

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:**           **October 30, 2023**

**TO:**               **Mayor and Council**

**FROM:**          **Anne Berry, Director, Planning and Development Services**

**SUBJECT:**      **1453 Stayte Road – Completion of Final Adoption Pre-Requisites and Issuance of Major DP 423 (ZON&MJP 20-019)**

**RECOMMENDATIONS**

THAT Council:

1. Receive the October 30, 2023 corporate report from the Director of Planning and Development Services, titled “1453 Stayte Road – Completion of Final Adoption Pre-Requisites and Issuance of Major DP 423 (ZON&MJP 20-019)”;
2. Consider final adoption of Bylaw 2434; and,
3. Consider final approval of Development Permit No. 423.

**EXECUTIVE SUMMARY**

This report confirms the satisfaction of issues necessary to advance the final adoption of a zoning bylaw amendment and the issuance of a related major development permit for 1453 Stayte Road. The applications, if approved, will enable the construction of a townhouse project which consists of 20 units which are 3-storey ground-oriented units.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2020-LU/P-45 October 26, 2020	<p>THAT the Land Use and Planning Committee recommends that Council:</p> <p>Endorse the zoning amendment application at 1453 Stayte Road to proceed to the next stage in the application review process.</p> <p style="text-align: right;"><b>CARRIED</b></p>
2022-252,262,263,264 June 13, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Receive for information the corporate report dated June 13, 2022, from the Director of Planning and Development Services, titled " <i>White Rock Zoning Bylaw, 2012, No 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434.</i>"</li> <li>2. Give first and second readings to "<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road)</i>"</li> </ol>

	<p><i>Bylaw, 2022, No. 2434</i>” as presented, and direct staff to schedule the required Public Hearing;</p> <p>3. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2434 is given third reading after the public hearing:</p> <ul style="list-style-type: none"> <li>a. Ensure that all engineering requirements and issues, including 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;</li> <li>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</li> </ul> <p>4. Pending adoption of "<i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434,</i>" consider issuance of Development Permit No. #423 for 1453 Stayte Road.</p> <p style="text-align: right;"><b>CARRIED</b></p>
<p>2022-347                  July 25, 2022</p>	<p>THAT Council give third reading to "<i>White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD Zone 62 - 1453 Stayte Road) Bylaw, 2022, No. 2434</i>".</p> <p style="text-align: right;"><b>CARRIED</b></p>

**INTRODUCTION/BACKGROUND**

On June 13, 2022, Council gave first and second readings to Bylaw 2434, which is a Bylaw to amend the *City of White Rock Zoning Bylaw, 2012, No.2000*. During the same meeting, Council directed staff to host the statutory public hearing and public meeting required with the rezoning and major development permit applications, respectively.

A Public Hearing/Meeting was held on July 18, 2022, and third reading of the zoning bylaw amendment was given on July 25, 2022. The following issues were to be resolved prior to bringing this proposal back to Council for final adoption of the bylaw:

- a) Ensure that all engineering requirements and issues, including 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; and,
- 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.

Following further review of the recommendations provided in the Applicant’s Arborist Report, minor changes to the Tree Replacement and Landscape Plans were required by the City’s Tree Preservation Official (formerly known as “Arboricultural Technician”). The changes pertain to the alternation of proposed plant species along the front yard (east) setback. To this effect, staff

have updated the Draft Development Permit 423 with the updated Landscape Plans (Appendix A).

Previous staff required a 2.0-metre road dedication along the Stayte Road frontage of the subject property to support future infrastructure and design upgrades, including upgrading the existing multi-use pathway to have separated pedestrian and bicycle paths, as identified in the City's Integrated Transportation And Infrastructure Master Plan (ITIMP). At the servicing agreement review stage, it was determined by current staff that a more precise tool to satisfy this requirement is a 2.0-metre Statutory Right-of-Way (SRW) as this serves the same purpose as the dedication. Consequently, the legal agreement for the SRW area was executed and registered on title. Additionally, the condition relating to the servicing agreement has also been completed and executed.

The Applicant has now resolved these issues to the satisfaction of staff. At this time, Council may consider final adoption of Bylaw No.2434 and the issuance of Major Development Permit No. 423.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The original rezoning and major development permit applications were circulated to internal City departments and comments requiring a response/resolution by the proponent have been addressed.

### **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 of 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. A condition of third reading was to ensure that the recommendations of the final arborist report, be approved by the Director of Planning and Development Services and, more specifically the City’s Tree Preservation Official (formerly known as “Arboricultural Technician”), are implemented and maintained through future demolition and construction activities, within which no excavation, grade alterations, or material storage would be permitted.

City staff have reviewed the recommendations of the final Arborist report and are comfortable with the proposed tree protection measures and replacements subject to the posting of securities as required by the Tree Protection Bylaw. Cash-in-lieu for the on-site replacement of trees, amounting to \$84,000, has been submitted by the Applicant and a Tree Management Permit shall be issued prior to any future work on site.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposal is generally aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly in advocating for diversity in housing types and practicing balanced land-use planning by encouraging missing “middle housing” (e.g. duplexes, triplexes, townhouses, coach houses) through infill development in established neighbourhoods to provide more housing options for families.

### **OPTIONS / RISKS / ALTERNATIVES**

There are no identifiable risks to proceeding with the final adoption of the Bylaw and issuing the Major Development Permit.

**CONCLUSION**

This report confirms that the Applicant has completed the development prerequisites necessary prior to the final adoption of the bylaw and issuance of the Major Development Permit. Council may now consider final adoption of Bylaw No. 2434 and the issuance of Major Development Permit No. 423.

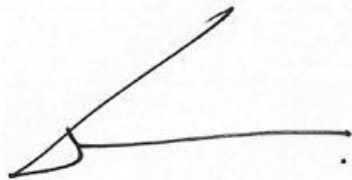
Respectfully submitted,



Anne Berry  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Revised Draft Development Permit No. 423