buildings. Blocks 1 and 3 are finished with warm natural wood tones, while blocks 2 and 4 are finished with cooler blue tones. All cladding is painted cementitious board providing a durable and non-combustible finish.

#### **14. GARAGE & ELECTRIC CARS**

- All units have a side by side double garage, providing space for a variety of car types and sizes which is convenient for growing families.
- The developer is intending to install a level 2 EV car charging stall in each garage plus one at a visitor parking stall.

#### **15. OTHERS**

- The contractor has not yet been selected.
- In response to the anticipated completion date after final adoption by the City:
  - 2.5 months to prepare building permit drawings.
  - 6 or 7 months for the building permit approval process
  - 1 month for tendering and awarding of construction contract
  - Depending on the market at the time of construction, the project may take a couple of years if the project is to be phased.
- The structure with double door at the end of each block is the electrical closet.
- The heating system has not yet been selected. Units may have air conditioning.
- The City of White Rock will be continuing with their internal review of the proposal. The Advisory Design Panel will be conducted after their review.

#### **16. PUBLIC INFORMATION MEETING RECORD**

A video recording of the Public Information Meeting can be viewed at the YouTube link below:

<https://www.youtube.com/watch?v=RguEAZqGQrg>