

October 27, 2021

File: 19-3960

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

Attn: Neethu Syam, Planner

Dear Madam:

**Re: 1091 Stayte Road, White Rock  
White Rock File No. 20-005  
Summary of Public Information Meeting Held October 8, 2020**

**Application Profile**

The Proposal is to rezone from the RS-1 one unit residential to the RT-1 two-unit residential Duplex zone (no secondary suites). A minor Development Permit for form and character is required to ensure duplex complies with the mature neighborhood DP area Guidelines in the OCP. Three stories are proposed with no basement suites. The site access will be from Cliff Avenue via shared driveway and not from Stayte Road.

**Notification of Public Information Meeting**

White Rock's Planning Department sent out PIM Notification letters to the property owners in the area.

**Time and Location**

The Public Information Meeting was held on Thursday October 8, 2020 virtually through a Microsoft Teams – "Live Event". The meeting was from 5:30p.m to 6:30p.m.

**Project Representatives**

CitiWest Consulting Ltd.:	Natalie Pullman, Planning Assistant
Owner/Developer:	Mirus Enterprises (Jamie Walgren)
Designer:	Raj Toora, House Designer
City of White Rock:	Athena Van Hausen, Planner

## Attendance

There was one attendee of the meeting, the neighbor to the South.

## Comment Sheet

We haven't received any comments other than the comment provided at the Public Information Meeting. The comment was related to the offsite tree removal.

## Meeting Format

The meeting was held virtually through Microsoft Teams "Live Event". PowerPoint presentation of surrounding zoning, proposed layout, detailed House Plans, site plans, and a neighbourhood aerial photograph were presented by Natalie Pullman and Raj Toora. Questions asked during the meeting were addressed by CitiWest staff, City representative and the developer. This meeting addressed the proposed development application and the layout.

## Results

Overview of concerns/comments:

Comments:

- Neighbor responded positively to the house design.
- The neighbor raised concerned about offsite tree removal, and potential damage to the health of the trees with the duplex development.

Developer's Explanation / Action:

- The developer is making every effort to save as many of the healthy trees as possible, based on the arborist's professional experience and recommendations.
- Arborist will be present onsite during excavation and construction near TPZ to ensure no damage is done to the trees to be retained.
- Developer reached out to the neighbors after PIM to obtain permission for off site tree removal. Since the neighbors declined to provide their permission, the design was revised to retain all offsite trees by incorporating Screw Pile foundation.

## Conclusion

After reviewing the comment and public feedback, there are no concerns from the surrounding neighbors other than the neighbor to the immediate south. In order to seek support from the neighbor, the developer has amended the design by

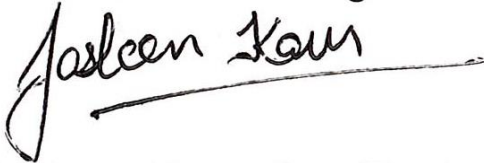
incorporating Screw Piles Foundation, thereby retaining all the offsite trees on the neighboring property.

Through amendments to the design, the developer has demonstrated their willingness to provide a balance that is satisfactory to the neighbours and the City of White Rock, with the current proposal.

We request that you please review the proposed possible option and supporting reasons given by the developer and their representatives. We look forward to working with you and proceeding with the project to ADP and Council in the near future. If you have any questions, please me at 604-591-2213.

Yours truly,

CitiWest Consulting Ltd.



Jasleen Kaur, GradTech  
Planning/Engineering Assistant

JK/rj

cc: Mirus Enterprises (Jamie Walgren)