

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
POST-MEETING AGENDA

Monday, May 10, 2021, 6:15 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

Pages

1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

2. **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE
MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

RECOMMENDATION

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning

Committee (including all members of Council) authorizes the City of White Rock to hold the May 10, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

3. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for May 10, 2021 as circulated.

4. **ADOPTION OF MINUTES**

6

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the April 26, 2021 meeting as circulated.

5. EARLY REVIEW OF REZONING APPLICATION - 15439 OXENHAM AVENUE

9

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application -15439 Oxenham Avenue".

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15439 Oxenham Avenue to the next stage in the application review process.

6. **APPLICATION FOR ZONING AMENDMENT - 107-15181 THRIFT AVENUE
(ZON 21-007)**

22

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 107-15181 Thrift Avenue (ZON 21-007)".

RECOMMENDATION

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386,*" and
2. Recommend that Council direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386.*"

7. REVISED ZONING AMENDMENT BYLAW NO. 2363 FOR 1485 FIR STREET

135

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Revised Zoning Amendment Bylaw No. 2363 for 1485 Fir Street".

RECOMMENDATION

THAT the Land Use and Planning Committee receive the May 10, 2021, corporate report from the Director, Planning and Development Services titled "Revised Zoning Amendment Bylaw No 2363 for 1485 Fir Street."

8. CONCLUSION OF THE MAY 10, 2021 LAND USE AND PLANNING COMMITTEE MEETING



Land Use and Planning Committee

Minutes

April 26, 2021, 6:30 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer
Donna Kell, Manager of Communications and Government Relations

1. **CALL TO ORDER**

Councillor Kristjanson, Chairperson

The meeting was called to order at 6:30 p.m.

2. MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

Motion Number: LU/P-048 It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the April 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED (6 to 0)

3. ADOPTION OF AGENDA

Motion Number: LU/P-049 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for April 26, 2021 as circulated.

Motion CARRIED (6 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: LU/P-050 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the March 29, 2021 meeting as circulated.

Motion CARRIED (6 to 0)

5. **Early Review of Rezoning Application – 15916 Russell Avenue (Revised Submission)**

Corporate report from the Director of Planning and Development Services dated April 26, 2021 titled "Early Review of Rezoning Application - 15916 Russell Avenue (Revised Submission)".

The Manager of Planning and Development provided an overview of the application.

G. Chatha, the applicant was given an opportunity to speak to the application.

Motion Number: LU/P-051 It was MOVED and SECONDED

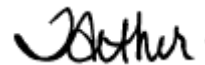
THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15916 Russell Avenue to the next stage in the application review process.

Motion CARRIED (6 to 0)

6. **CONCLUSION OF THE APRIL 26, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:40 p.m.

Councillor Kristjanson



Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 10, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15439 Oxenham Avenue

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment Application at 15439 Oxenham Avenue to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial Application for a Zoning Bylaw Amendment which would enable the construction of a duplex at 15439 Oxenham Avenue. In accordance with Planning Procedures Bylaw, 2017, No. 2234, all rezoning applications are presented to the Land Use and Planning Committee for early input and direction on whether the application should proceed to a public information meeting (PIM) or be denied if it is fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
September 14, 2020 2020-443	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
September 28, 2020 2020-473	THAT Council give final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

INTRODUCTION/BACKGROUND

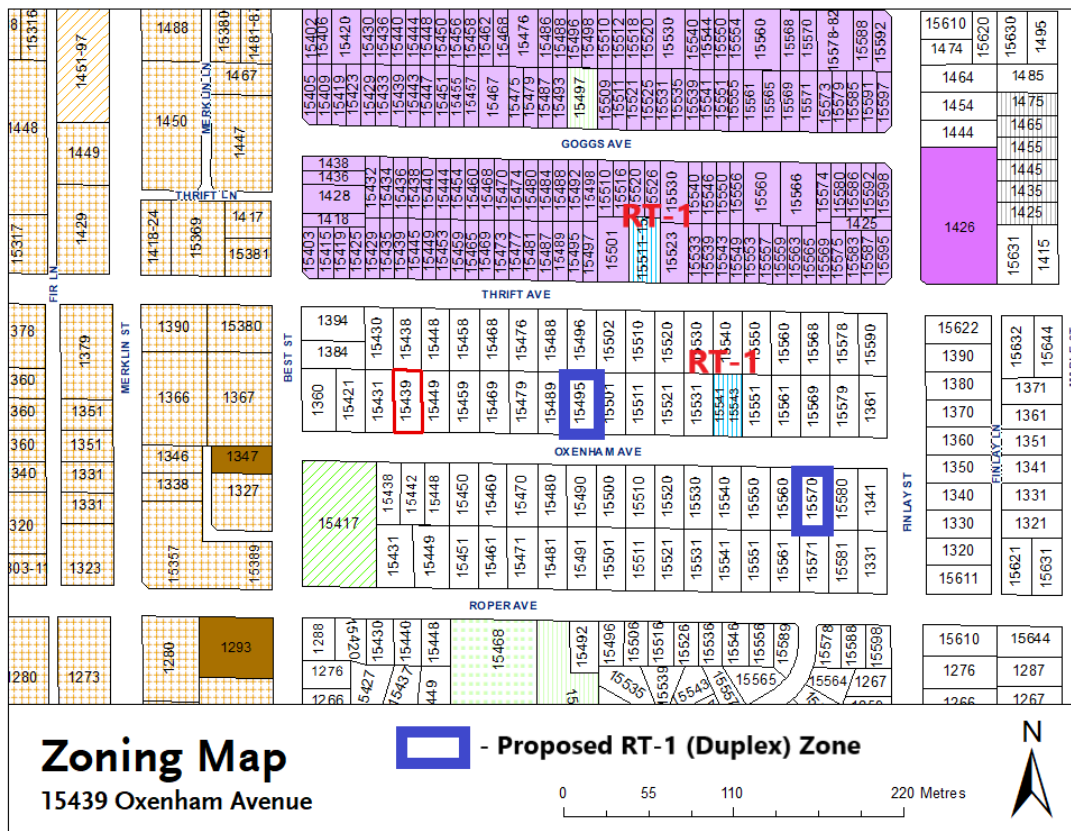
The City has received a zoning bylaw amendment Application to change the zoning of the property at 15439 Oxenham Avenue (see Appendix A – Location & Ortho Maps). The Application proposes to change the zoning of the property from the One Unit Residential (RS-1) Zone to the Two Unit (Duplex) (RT-1) Zone. The Table 1 that follows outlines the zone standards created by the RS-1 and RT-1 Zones.

Table 1: Existing and Proposed Zoning Standards

	Current Zoning	Proposed Zoning
Zone	RS-1	RT-1
Use	One-unit Residential	Two-unit Residential (Duplex)
Max. Height	7.7m	7.7m
Min. Lot Width	15.0m	18.0m
Min. Lot Depth	27.4m	30.5m
Min. Lot Area	464.0m ²	742.0m ²
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 total)

The Official Community Plan (OCP) designates the property “Mature Neighbourhood.” The designation supports single family homes, duplexes, and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects which take the form of duplexes. If the rezoning were to proceed, an application for a development permit would be required to help guide the form and character of the project; the application would also be subject to review by the City’s Advisory Design Panel (ADP).

Policy 7.4.2 of the OCP encourages the spread of duplexes and triplexes throughout the City by limiting their numbers along a single block frontage to 20 percent of the total. The Policy also discourages duplexes and/or triplexes adjacent to one another (sharing interior side lot lines). Figure 1 below presents the zoning map for the block which encompasses the subject property. The Figure highlights existing RT-1 zoned properties and two properties which are currently the subject of a rezoning application to enable a duplex (i.e., 15570 and 15495 Oxenham Avenue). The rezoning of 15439 Oxenham Avenue would uphold the policy intentions of the OCP as noted.



Tree Management & Protection

A topographic survey was provided with the Application (see Appendix B). The Survey provides that there are no “protected trees,” being subject to Tree Management Bylaw No. 1831, which would be affected by the rezoning, and any subsequent development of a duplex on the property.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The project would proceed to a public information meeting (PIM) if Council were supportive of the rezoning moving forward to the next stage. Following the PIM, and circulation of the Application for interdepartmental comments, a bylaw would be presented to Council for 1st and 2nd readings following which the Application would be subject to a Public Hearing, enabling additional community engagement. Notice of both the PIM and Public Hearing would be circulated to owners and occupants of properties within 100 metres of the subject property.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The early review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) prior to referral to internal City departments, and several external agencies (e.g., School District, RCMP, etc.).

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has identified support for opportunities that enable greater housing choice and measures that benefit the overall quality of life in the community. The project will uphold these objectives.

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendation include:

1. LUPC may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application;
2. LUPC may deny the Application; or
3. LUPC may direct the Application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

CONCLUSION

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 15439 Oxenham Avenue, which if approved, would permit the construction of a duplex. If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete zoning bylaw amendment application package with items as

outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234. The Application could then proceed to a Public Information Meeting (PIM). The duplex proposal would also be subject to a major development permit, used to help control the form and character of development. The permit application would be subject to review by the Advisory Design Panel (ADP), prior to a report being brought forward for Council's consideration of the zoning amendment application.

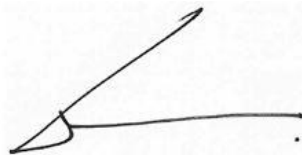
Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

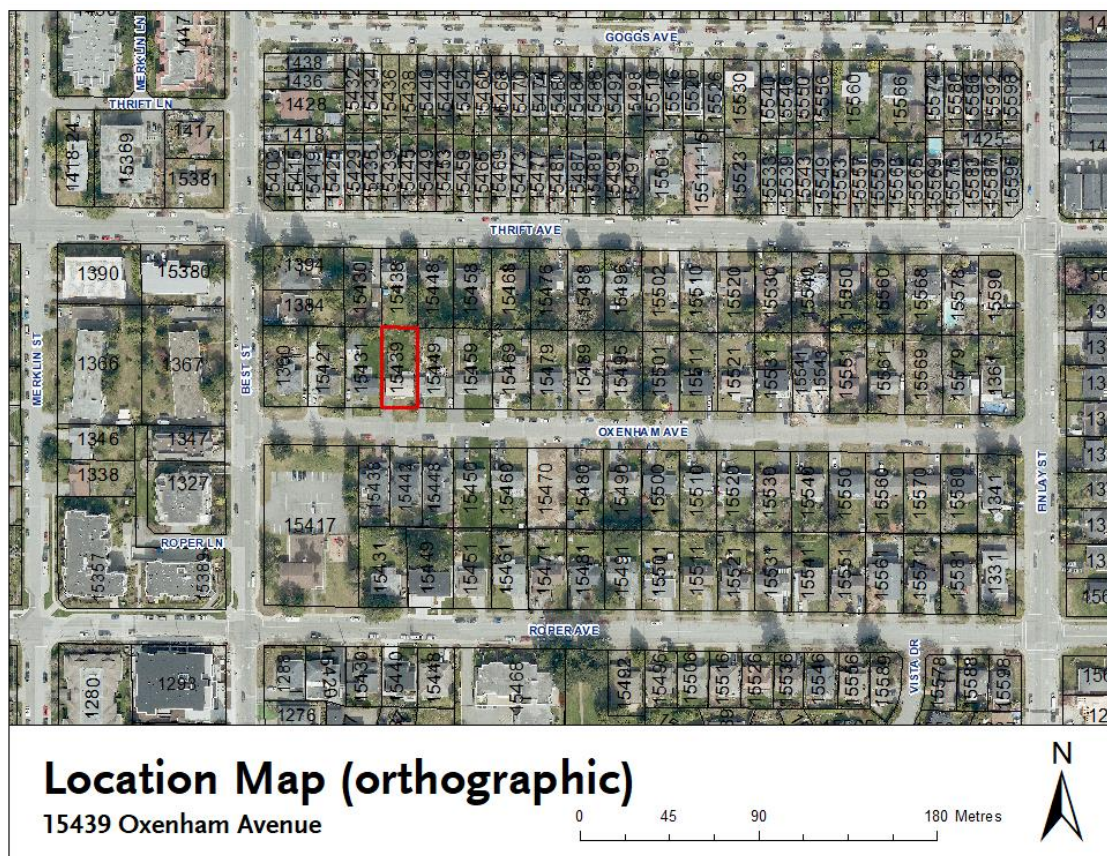
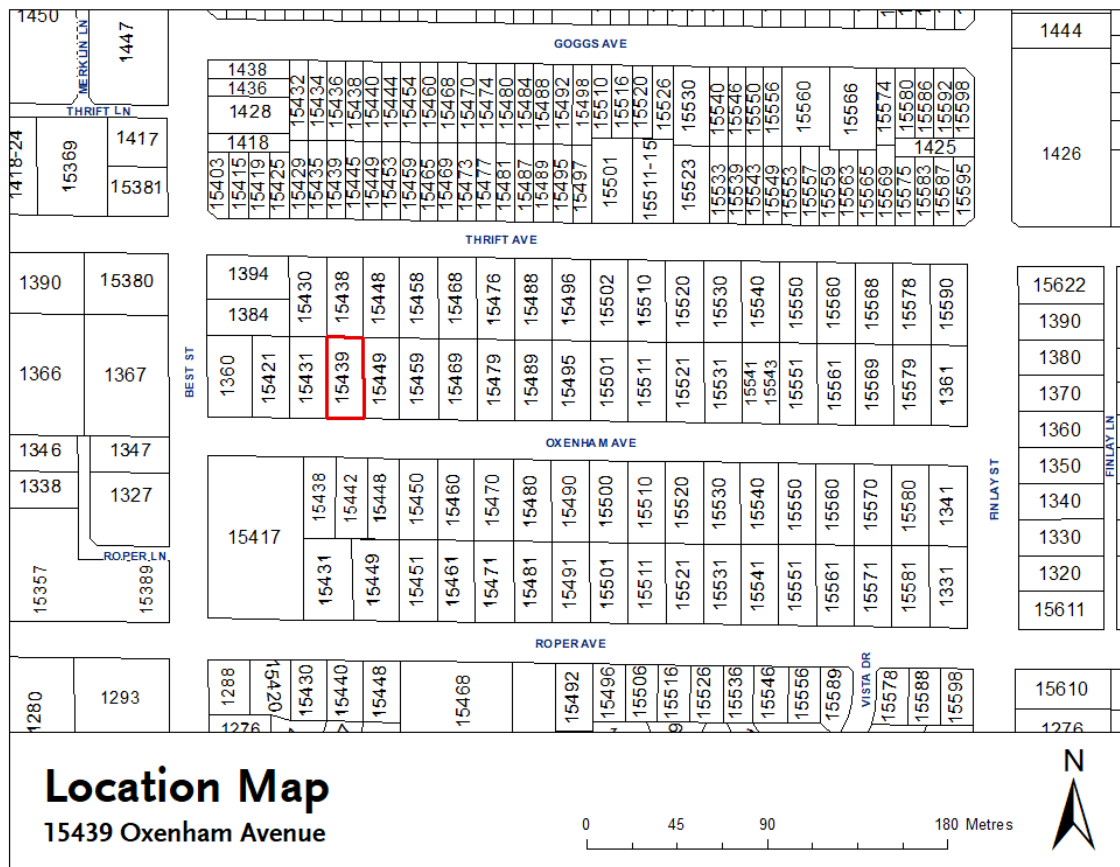
I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location and Ortho Maps
Appendix B: Topographic Survey

Appendix A – Location and Ortho Maps



Appendix B – Topographic Survey

TOPOGRAPHIC PLAN OF LOT 9 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 11821

CIVIC ADDRESS: 15439 Oxenham Ave, White Rock, BC



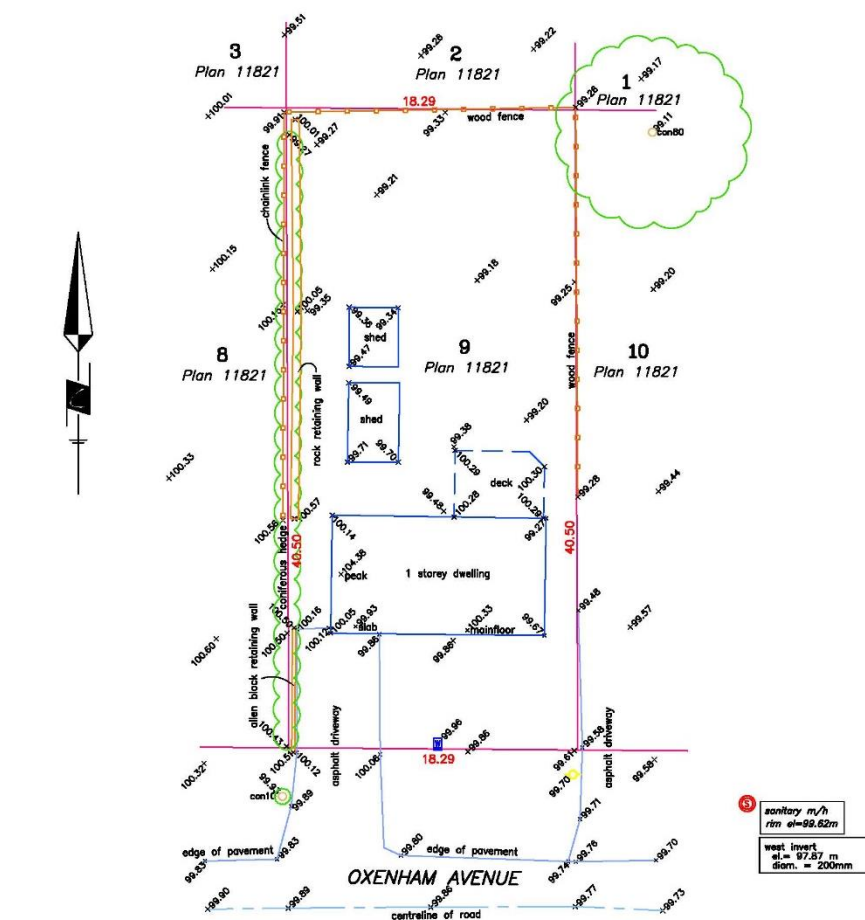
SCALE – 1 : 250
All distances are in metres

SURVEY LEGEND

- Water meter
- Sanitary manhole
- Power pole
- Denotes coniferous tree 80cm diameter
- Denotes deciduous tree 20cm diameter

NOTES

- 1) Elevations are in metres and are geoidal.
- 2) Elevations are derived from Control Monument no. 88H3848 located at the west side of Best Street between #1276 and #1266. Elevation = 94.427 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field ties.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 29th day of January, 2021.

Sean Costello
This plan lies within the Metro Vancouver Regional District

B.C.L.S. (900)
File: 7835-TP

15439 Oxenham Avenue

Zoning Bylaw Amendment

(initial submission)

WHITE ROCK
My City by the Sea!

May 10, 2021

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PROPOSAL

- Rezoning from “RS-1 One Unit Residential” Zone to the “RT-1 Two Unit (Duplex) Residential” Zone
- Rezoning would support future construction of duplex

Table 1: Existing and Proposed Zoning Standards

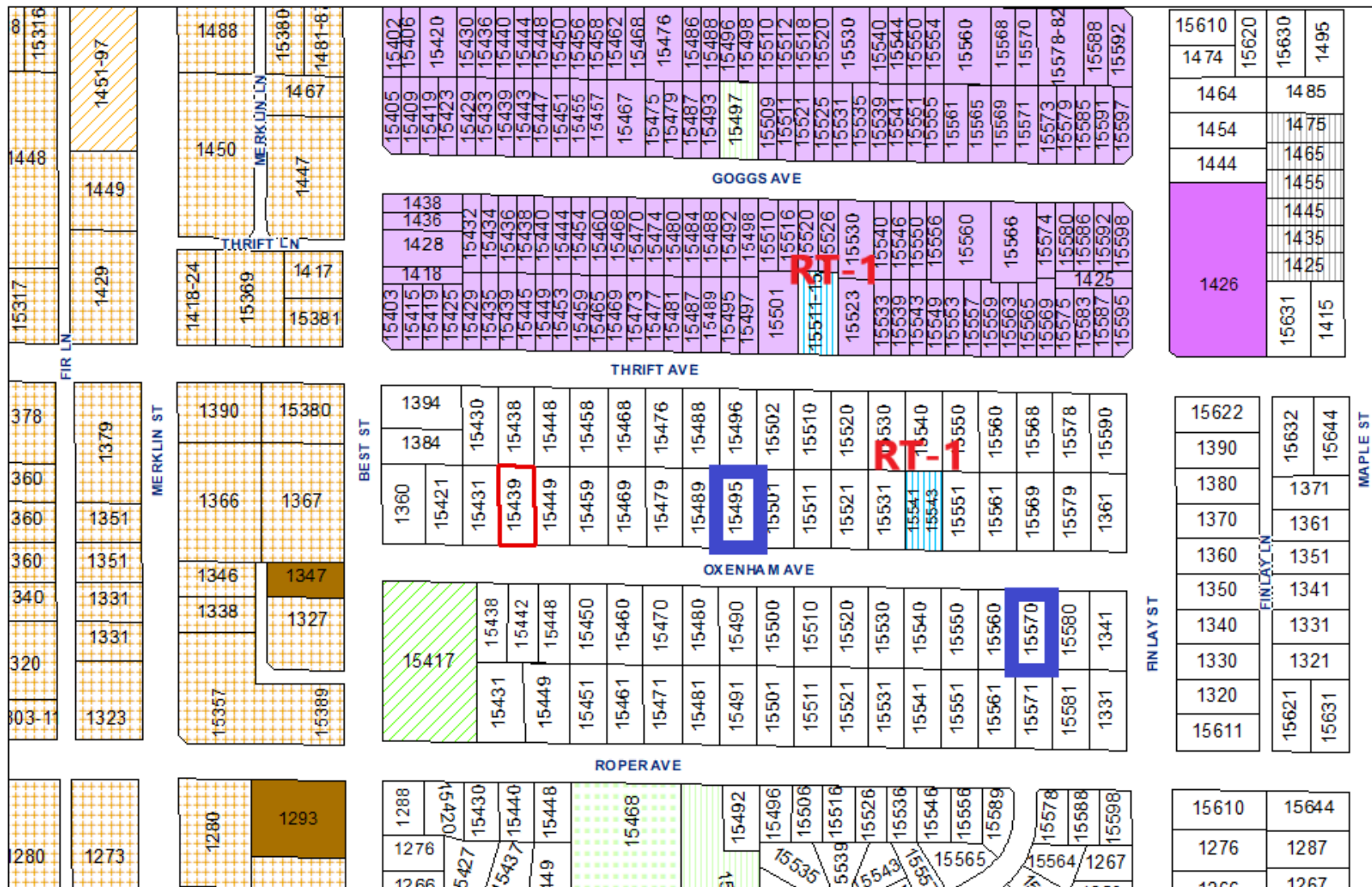
	Current Zoning	Proposed Zoning
Zone	RS-1	RT-1
Use	One-unit Residential	Two-unit Residential (Duplex)
Max. Height	7.7m	7.7m
Min. Lot Width	15.0m	18.0m
Min. Lot Depth	27.4m	30.5m
Min. Lot Area	464.0m ²	742.0m ²
Density	0.5 times lot area	
Parking Spaces	2 (+1 for secondary suite)	2 per unit (4 total)

Note: based on further review of a legal survey, the existing property is approximately 740m² whereas the minimum lot area for an RT-1-zoned property is 742m². Rezoning the property into a site-specific “Comprehensive Development” (CD) Zone, **based on the minimum RT-1 Zone standards**, could allow for a duplex with the lesser lot area; a “variance” cannot be made as the standard is tied to density. If supported, staff would work with the Applicant to change the nature of the requested zoning bylaw amendment.

PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support low profile housing (SFD, duplex, triplexes)
- Duplex subject to development permit & review by ADP
- No protected trees on property, or likely to be impacted by proposal





Zoning Map

15439 Oxenham Avenue



- Proposed RT-1 (Duplex) Zone

0 55 110 220 Metres



DUPLEX SKETCH

PROJECT STATISTICS:

LEGAL DESCRIPTION: 15439 Oxenham, Whiterock, BC









ZONING: RS-1 ZONING TO RT-1

SITE AREA: 7920 SQ.FT. (735.79 SQ.M.)

AVERAGE GRADE : 99.605

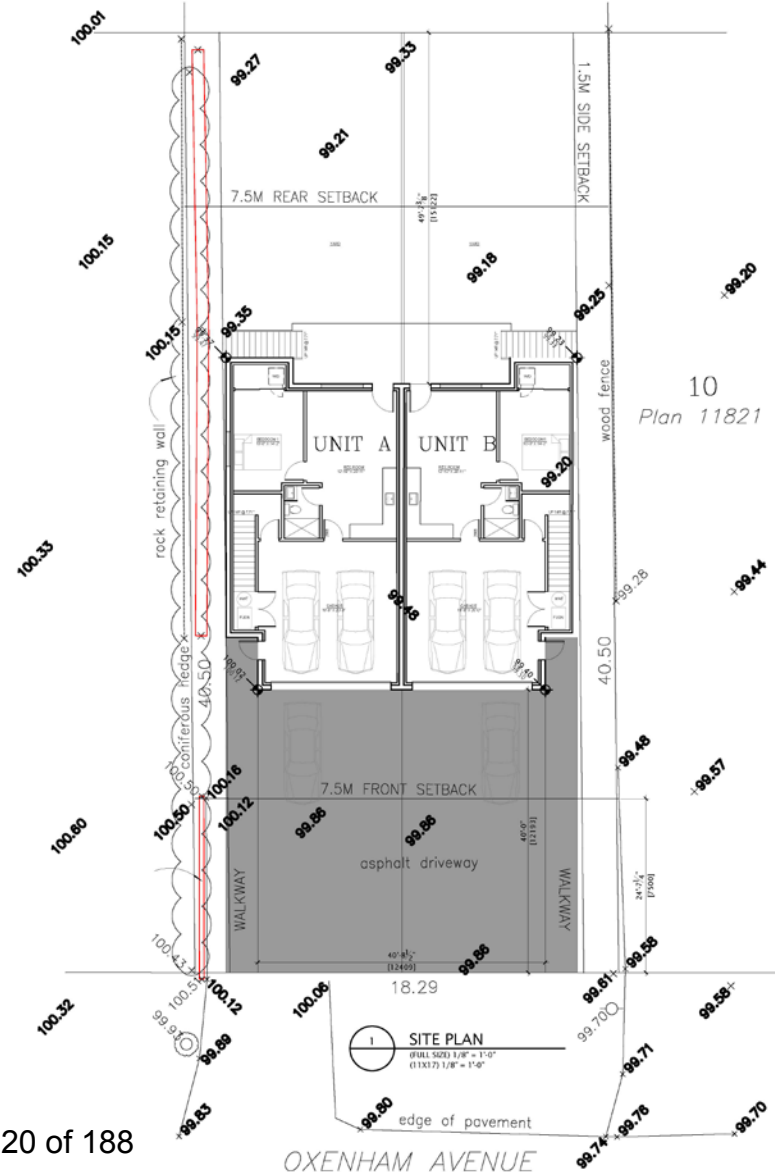
	<u>PERMITTED</u>	<u>PROPOSED</u>
FLOOR AREA	3960 SQ.FT. (367.90 SQ.M.)	3956 SQ.FT. (367.52 SQ.M.)
SITE COVERAGE	3294 SQ.FT (331.10 SQ.M.)	2421 SQ.FT. (224.92 SQ.M.)
BUILDING HEIGHT:	7.7M	7.6M
BUILDING SETBACKS:		
PARKING:	4 CARS	8 CARS
FRONT YARD	7.5M	12.19M
RIGHT SIDE	1.5M	1.5M
LEFT SIDE	1.5M	1.5M
REAR YARD	7.5M	15.12M

LEGEND:

- | | |
|---|---|
|  | DENOTES LOCATION OF SWALE (WHERE APPLICABLE) |
|  | DENOTES PROPOSED FINISHED GRADE ELEVATION IN METERS |
|  | DENOTES EXISTING GRADE ELEVATION IN METERS |
|  | DENOTES EXISTING GRADE ELEVATION FROM GRADING PLAN |
|  | DENOTES UPPER FLOOR PORTION |
|  | DENOTES MAIN FLOOR PORTION |
|  | DENOTES BASEMENT PORTION |
|  | DENOTES EASEMENT AND/OR R.O.W |

BUILDING FLOOR AREA SUMMARY:

MAIN FLOOR : UNIT A & UNIT B = 989 SF
UPPER FLOOR : UNIT A & UNIT B = 989 SF
BASEMENT FLOOR: UNIT A & UNIT B = 1064.5 SF



NOTES:

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS. EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL RESPONSIBILITIES OF THIS DECISION WILL BE THE CONTRACTOR'S.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 8 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2012 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK, COVENANTS, SHADES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE
CONFIRMED PRIOR TO START OF
CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN
FROM THE BUILDING AT A MINIMUM OF 1%
TO ENSURE SUCCESSFUL RUN-OFF OF
SURFACE WATER

REVISIONS:

[illegible]

PROJECT DESCRIPTION

PROPOSED DWELLING

PROJECT LOCATION

OXENHAM DRIVE DUPLEX

DRAWING CONTENTS

SITE
PLAN

DRAWN BY: GD	DATE: 11/17/2020
CHECKED BY: GD	JOB NO.: N/A
SCALE: AS SHOWN	TOTAL SHEETS: 7 SHEETS

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

- direct staff to advance the zoning amendment application at 15439 Oxenham Avenue to the next stage in the application review process.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 10, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Zoning Amendment – 107-15181 Thrift Avenue (ZON 21-007)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386;*” and
 2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386.*”
-

EXECUTIVE SUMMARY

The City has received an Application to amend the Zoning Bylaw to permit the construction of mezzanine space for patrons of 3 Dogs Brewing in their new location in the shops at the recently completed Phase 2 of Miramar Village (Unit 107-15181 Thrift Avenue). The current method of calculating maximum floor area (density) does not provide any exclusions for mezzanine space, and the building they are moving into is already built at the maximum floor area.

The Applicant has held a Public Information Meeting on March 31, 2021, and provided a summary of the responses to the questions posed in the meeting, and the summary is attached to this report as Appendix C. The Applicant has submitted a digital petition of support, attached to this report as Appendix D, and a separate physical petition received later is attached to this report as Appendix F. The application was circulated for interdepartmental comments and no concerns were raised.

Staff have drafted an amendment to the existing CD-16 zone which applies to the Miramar Village development. The draft bylaw, which would exclude enough mezzanine floor space to allow the 3 Dogs Brewing mezzanine to proceed, is attached to this report as Appendix E. Staff recommend that the bylaw be given first and second readings and that a public hearing be held.

PREVIOUS COUNCIL DIRECTION

On February 22, 2021, Council passed the following resolution regarding the early review of the zoning amendment application:

THAT Council direct staff to advance the zoning amendment proposed by 3 Dogs Brewing to enable mezzanine space to be utilized in their new location at Miramar Village, by: a. Directing the proponent to proceed to the next stage of the application process (i.e. a Public Information Meeting). [2021-082]

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as “Town Centre Mixed Use,” which is noted as the centre for cultural, civic, economic, and public life in the City, and is characterized by a diverse mix of uses. The objective of this land use policy area is to enable a concentrated mix of multi-unit and commercial uses to strengthen the heart of the city. The subject property is zoned ‘CD-16 Comprehensive Development Zone (Johnston, Thrift & Russell)’, which applies to the entire Miramar Village development, including the White Rock Community Centre. The intent of this zone is to accommodate the development of a phased commercial / residential development including civic uses in Town Centre area, and in addition to apartment, retail, and civic uses, a licensed establishment such as a brewery is a permitted use in the zone. In the CD-16 zone, the maximum density (gross floor area) was established for each phase of the development as proposed in the drawings, and did not consider the possibility of mezzanine levels being added within the commercial units.

Proposed Mezzanine

3 Dogs Brewing, a licensed manufacturer which currently operates a brewery and lounge at 1513 Johnston Road, is opening a new location in the recently completed commercial space at Miramar Village. As part of fitting out the commercial space for the new location, the business has proposed mezzanine space in their over-height commercial space to add room for more patrons. Due to the site already being at the maximum floor area allowed in the zoning bylaw, this request for mezzanine space, which is currently included in floor area calculations, requires an amendment to the Zoning Bylaw, despite there being no visible impact to the exterior massing of the building.

Drawings of the proposed mezzanine space are included in the previous staff report for this proposal, which is attached to this report as Appendix A.

Parking Considerations

The proposed floor area of the mezzanine space is 89 square metres (963 square feet), which would accommodate 46 seats. The parking requirements associated with this number of seats would be six (6) spaces, and the total number of commercial/civic spaces at Miramar Village already exceeds the minimum required by the Zoning Bylaw (there are 291 total spaces for commercial and community centre uses, whereas only 226 are required in the CD-16 zone). The landlord (Bosa Properties) has confirmed they will extend access to the commercial parking in the future to 11:00 p.m. or later, depending on the operating hours of the commercial tenants.

Further, it is noted that the Town Centre area is well-served by transit routes and taxi operators, and the Applicant notes that many of their customers live within walking distance of the Town Centre and do not require parking. Further, peak parking demands for a licensed establishment are more likely to occur in the evenings after other retail businesses and services close.

Staff consider that the parking capacity for the commercial uses at Miramar Village, given the context and other modes of transportation available, is sufficient to provide adequate parking for the business including the mezzanine space.

Overall Proposed Occupancy and Outdoor Patio

The proposed total number of customer seats for the business, including main level (46 seats), proposed mezzanine (46 seats), and proposed patio (30 seats), is 122 seats. There would also be 8 staff, for a total occupancy of 130 persons.

The proposed outdoor patio area would be required to obtain a Sidewalk Use Licence Agreement, as it is in an area where there is a Statutory Right of Way for public access. For 2021, the application and use fees for this patio area would be waived per Council's direction on sidewalk use fees, however the operator would still need to provide other elements required with the licence application (liability insurance, refundable damage deposit, etc.). The sidewalk use agreement would also require that the operator maintain and clean the licence area.

It is anticipated that any electricity or other utilities for the patio space would be supplied by the business' own services from within the building, and their contribution to the overall maintenance of the plaza area would be included in their lease with the landlord. Other users of the plaza area, specifically the Farmer's Market, do provide a voluntary contribution to the Miramar Plaza Management Committee to compensate the use of common water and electricity and the loss of parking revenue (\$150/day), but those costs are not applicable in this case. A copy of the current proposed patio layout is attached to this corporate report as Appendix B.

Additional Future Liquor Licence Applications

For this location, 3 Dogs Brewing will also require a "lounge endorsement" application (referral from the Liquor and Cannabis Regulation Branch) in order to operate a lounge in conjunction with the manufacturer's licence there. This particular type of application has been delegated to staff to respond to the LCRB regarding the lounge endorsement, after receiving written comments from the public (no public hearing/meeting required), since 3 Dogs already has a manufacturer's licence with Council approval of the lounge endorsement at the existing location.

For the existing location at 1513 Johnston Road, 3 Dogs Brewing has submitted an application to convert that space with an existing manufacturing licence to a Liquor Primary licence where they would continue to operate as "Taps on Johnston;" as the manufacturing will no longer be occurring in that location. This type of application, as it is a Liquor Primary application, requires a Public Hearing before Council to obtain public input and a resolution from Council either in support or opposed to the issuance of the licence. A report regarding this application will be coming forward to Council in a future meeting.

Proposed Changes in Draft Bylaw No. 2386 (Amendment to CD-16 Zone)

The current CD-16 zone uses a definition of gross floor area that does not provide an exclusion for mezzanine floor spaces. In the draft amendment Bylaw No. 2386, attached to this report as Appendix E, the table of the CD-16 zone that regulates maximum floor areas is proposed to be amended to include a provision that excludes the proposed mezzanine by noting that for gross floor area, this:

... Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.

As the proposed mezzanine space for 3 Dogs Brewing is 89 square metres, this exclusion would enable a mezzanine for 3 Dogs (rounded for flexibility).

Additionally, while "licensed establishments" such as liquor manufacturers are a permitted use in the zone, the list of commercial/civic uses in the density table does not currently specify a maximum density for this type of commercial use (only "retail service group 1 uses" are listed), even though it would be intended that licensed establishments fit within the maximum density

for commercial uses. The draft Bylaw No. 2386 proposes to add “licensed establishments” to the density table as a housekeeping amendment to improve the clarity of the bylaw.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Applicant held a digital public information meeting (PIM) on March 31, 2021, and between five and nine members of the public were present during the PIM. If Council provides first and second readings of the Zoning Amendment Bylaw, a public hearing will offer an opportunity for direct written and verbal comments to be provided to Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning Application was circulated to internal City departments and no concerns were received.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This topic is not directly aligned with a project in Council’s Strategic Priorities, though adding mezzanine spaces in commercial space does offer an opportunity to improve the prosperity of local businesses, in alignment with the “Our Economy” goal to “support the prosperity and diversification of the City’s economic base.”

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council:

1. Defer consideration of the Application and refer it to staff to address any issues identified by Council; or
2. Reject the proposed bylaw amendment.

Staff recommend giving first and second reading to the draft bylaw and directing staff to schedule a public hearing.

CONCLUSION

3 Dogs Brewing has applied to amend the Zoning Bylaw to permit the construction of mezzanine space in their new location at Miramar Village (Unit 107-15181 Thrift Avenue). The current method of calculating maximum floor area (density) does not provide any exclusions for mezzanine space, and the building they are moving into is already built at the maximum floor area. It is considered that the amount of parking for commercial uses on site is sufficient for the additional occupancy that would result from this mezzanine space. Staff have drafted an amendment to the existing CD-16 zone, which would exclude enough mezzanine floor space to

allow the 3 Dogs Brewing mezzanine to proceed and recommend that the bylaw be given first and second reading and a public hearing be held.

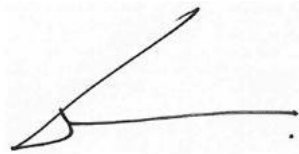
Respectfully submitted,



Carl Isaak, RPP, MCIP
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: Corporate Report dated February 22, 2021 titled “Early Review of Zoning Amendment Application - Mezzanine Space in Floor Area Calculations (3 Dogs Brewery)
- Appendix B: Patio Drawings
- Appendix C: Applicant’s Summary of Questions and Answers from Public Information Meeting
- Appendix D: Digital Petition of Support provided by Applicant
- Appendix E: Draft Bylaw No. 2386
- Appendix F: Hard Copy Petition of Support provided by Applicant

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 22, 2021

TO: Mayor and Council

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Zoning Amendment Application - Mezzanine Space in Floor Area Calculations (3 Dogs Brewery)

RECOMMENDATIONS

THAT Council direct staff to advance the zoning amendment proposed by 3 Dogs Brewing to enable mezzanine space to be utilized in their new location at Miramar Village, by:

- a) Directing the proponent to proceed to the next stage of the application process (i.e. a Public Information Meeting); or
 - b) Directing staff to bring forward a text amendment to the Zoning Bylaw that would apply more broadly across all zones in the City to enable commercial mezzanine spaces to be excluded from floor area calculations if they would not cause an undersupply of parking.
-

EXECUTIVE SUMMARY

The City has received an initial Application for an amendment to the Zoning Bylaw which, if approved, is intended to permit the construction of mezzanine space for patrons of 3 Dogs Brewing in their new location in the shops at the recently completed Phase 2 of Miramar Village (15181 Thrift Avenue). The current method of calculating maximum floor area (density) does not provide any exemptions for mezzanine space, and the building they are moving into is already built at the maximum floor area. 3 Dogs Brewing intends to open a brewery and lounge in the new location in May 2021, and will be completing tenant improvements prior to opening, including installing the mezzanine space, if it is approved, to be excluded from floor area calculations. If approved, the earliest possible public hearing date under the circumstances would likely be May/June 2022, following a circulation for interdepartmental comments, followed by a report to the Land Use and Planning Committee.

In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to Council for early input and direction on whether the application can proceed to the next stage in the application process or should be denied at this stage, if there are fundamental reasons they would not be supported by Council.

Alternately, Council may also consider whether this request could be more broadly applied throughout the Zoning Bylaw in the form of a text amendment that enables an amount of mezzanine space in all commercial zones to be excluded from the maximum floor area. As this

would be a relatively simple amendment to the Zoning Bylaw, if directed by Council, staff could bring forward an amendment bylaw for readings and the scheduling of a public hearing instead of the Applicant proceeding with a public information meeting which would add substantially to the timeframe to complete an amendment. The earliest scheduled public hearing date under these circumstances would be April 19, 2021.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

3 Dogs Brewing, a licensed manufacturer which currently operates a brewery and lounge at 1513 Johnston Road, is opening a new location in the recently completed commercial space at Miramar Village. As part of fitting out the commercial space for the new location, the business has inquired about including mezzanine space in their over-height commercial space to add room for more patrons. Due to the site already being at the maximum floor area allowed in the zoning bylaw, this request for mezzanine space, which is currently included in floor area calculations, would require an amendment to the Zoning Bylaw, despite there being no visible impact to the exterior massing of the building.

Mezzanine spaces are permitted within the BC Building Code and are not counted toward the number of storeys in the building for Building Code purposes, provided the space meets specific requirements. The Applicant has indicated that their proposed mezzanine would meet those Building Code requirements; however, the City's Zoning Bylaw does not currently exempt mezzanines from being considered as storeys (which count toward the maximum gross floor area of the building).

The proposed floor area of the mezzanine space is 89 square metres (963 square feet), which would accommodate approximately 46 seats. The parking requirements for this mezzanine space would be six (6) spaces, and the total number of commercial/civic spaces at Miramar Village is in excess of the minimum required by the Zoning Bylaw (there are 291 total spaces for commercial and community centre uses, whereas only 226 are required in the CD-16 zone). Further, it is noted that the Town Centre area is well-served by transit routes and taxi operators, and the applicant notes that many of their customers live within walking distance of the Town Centre and do not require parking. Further, peak parking demands for a licensed establishment are more likely to occur in the evenings after other retail businesses and services close.

Staff consider that the parking capacity for the commercial uses at Miramar Village, given the context and other modes of transportation available, is sufficient to provide adequate parking for the business including the mezzanine space.

Council may consider whether this request could be more broadly applied throughout the Zoning Bylaw in the form of a text amendment that enables an amount of mezzanine space in all commercial zones to be excluded from the maximum floor area, such as amending the definition of "storey" currently in the Zoning Bylaw to the following revised definition (new section emphasized in bold):

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a *basement*, cellar, or crawl space, except for those portions of a *basement* which contain *residential floor area*, *institutional floor area* or *commercial floor area*. **A storey**

shall exclude mezzanine spaces used for commercial purposes, provided the mezzanine complies with the requirements of mezzanine spaces under the BC Building Code and the use of mezzanines in the building would not result in minimum off-street parking spaces in the zone exceeding the number of spaces provided.

This accommodation for commercial uses would provide flexibility for other businesses that may wish to expand in an over-height commercial space, while providing a reasonable limit to prevent over-use that impacts parking supply. If the use of a mezzanine is only for storage or employee-only purposes, this would not impact parking requirements but may help a business use their space more efficiently without increasing the overall height or bulk of the building. As this would be a relatively simple amendment to the Zoning Bylaw, if directed by Council, staff could bring forward an amendment bylaw for readings and the scheduling of a public hearing instead of the Applicant proceeding with a public information meeting which would add substantially to the timeframe to completing an amendment.

This Application has also received a letter of support for their proposal from the White Rock BIA, which is attached to this corporate report as Appendix A. Drawings of the proposed mezzanine space are attached as Appendix B.

FINANCIAL IMPLICATIONS

If Council directs staff to bring forward a text amendment to the Zoning Bylaw, that would apply to more than the Applicant's location, there would be a partial (30%) refund of the \$4,100 zoning amendment application fee.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public information meetings (PIMS) are required for private property zoning amendment applicants under the Planning Procedures Bylaw, but are not obligatory for City-led amendments to the Zoning Bylaw.

In either case (private or City-led), a future public hearing would provide an opportunity for interested community members to share their input on this topic and amendment bylaw with Council before a decision is made.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This topic is not directly aligned with Council's Strategic Priorities, though the ability to incorporate modest mezzanine spaces in commercial space does offer an opportunity to improve the prosperity of local businesses, in alignment with the "Our Economy" goal to "support the prosperity and diversification of the City's economic base."

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for Council's consideration:

1. Deny the application if there are fundamental reasons it could not be supported by Council.

CONCLUSION

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a proposal from 3 Dogs Brewing to allow proposed mezzanine space to be excluded from the calculation of floor area, and staff are seeking Council's direction on proceeding with this topic. In addition to the options of proceeding with the applicant's proposal to the next stage in the process or denying the Application, staff have identified that Council may direct staff to take the lead on this topic to allow similar commercial mezzanine spaces across the zones, by bringing forward a simple amendment to the Zoning Bylaw as described in this report which would apply broadly across the City.

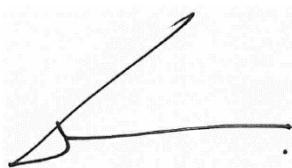
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Letter of Support from White Rock BIA for Proposal
Appendix B: Architectural Drawings of Proposed Mezzanine Area

February 1 2021

To: Mayor & Council
City of White Rock

Re: 3 Dogs Brewing

Dear Mayor Walker and Councillors Chesney, Fathers, Johanson, Kristjanson, Manning, and Trevelyan:

The White Rock BIA urges the City of White Rock to swiftly approve a zoning amendment for 3 Dogs Brewery's new space at Miramar Village to exclude a mezzanine from floor area calculations.

Approving 3 Dogs Brewery to have a mezzanine in their new location would significantly improve their financial viability without substantively changing the floor area of the building. The additional customers they would be able to serve would ensure their continued success- especially during the pandemic with reduced capacity limits.

Time is of the essence: construction of the new space will take 8-10 weeks, and their tenant improvement period ends on April 4 2021. After that, 3 Dogs Brewing will be responsible for all leasing costs while earning no revenue. Given the negative impact of COVID-19 on all businesses' finances, it is crucial that 3 Dogs Brewing opens on May 1 2021. Delaying approval could very well force 3 Dogs Brewing to go out of business.

Pam Glazier, Scott Keddy, and Matt Glazier- 3 Dogs Brewing's owners- are exemplary corporate citizens. They have shown a commitment to our community that goes above and beyond what we expect of our businesses and our neighbours. They have supported several community initiatives at great cost to themselves, simply because they want White Rock to continue to be a phenomenal place to live, work, and play. Losing 3 Dogs Brewing would hurt our community. It is essential that White Rock supports businesses like 3 Dogs Brewing.

We hope that the City of White Rock will quickly move forward on this matter. Please reach out to us should you have any questions.

Sincerely,



Alex Nixon
Executive Director,
White Rock BIA

CC:

Guillermo Ferrero
Chief Administrative Officer,
City of White Rock

Carl Isaak
Director of Planning and Development,
City of White Rock

Carolyn Latzen
Economic Development Officer,
City of White Rock

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FIRE & SMOKE SEPARATIONS

— — — — 2 HOUR
 — — — — 1 1/2 HOUR
 — — — — 1 HOUR
 — — — — 3/4 HOUR
 — — — — SMOKE SEPARATION (S.S.) (NO RATING)
 — — — — EXIT PATH
 — — — — EXIT SIGN

2	FEB. 08, 2021	ISSUED FOR REZONING AMENDMENT APP.
1	JAN. 11, 2021	ISSUED FOR PRELIMINARY REVIEW
NO.	DATE	DESCRIPTION

ISSUES

SURF
ARCHITECTURE

CLIENT

3 DOGS BREWING

PROJECT

3 DOGS BREWING TENANT IMPROVEMENT

PROJECT ADDRESS:
UNIT#107
15181 THRIFT AVENUE
WHITE ROCK, BC V4B 3Z4

DRAWING TITLE:
MAIN FLOOR PLAN

PROJECT NO: 2020-08

DRAWN BY: LC CHECKED BY: MK

DATE: NOV. 18, 2020

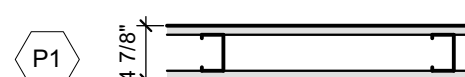
SCALE:
AS SHOWN

REVISION NO: DRAWING NO:

A2.0

File Location:

(NEW WALL)



PARTITION - NON-RATED
(NON-LOADBEARING)
5/8" GYPSUM WALL BOARD,
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD

P2 PARTITION (FULL HEIGHT) - NON-RATED
(NON-LOADBEARING)(SEE STRUCTURAL)
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD

P3 COOLER INSULATED PARTITION - NON-RATED
(NON-LOADBEARING)
5/8" GYPSUM WALL BOARD - PAINTED
3 5/8" STEEL STUDS
COOLER INSULATED PANELS (BY MANUFACTURER)

P3a COOLER INSULATED PARTITION - NON-RATED
(NON-LOADBEARING)
COOLER INSULATED PANELS BY MANUFACTURER
1-1/2" FURRING CHANNEL
EXISTING 8" CMU WALL

P4 PARTITION (42" HIGH A.F.F.) - NON-RATED
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUD @ 16" O.C.
5/8" GYPSUM WALL BOARD

P5 FURRING
5/8" GYPSUM WALL BOARD
1-1/2" FURRING CHANNEL @ 16" O.C.
5/8" GYPSUM WALL BOARD
EXISTING 8" CMU WALL

P6 PARTITION - NON-RATED (NON-LOADBEARING)
(ACOUSTIC SEPARATION, WET AREA ON 1 SIDE)
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUD @ 24" O.C.
ACOUSTIC BATT INSULATION IN CAVITY
5/8" CEMENT BOARD
FRP (FIBER-REINFORCED PANEL) TO TOP OF DOOR
FRAME HEIGHT

EXISTING WALLS
(PER BASE BUILDING ARCH PARTITION SCHEDULE)

E1 EXISTING CURTAIN WALL SYSTEM

E2 EXISTING FIRE RATED DEMISING WALL: (2HR)
8" CONCRETE MASONRY UNITS

E3 EXISTING FIRE RATED DEMISING WALL: (2HR)
5/8" TYPE "X" GWB
3 5/8" STEEL STUDS @ 24" O.C.
BATT INSULATION IN CAVITIES
1" AIR SPACE
8" CONCRETE WALL

E4 EXISTING EXTERIOR WALL:
5/8" TYPE "X" GWB
2 1/2" STEEL STUDS @ 24" O.C.
BATT INSULATION IN CAVITIES
1" AIR SPACE
8" CONCRETE WALL
RIGID INSULATION
RAIN SCREEN
EXTERIOR CLADDING

(FLOOR/CEILING ASSEMBLY)

F1 POLISHED CONC. FLOOR FINISH
2" CONCRETE TOPPING
2" REVEAL "Q" DECK

F2 2" CONCRETE TOPPING
2" REVEAL "Q" DECK
FURRING CHANNEL
5/8" GYPSUM WALL BOARD

F3 POLISHED CONC. FLOOR FINISH
2" CONCRETE TOPPING
2" REVEAL QDECK
3 1/2" INSULATED COOLER PANEL BY
MANUFACTURER

GENERAL SHEET NOTES:

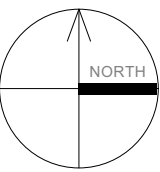
- PREP FLOOR TO CONFIRM TO MANUFACTURER'S STANDARD
- NEW FLOOR FINISHES INSTALLATION TO MANUFACTURER'S SPECIFICATIONS
- EPOXY FLOOR FINISH ON ALL WET AREAS
- POLISHED FLOOR FINISH ON ALL DRY AREAS
- PRODUCTS AND COLOUR TO BE COORDINATED WITH OWNER AND ARCHITECT
- ALL NEW, EXISTING GYPSUM WALL BOARD SURFACES TO RECEIVE NEW PAINT FINISH UNLESS NOTED OTHERWISE; PREP EXISTING AND NEW WALL AREAS; PRIME PLUS 2 FINISH COATS; COORDINATE WITH ARCHITECT
- CHALKBOARDS TO BE COORDINATED WITH OWNER
- INSTALL BACKING AT ALL LOCATION WHERE ITEMS ARE ATTACHED TO WALL (E.G. MILLWORK WHITEBOARDS, DISPLAY SHEETS)
- BEER DISPENSER BY OWNER, SPECIFICATION AND INSTALLATION TO BE COORDINATED WITH OWNER
- COORDINATE WITH ARCHITECT FOR MECHANICAL AND ELECTRICAL WORK AND FUTURE LOCATIONS.

2	KEY PLAN
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A1.0	SCALE: 1" = 50'-0"
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1	MAIN FLOOR PLAN
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A1.0	SCALE: 1/4" = 1'-0"
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NORTH:

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PROFESSIONAL SEAL:

FIRE & SMOKE SEPARATIONS

- 2 HOUR
- 1 1/2 HOUR
- 1 HOUR
- 3/4 HOUR
- SMOKE SEPARATION (S.S.) (NO RATING)
- EXIT PATH
- EXIT SIGN

2	FEB. 08, 2021	ISSUED FOR REZONING AMENDMENT APP.
1	JAN. 11, 2021	ISSUED FOR PRELIMINARY REVIEW
NO.	DATE	DESCRIPTION

ISSUES

SURF

ARCHITECTURE

#204 -1281 JOHNSTON RD.
WHITE ROCK, BC V4B 3Y9
TEL: 604.616.0646
email: mark@surfarchitecture.com
www.surfarchitecture.com

CLIENT

3 DOGS BREWING

PROJECT:

**3 DOGS BREWING
TENANT IMPROVEMENT**

PROJECT ADDRESS:

**UNIT#107
15181 THRIFT AVENUE
WHITE ROCK, BC V4B 3Z4**

DRAWING TITLE:

DROPPED CEILING PLATE

PROJECT NO:

2020-08

DRAWN BY:

LC

CHECKED BY:

MK

DATE:

NOV. 18, 2020

SCALE:

AS SHOWN

REVISION NO:

DRAWING NO:

A2.1

File Location:

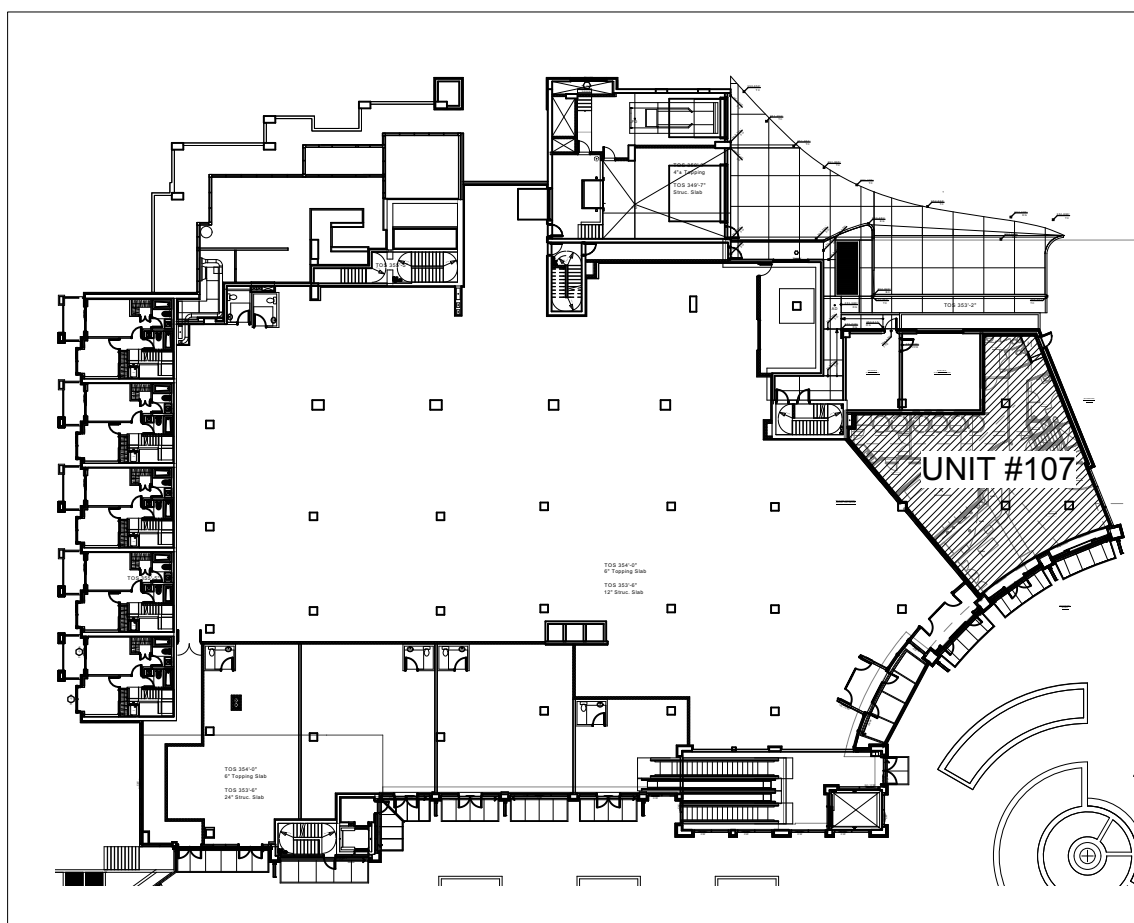
PARTITION SCHEDULE:

(NEW WALL)

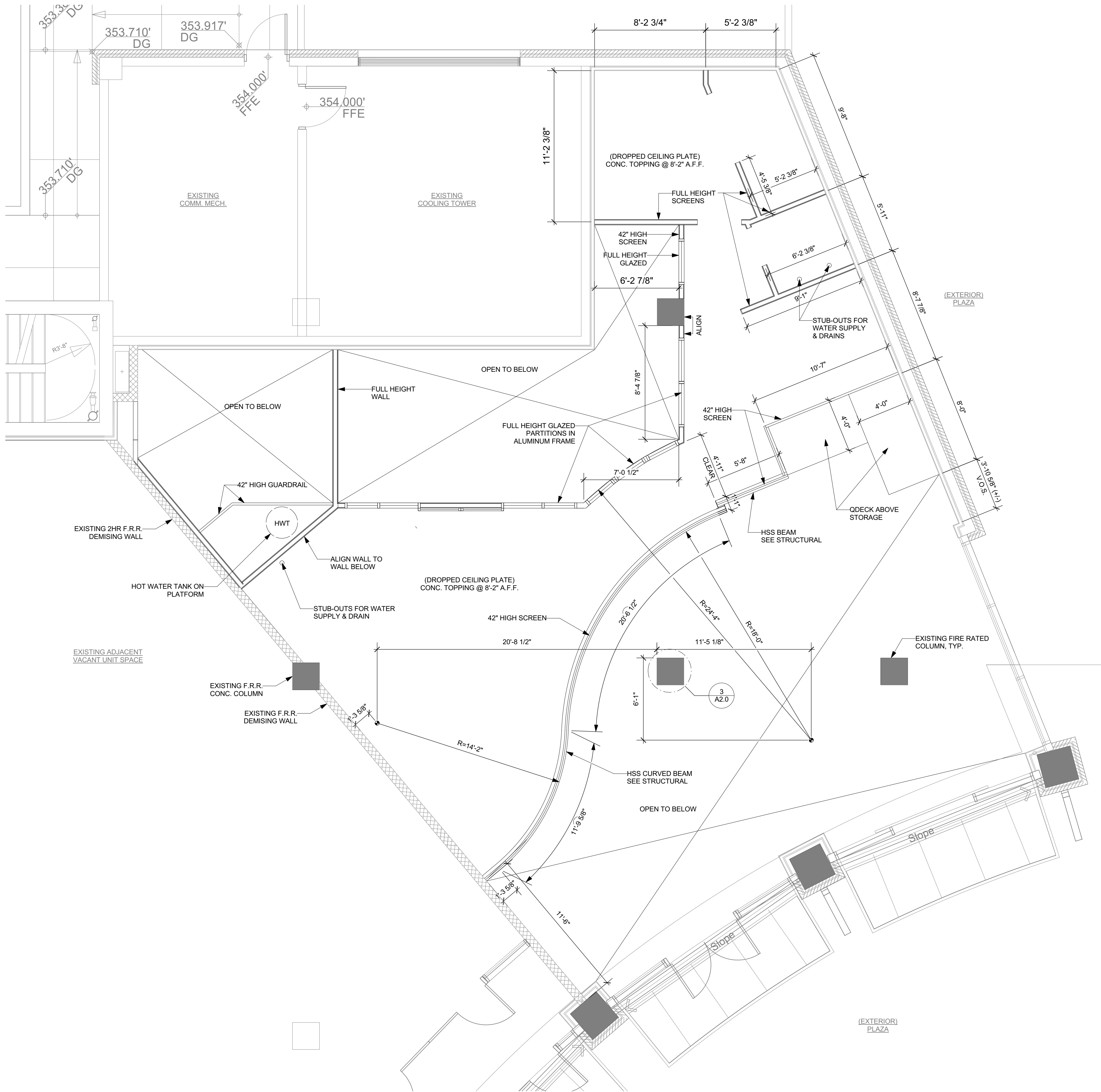
- P1** PARTITION - NON-RATED (NON-LOADBEARING)
5/8" GYPSUM WALL BOARD,
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD
- P2** PARTITION (FULL HEIGHT) - NON-RATED (NON-LOADBEARING)(SEE STRUCTURAL)
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD
- P3** COOLER INSULATED PARTITION - NON-RATED (NON-LOADBEARING)
5/8" GYPSUM WALL BOARD - PAINTED
3 5/8" STEEL STUDS
COOLER INSULATED PANELS (BY MANUFACTURER)
- P3a** COOLER INSULATED PARTITION - NON-RATED (NON-LOADBEARING)
COOLER INSULATED PANELS BY MANUFACTURER
1-1/2" FURRING CHANNEL
EXISTING 8" CMU WALL
- P4** PARTITION (42" HIGH A.F.F.) - NON-RATED
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUD @ 16" O.C.
5/8" GYPSUM WALL BOARD
- P5** FURRING
5/8" GYPSUM WALL BOARD
1-1/2" FURRING CHANNEL @ 16" O.C.
5/8" GYPSUM WALL BOARD
EXISTING 8" CMU WALL
- P6** PARTITION - NON-RATED (NON-LOADBEARING)
ACOUSTIC SEPARATION, WET AREA ON 1 SIDE)
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUD @ 24" O.C.
ACOUSTIC BATT INSULATION IN CAVITY
5/8" CEMENT BOARD
FRP (FIBER-REINFORCED PANEL) TO TOP OF DOOR FRAME HEIGHT

EXISTING WALLS
(PER BASE BUILDING ARCH PARTITION SCHEDULE)

- E1** EXISTING CURTAIN WALL SYSTEM
- E2** EXISTING FIRE RATED DEMISING WALL: (2HR)
8" CONCRETE MASONRY UNITS
- E3** EXISTING FIRE RATED DEMISING WALL: (2HR)
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RAIN SCREEN
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- (FLOOR/CEILING ASSEMBLY)
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FURRING CHANNEL
5/8" GYPSUM WALL BOARD
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2" REVEAL QDECK
3 1/2" INSULATED COOLER PANEL BY MANUFACTURER



2 KEY PLAN
A1.0 SCALE: 1" = 50'-0"



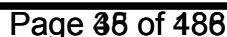
1 DROPPED CEILING PLATE PLAN
A1.0 SCALE: 1/4" = 1'-0"

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— — — — 2 HOUR
 — — — 1 1/2 HOUR
 — — — 1 HOUR
 — — — 3/4 HOUR
 — — — SMOKE SEPARATION (S.S.) (N
 RATING)
 — — — EXIT PATH
 — — — EXIT SIGN

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REVISION NO: DRAWING NO:



PARTITION SCHEDULE:

(NEW WALL)

P1

4'-7 1/8"

PARTITION - NON-RATED
(NON-LOADBEARING)
5/8" GYPSUM WALL BOARD,
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD

P2

PARTITION (FULL HEIGHT) - NON-RATED
(NON-LOADBEARING)(SEE STRUCTURAL)
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUDS @ 24" O.C.
5/8" GYPSUM WALL BOARD

P3

COOLER INSULATED PARTITION - NON-RATED
(NON-LOADBEARING)
5/8" GYPSUM WALL BOARD - PAINTED
3 5/8" STEEL STUDS
COOLER INSULATED PANELS (BY MANUFACTURER)

P3a

COOLER INSULATED PARTITION - NON-RATED
(NON-LOADBEARING)
COOLER INSULATED PANELS BY MANUFACTURER
1-1/2" FURRING CHANNEL
EXISTING 8" CMU WALL

P4

PARTITION (42" HIGH A.F.F.) - NON-RATED
5/8" GYPSUM WALL BOARD
3-5/8" STEEL STUD @ 16" O.C.
5/8" GYPSUM WALL BOARD

P5

FURRING
5/8" GYPSUM WALL BOARD
1-1/2" FURRING CHANNEL @ 16" O.C.
5/8" GYPSUM WALL BOARD
EXISTING 8" CMU WALL

P6

PARTITION - NON-RATED (NON-LOADBEARING)
(ACOUSTIC SEPARATION, WET AREA ON 1 SIDE)
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3-5/8" STEEL STUD @ 24" O.C.
ACOUSTIC BATT INSULATION IN CAVITY
5/8" CEMENT BOARD
FRP (FIBER-REINFORCED PANEL) TO TOP OF DOOR
FRAME HEIGHT

EXISTING WALLS
(PER BASE BUILDING ARCH PARTITION SCHEDULE)

E1

EXISTING CURTAIN WALL SYSTEM

E2

EXISTING FIRE RATED DEMISING WALL: (2HR)
8" CONCRETE MASONRY UNITS

E3

EXISTING FIRE RATED DEMISING WALL: (2HR)
5/8" TYPE "X" GWB
3 5/8" STEEL STUDS @ 24" O.C.
BATT INSULATION IN CAVITIES
1" AIR SPACE
8" CONCRETE WALL

E4

EXISTING EXTERIOR WALL:
5/8" TYPE "X" GWB
2 1/2" STEEL STUDS @ 24" O.C.
BATT INSULATION IN CAVITIES
1" AIR SPACE
8" CONCRETE WALL
RIGID INSULATION
RAIN SCREEN
EXTERIOR CLADDING

(FLOOR/CEILING ASSEMBLY)

F1

POLISHED CONC. FLOOR FINISH

1

MEZZANINE PLAN - PHASE 2

A1.0

SCALE: 1/4" = 1'-0"

NORTH:

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PROFESSIONAL SEAL:

FIRE & SMOKE SEPARATIONS

2 HOUR

1 1/2 HOUR

1 HOUR

3/4 HOUR

SMOKE SEPARATION (S.S.) (NO RATING)

EXIT PATH

EXIT SIGN

2	FEB. 08, 2021	ISSUED FOR REZONING AMENDMENT APP.
1	JAN. 11, 2021	ISSUED FOR PRELIMINARY REVIEW
NO.	DATE	DESCRIPTION
ISSUES		

SURF

ARCHITECTURE

#204 -1281 JOHNSTON RD.
WHITE ROCK, BC V4B 3Y9
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email: mark@surfarchitecture.com
www.surfarchitecture.com

CLIENT

3 DOGS BREWING

PROJECT:

3 DOGS BREWING
TENANT IMPROVEMENT

PROJECT ADDRESS:

UNIT#107
15181 THRIFT AVENUE
WHITE ROCK, BC V4B 3Z4

DRAWING TITLE:

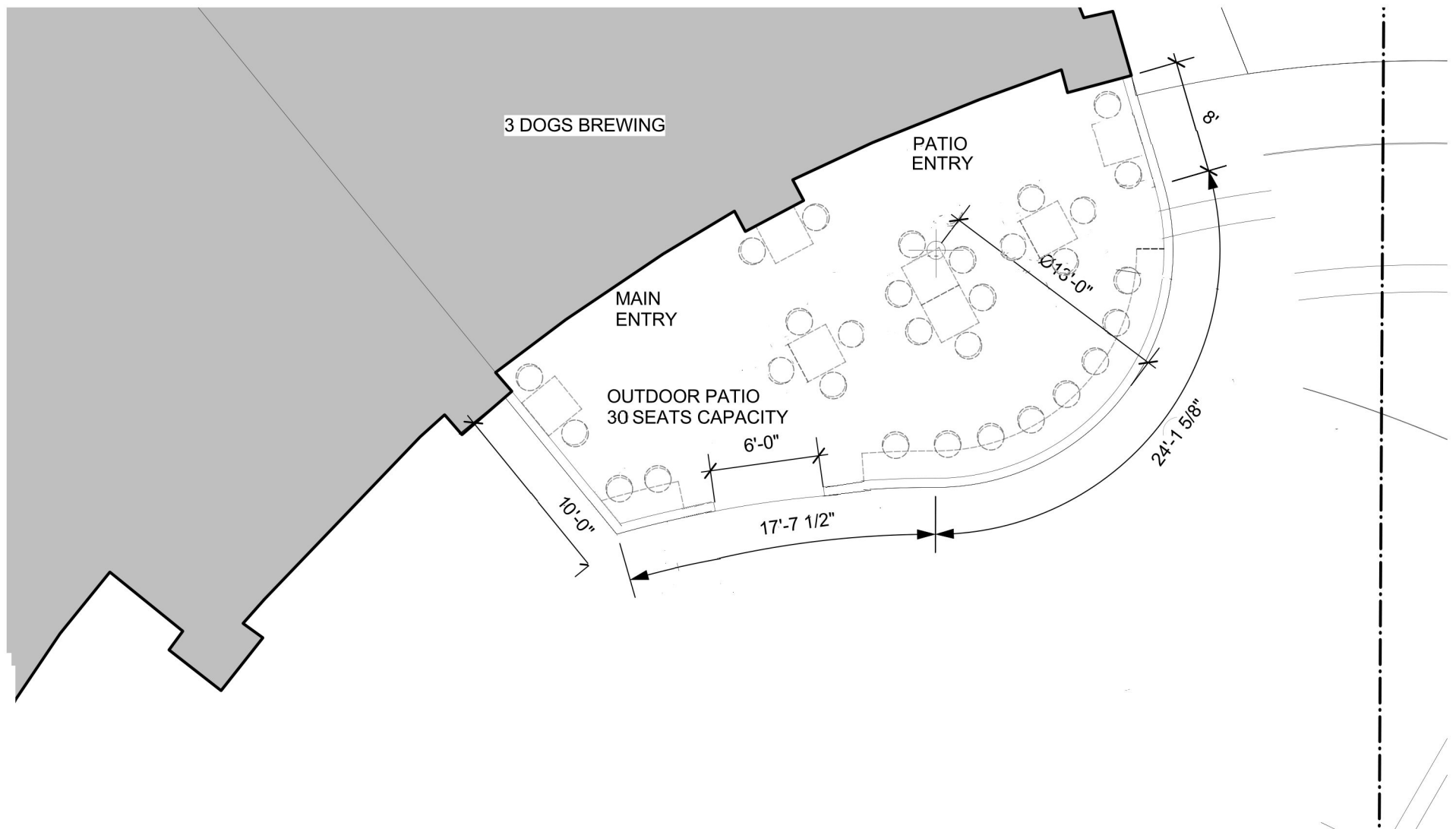
MEZZANINE PLAN

PROJECT NO:	2020-08
DRAWN BY:	LC
CHECKED BY:	MK
DATE:	NOV. 18, 2020
SCALE:	AS SHOWN
REVISION NO:	DRAWING NO:

A2.3

File Location:

Page 30 of 488



1 | OUTDOOR PATIO PLAN
- | 1/8" = 1'-0"

APPENDIX C

Applicant's Summary of Questions and Answers from Public Information Meeting

Question from Public	Applicant's Response
Will you be able to see into the brewery from the mezz?	Yes. Mezzanine space is limited to a maximum of 40% of the total floor area and building code requirements require extensive sight lines from the floor level to the mezzanine. All requirements for a mezzanine from design and code requirements have been met with our proposal and the result is a very open mezzanine area with lots of views to the brewing area and to the lounge area. It should be noted that there will be no outward change in appearance from the outside not any change in the building operation or functionality. There will be a need for 6 additional onsite parking spaces to accommodate the mezzanine floor space. This would require a total of 216 spaces in the complex. Currently there are 291 spaces provided. The additional floor space of the proposed 3 Dogs Mezzanine increases the floor space calculation by .005 (100%)
How will the 3 Dogs Brewing mitigate the noise coming from the brewery patrons? And from the music associated with a brew pub? Currently there is lots of noise (yelling and shouting) occurring at night from the plaza which is very loud at the White Rock Square One building (across Bryant Park from Miramar Plaza).	While this question does not specifically relate to the topic of the mezzanine which is the purpose of this Public Information Meeting we are happy to address this concern. 3 Dog Brewing has operated our Brewery and Tasting Room at it present location at 1515 Johnston Rd since December of 2018. We have operated a patio at this location and (pre Covid) hosted regular live music performances. We have had no noise related complaints or bylaw infractions resulting from these. We have included a written policy and procedures and code of conduct to address the operation of the patio and live music that forms part of our liquor licence submission. The policy and conduct includes measures such as limiting the hours of operation of the patio, posting reminders to our patrons to respect our neighbors, not allowing patrons to loiter outside the brewery after leaving, keeping doors closed during evening performances to reduce the noise levels outside, keeping volume levels inside to levels where normal conversations can be maintained during performances and having staff trained and aware of noise issues. We cannot comment on current noise issues in the plaza and White Rock Square as we do not have a presence there. We do note that there will be other business open on the plaza including restaurants with patios and grocery store that will be open late as well, so moderate noise from the plaza at normal levels is inevitable and to be expected, 3 Dogs Brewing will continue to police its patrons and not permit excessive noise from it's operation or guests. It should also be noted that 3 Dogs Brewing is not a typical large commercial brewery operation where there are early morning deliveries and large truck movements and warehouse operations. 3 Dogs will continue to operate as a small retail operation keeping typical business hours at this new location.
How many jobs have you created?	While this question does not specifically relate to the topic of the mezzanine which is the purpose of this Public Information Meeting we are happy to address this question. We Typically have 5 to 6 full time employees and 17 to 25 part time employees.
Will beer be able to be served at the mezz level?	Yes. There will be a service bar, taps and a washroom on the mezzanine level.

What about accessible access to the mezzanine??	Access to the mezzanine will be via a staircase. The main floor is fully accessible including washrooms.
We note a Bosa / Miramar Security person is on site today. Will this continue as a way supporting concerns of residents?	While this question does not specifically relate to the topic of the mezzanine which is the purpose of this Public Information Meeting this is what we know. While security onsite is beyond our purview and is a question best directed to Bosa, however it is our understanding that there will be a security presence.
What time do you shut down?	While this question does not specifically relate to the topic of the mezzanine which is the purpose of this Public Information Meeting we will address this concern. Brewery Hours will remain the same as our current location 12 to 9 pm Monday and Tuesday, 12 to 11pm Wednesday to Saturday and 12 to 8 pm Sundays. The Patio is typically shut down after 9 pm.
Have the Owners of new Strata of C&D given the COWR conditional approval of this application?	Commercial properties are not part of the Strata and are administered separately. The City of White Rock has not given any approvals for this application and this Public Information Meeting that we are engaged in is part of the process to obtain the necessary approvals from the City for the mezzanine.
What is the anticipated revenue to the Plaza Management Committee?	Unknown and beyond our scope. <i>[Note this is discussed in the Staff Report under “Overall Proposed Occupancy and Outdoor Patio”:</i> <i>“It is anticipated that any electricity or other utilities for the patio space would be supplied by the business’ own services from within the building, and their contribution to the overall maintenance of the plaza area would be included in their lease with the landlord.”]</i>
Will dogs be allowed on the patio?	While this question does not specifically relate to the topic of the mezzanine which is the purpose of this Public Information Meeting we are happy to address this question. Service dogs are welcome on the patio and inside the tasting room proper. The issue of dogs in general being permitted of patios is something we support however the current Fraser Health rules do not permit non-service dogs on patios. We note that many other jurisdictions do permit non-service dogs on patios elsewhere at the discretion of the business owner and they are enjoying great success.
What is the timeline for opening?	We hope to open the doors to the new location sometime in July of this year.
What is the impact to the Sunday Farmers Market?	We are not aware of nor do we foresee any negative impact to the Sunday Farmers Market from the addition of the mezzanine or any other aspect of the 3 Dogs Brewing location at Miramar. We would anticipate a positive impact from the new location as it will add to the vibrancy of the entire neighborhood.

APPENDIX E

Draft Zoning Amendment Bylaw No. 2386 – CD-16 Mezzanine Floor Area Exemption

The Corporation of the CITY OF WHITE ROCK BYLAW 2386



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "B" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by removing Section 7.16.3(a) in its entirety and replacing the section with the following new section 7.16.3(a):

(a) **BASE DENSITY:** The maximum number of *dwelling units*, *gross floor areas* and *lot coverage of buildings and structures* shall be in accordance with the following:

Phase Area (1)	Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor area</i> ⁽²⁾ for a <i>residential use</i> (includes <i>apartments</i> , <i>townhouses</i> ⁽⁴⁾ , and amenity areas ⁽³⁾)	Maximum <i>gross floor area</i> ⁽²⁾ for <i>Retail Service Group 1</i> ⁽⁴⁾ , <i>Licensed Establishment</i> , and <i>Civic Uses</i>	Maximum <i>gross floor area</i> ⁽²⁾ for commercial, civic and residential uses	Maximum <i>Lot Coverage</i>
1	129	13,846 m ²	1,162 m ²	15,008 m ²	33%
2	96	10,553 m ²	2,438 m ²	12,991 m ²	64%
3	202	24,106 m ²	4,662 m ²	28,768 m ²	53.4%
Total for all Phases	427	48,505 m ²	8,262 m ²	56,767 m ²	52%

1. As indicated on the Plans
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.
3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants
4. Townhouse floor area may be considered for *retail service group 1* use as outlined in Section 7.16.2 (ii).

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386".

RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
PUBLIC HEARING held on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____

RECONSIDERED AND FINALLY ADOPTED on the day of

Mayor

Director of Corporate Administration

Recipient: City of White Rock

Letter: Greetings,

3 dogs brewing mezzanine approval

3 Dogs Brewing

We Need Your Support!

As part of 3 Dogs Brewing upcoming relocation to Mirimar Village, we are asking the City of White Rock for permission to construct a mezzanine for patron seating, an additional washroom, storage and office space in the new location. The mezzanine is necessary for 3 Dogs Brewing to maintain its occupancy levels from it's current location on Johnston Rd. Please sign to show your support in this for 3 Dogs Brewing.

Thank you

The 3 Dogs Family

Signatures

Name	Location	Date
Matt Glazier	Canada	2021-03-04
Daniel Dixon	Surrey, British Columbia, Canada	2021-03-04
Josh Dennett-thorpe	Surrey, British Columbia, Canada	2021-03-04
Graeme Bray	Surrey, British Columbia, Canada	2021-03-04
Jeffrey Wukovits	Surrey, British Columbia, Canada	2021-03-04
Lael Ross	Surrey, British Columbia, Canada	2021-03-04
Katrina Wisniewski	Surrey, British Columbia, Canada	2021-03-04
Lee Murphy	Surrey, British Columbia, Canada	2021-03-04
Katie Vales	Surrey, British Columbia, Canada	2021-03-04
Alex Saunders	Vancouver, Canada	2021-03-04
Kim Eagle	Surrey, British Columbia, Canada	2021-03-04
Stuart Gormley	Glasgow, UK	2021-03-04
Lisa Farrow	Surrey, Canada	2021-03-04
Carol Charles	Surrey, Canada	2021-03-04
Chris Drake	White Rock, Canada	2021-03-04
Sonia Lo	Surrey, British Columbia, Canada	2021-03-04
Kim McBride	Surrey, Canada	2021-03-04
Victor Davis	Surrey, British Columbia, Canada	2021-03-04
Stacey Mayne	Toronto, Ontario, Canada	2021-03-04
Ryan Rawlings	Surrey, Alberta, Canada	2021-03-04

Name	Location	Date
Kate Pratsides	Surrey, British Columbia, Canada	2021-03-04
Mark Jarvis	Surrey, British Columbia, Canada	2021-03-04
Jenelle Julien	Langley, British Columbia, Canada	2021-03-04
Tammy Unger	White Rock, Canada	2021-03-04
Rhea Gabor	Surrey, British Columbia, Canada	2021-03-04
Nico Mitchell	Surrey, British Columbia, Canada	2021-03-04
Ami Dixon	New Westminster, British Columbia, Canada	2021-03-04
Blake Ashforth	Port Coquitlam, British Columbia, Canada	2021-03-04
Shelley Lowe	Langley, British Columbia, Canada	2021-03-04
Dwayne Coss	Port Coquitlam, British Columbia, Canada	2021-03-04
James Milligan	Surrey, British Columbia, Canada	2021-03-04
Lindsey Ellett	Surrey, British Columbia, Canada	2021-03-04
Jarred Tokarek	Surrey, British Columbia, Canada	2021-03-04
Claire Ferns	Surrey, British Columbia, Canada	2021-03-04
Debbie Cossever	Surrey, British Columbia, Canada	2021-03-04
Jesse Mackail	Vancouver, British Columbia, Canada	2021-03-04
Shiv Sharma	White Rock, Canada	2021-03-04
Marnie Ferreira	Vancouver, British Columbia, Canada	2021-03-04
Darcy Hambleton	White rock, British Columbia, Canada	2021-03-04
Seio Kitagawa	Surrey, British Columbia, Canada	2021-03-04

Name	Location	Date
Peg McGuinness	Surrey, British Columbia, Canada	2021-03-04
Geoff Cutler	Surrey, British Columbia, Canada	2021-03-04
Marita White	White Rock, British Columbia, Canada	2021-03-04
Kyle Simpson	Surrey, British Columbia, Canada	2021-03-04
Jason Burfoot	Coquitlam, British Columbia, Canada	2021-03-04
Scott Miller	Surrey, Canada	2021-03-04
Gail Simpson	Surrey, British Columbia, Canada	2021-03-04
Adam Glazier	Victoria, British Columbia, Canada	2021-03-04
Kim Cooper	Surrey, British Columbia, Canada	2021-03-04
Lisa Coulthard	Surrey, British Columbia, Canada	2021-03-04
Carling Barnes	Surrey, Canada	2021-03-04
Nin Badesha	Surrey, British Columbia, Canada	2021-03-04
Kyle Stephenson	Montréal, Quebec, Canada	2021-03-04
Karin Bjerke-Lisle	Surrey, British Columbia, Canada	2021-03-04
Aspen Shima	White Rock, Canada	2021-03-04
Paige Lisle	Surrey, British Columbia, Canada	2021-03-04
Paul Mayne	Surrey, British Columbia, Canada	2021-03-04
Brontë Lisle	Surrey, British Columbia, Canada	2021-03-04
Elia Delorme	White rock, British Columbia, Canada	2021-03-04
Stephen Stefanyk	Burnaby, Canada	2021-03-04
Rebecca Morley	Surrey, British Columbia, Canada	2021-03-04
Erin Windblad	Surrey, British Columbia, Canada	2021-03-04

Name	Location	Date
John Mitchell	White Rock, British Columbia, Canada	2021-03-05
Jeannine Hendrigan	Surrey, British Columbia, Canada	2021-03-05
Jordan Max-Brown	Vancouver, Canada	2021-03-05
Morgan Phillips	Surrey, Canada	2021-03-05
Taylor Cope	Surrey, British Columbia, Canada	2021-03-05
Mark Schoeffel	Canada	2021-03-05
Christine Strang	Surrey, Canada	2021-03-05
James Proulx	White Rock, British Columbia, Canada	2021-03-05
Cam Mitchell	Vancouver, Canada	2021-03-05
Emilio Chiarizia	Surrey, British Columbia, Canada	2021-03-05
Chantal Devaney	Surrey, Canada	2021-03-05
Stacey Koutsouris	White Rock, British Columbia, Canada	2021-03-05
Jarrad Newey	Surrey, British Columbia, Canada	2021-03-05
Paul Sanderson	Surrey, British Columbia, Canada	2021-03-05
R Mills	Surrey, Canada	2021-03-05
Kyle Lovtvedt	Surrey, British Columbia, Canada	2021-03-05
Jessie Ursel	Surrey, British Columbia, Canada	2021-03-05
Janelle Stewart	Surrey, Canada	2021-03-05
Emily Flett	Surrey, British Columbia, Canada	2021-03-05
Marilyn Desmarais	White Rock, Canada	2021-03-05
Ashleigh Macnaught	Surrey, British Columbia, Canada	2021-03-05
Spencer Bennett	Surrey, British Columbia, Canada	2021-03-05

Name	Location	Date
Samantha Riess	Langley, British Columbia, Canada	2021-03-05
Debra Antifaev	Surrey, British Columbia, Canada	2021-03-05
Chris Ellett	Surrey, British Columbia, Canada	2021-03-05
Mike Cirocco	Surrey, British Columbia, Canada	2021-03-05
Lauren Fisher	Langley, British Columbia, Canada	2021-03-05
Taylor Howes	Vancouver, British Columbia, Canada	2021-03-05
Courtenay Lot	Surrey, British Columbia, Canada	2021-03-05
Christine Nicol	Surrey, Canada	2021-03-05
Matt Stone	Langley, British Columbia, Canada	2021-03-05
Sam DeGuilio	Langley, Canada	2021-03-05
Ryan Bateman	Vancouver, British Columbia, Canada	2021-03-05
Stacey Graham	White Rock, British Columbia, Canada	2021-03-05
Carolyn Ovies	Delta, British Columbia, Canada	2021-03-05
Lynn Pratsides	Surrey, Canada	2021-03-05
Kristian Osing	Vancouver, British Columbia, Canada	2021-03-05
Nancy Philley	Surrey, Canada	2021-03-05
Justin McGregor	Surrey, British Columbia, Canada	2021-03-05
Graham Street	Surrey, British Columbia, Canada	2021-03-05
Doug Orr	Vancouver, British Columbia, Canada	2021-03-05
Karen Cauty	Surrey, British Columbia, Canada	2021-03-05
Kailey Randle	Langley, Canada	2021-03-05
Kelli Sturkenboom	Vancouver, British Columbia, Canada	2021-03-05

Name	Location	Date
Kira Okada	Surrey, British Columbia, Canada	2021-03-05
Lauren Pye	Surrey, British Columbia, Canada	2021-03-05
Chase D	Surrey, British Columbia, Canada	2021-03-05
Kaylee Brown	Surrey, Canada	2021-03-05
Ann Newman	Surrey, British Columbia, Canada	2021-03-05
Billie Gordon	Surrey, Canada	2021-03-05
Jayne Ircha	Surrey, British Columbia, Canada	2021-03-05
Lily Ballantyne	Surrey, British Columbia, Canada	2021-03-05
Cathy Leduc	White Rock, British Columbia, Canada	2021-03-05
Laura Kelsch	White Rock, British Columbia, Canada	2021-03-05
Christy Drummond	Surrey, British Columbia, Canada	2021-03-05
Roger York	Langley, British Columbia, Canada	2021-03-05
Terry Burns	South Surrey, British Columbia, Canada	2021-03-05
Rod Bonneville	Surrey, British Columbia, Canada	2021-03-05
Kai Duchnycz	Surrey, British Columbia, Canada	2021-03-05
Nick De Grace	Surrey, British Columbia, Canada	2021-03-05
Sarah Wells	Surrey, British Columbia, Canada	2021-03-05
Allan Thompson	Delta, British Columbia, Canada	2021-03-05
Jared Howes	Surrey, British Columbia, Canada	2021-03-05
Lori Sturgess	Surrey, British Columbia, Canada	2021-03-05
Jenny Lo	Surrey, Canada	2021-03-05
Jennifer Lythgo	Surrey, British Columbia, Canada	2021-03-05

Name	Location	Date
Derrick Kramer	Surrey, British Columbia, Canada	2021-03-05
Amber Magnus	South surrey, Alberta, Canada	2021-03-05
Kristen Bergunder	Surrey, British Columbia, Canada	2021-03-05
Andrea Lee	Victoria, British Columbia, Canada	2021-03-05
Cody H	Langley, British Columbia, Canada	2021-03-05
Amanda Galenzoski	Surrey, British Columbia, Canada	2021-03-05
Lynsey Brown	Surrey, British Columbia, Canada	2021-03-05
Samantha Dobbin	Surrey, British Columbia, Canada	2021-03-05
Jordan Hyde	Surrey, British Columbia, Canada	2021-03-05
Mike Dinney	Surrey, British Columbia, Canada	2021-03-05
Roger Cochrane	Surrey, British Columbia, Canada	2021-03-05
Chris Jackson	Surrey, British Columbia, Canada	2021-03-05
Megan Hastie	New Westminster, British Columbia, Canada	2021-03-05
Brittany Marcoux	Surrey, British Columbia, Canada	2021-03-05
Jake Lea	Langley, British Columbia, Canada	2021-03-05
Chris Fulkerth	Surrey, British Columbia, Canada	2021-03-05
Kris Maxwell	Vancouver, Canada	2021-03-05
Brittany Lloydsmith	Surrey, Canada	2021-03-05
Katy MacEwan	Surrey, British Columbia, Canada	2021-03-05
Marco Conti	Surrey, British Columbia, Canada	2021-03-05
Garry Gardener	White Rock, Canada	2021-03-05

Name	Location	Date
Errin Casano	Canada	2021-03-05
Peter Docharty	Surrey, British Columbia, Canada	2021-03-05
Lisa Snickars	Surrey, British Columbia, Canada	2021-03-05
Ryan Keigher	Surrey, British Columbia, Canada	2021-03-05
Vicki Shackelford	Surrey, British Columbia, Canada	2021-03-05
Frances Smith	Surrey, British Columbia, Canada	2021-03-05
mark harding	Surrey, Canada	2021-03-05
Leif Maley	Port Moody, Canada	2021-03-05
Tim Kowcenuk	Barrie, Ontario, Canada	2021-03-05
Alex Reimer	Surrey, British Columbia, Canada	2021-03-05
hunter raitt	Vancouver, British Columbia, Canada	2021-03-05
Brenda Dedrick	Ladysmith, Canada	2021-03-05
Christina Millar	White Rock, British Columbia, Canada	2021-03-05
Olivia Hornstein	Surrey, British Columbia, Canada	2021-03-05
Danielle Fairbank	Surrey, Canada	2021-03-05
Nathan Emmerson	New Westminster, Canada	2021-03-05
Tristan Drummond	White rock, British Columbia, Canada	2021-03-05
Sean O'sullivan	Surrey, British Columbia, Canada	2021-03-05
Jared Rashid	Surrey, British Columbia, Canada	2021-03-05
E Clark	Surrey, British Columbia, Canada	2021-03-05
Kaili Anakotta	Surrey, British Columbia, Canada	2021-03-05
Mike Smith	Langley, British Columbia, Canada	2021-03-05

Name	Location	Date
Roxanne Black	Surrey, British Columbia, Canada	2021-03-05
Marc Filiatrault	Surrey, British Columbia, Canada	2021-03-05
Kiran Behl	Surrey, Canada	2021-03-05
Matteo Cerullo	White Rock, Alberta, Canada	2021-03-05
Justine Dancey	White Rock, British Columbia, Canada	2021-03-05
Max Mcg	Surrey, British Columbia, Canada	2021-03-05
Kelsey Henderson	Surrey, British Columbia, Canada	2021-03-05
Sheri Hall	Langley BC, Canada	2021-03-05
Nathalie LaRoche	Surrey, Canada	2021-03-05
Cassandra Elliott	Surrey, Canada	2021-03-05
Donna Searls	Surrey, Canada	2021-03-05
Jeanine Burns	New Westminster, Canada	2021-03-05
Jeremy Cutler	Vancouver, British Columbia, Canada	2021-03-05
Laurelle Fanner	White Rock, Canada	2021-03-05
Michael Reseigh	Surrey, British Columbia, Canada	2021-03-05
Bo Ma	Surrey, British Columbia, Canada	2021-03-05
Kathy Noonan	Victoria, Canada	2021-03-05
Tera Gurvich	Surrey, British Columbia, Canada	2021-03-05
Jordan Wiebe	Delta, British Columbia, Canada	2021-03-05
Nancy Thorpe	Kihei, Hawaii, US	2021-03-05
Carter Shanks	New Westminster, Canada	2021-03-05
Ted Tosoff	langley, Canada	2021-03-05

Name	Location	Date
Sam Marsh	Surrey, British Columbia, Canada	2021-03-05
Jackie Vuilleumier	Surrey, British Columbia, Canada	2021-03-05
Brianna Koebel	Langley, British Columbia, Canada	2021-03-05
Nicole Stewart	Saanichton, Canada	2021-03-05
Laura Pitcher	White Rock, Canada	2021-03-05
Jane Mackinnon	White Rock, British Columbia, Canada	2021-03-05
Landon Brandt	Surrey, British Columbia, Canada	2021-03-05
Gabby Guguchev	Surrey, British Columbia, Canada	2021-03-05
Natalie Smith	Surrey, British Columbia, Canada	2021-03-05
Jeff Heatley	Surrey, Canada	2021-03-05
Hilary Rostvig	Aldergrove, British Columbia, Canada	2021-03-05
Jenelle Allison	Vancouver, British Columbia, Canada	2021-03-05
Matt Glazier	Surrey, British Columbia, Canada	2021-03-05
Kristina Koch	Surrey, British Columbia, Canada	2021-03-05
Andrea Benzel	Surrey, British Columbia, Canada	2021-03-05
Kara Sandercott	Surrey, British Columbia, Canada	2021-03-05
Sarah Davies	Surrey, British Columbia, Canada	2021-03-05
Jeff Christensen	Surrey, Canada	2021-03-05
Keara Campbell	Surrey, British Columbia, Canada	2021-03-05
Shandel Riedlinger	Vancouver, British Columbia, Canada	2021-03-05
Michele Campbell	Surrey, British Columbia, Canada	2021-03-05
Amy Glazier	Victoria, British Columbia, Canada	2021-03-05

Name	Location	Date
Shawn Campbell	Surrey, British Columbia, Canada	2021-03-05
Chelsea Gallagher	White Rock, British Columbia, Canada	2021-03-05
Barb Fairbank Fairbank	Surrey, British Columbia, Canada	2021-03-05
Jasmine Webster	Surrey, British Columbia, Canada	2021-03-05
Cailyn Conci	Vancouver, British Columbia, Canada	2021-03-05
Darcy Hardess	Vancouver, British Columbia, Canada	2021-03-05
Marissa May	White Rock, British Columbia, Canada	2021-03-05
Rebecca Whatley	Penticton, Canada	2021-03-05
Lorraine Sills	Surrey, British Columbia, Canada	2021-03-05
Justine Beveridge	Vancouver, British Columbia, Canada	2021-03-05
Jayden Campbell	Surrey, British Columbia, Canada	2021-03-05
Haley Camplin	Surrey, British Columbia, Canada	2021-03-05
Tracy Campbell	Surrey, British Columbia, Canada	2021-03-05
Heather Brugger	Vancouver, Canada	2021-03-05
keelin laing	Richmond, British Columbia, Canada	2021-03-05
Gary Rossiter	Surrey, British Columbia, Canada	2021-03-05
Joanna Leal	Langley, British Columbia, Canada	2021-03-05
Matthew Pitcher	Surrey, British Columbia, Canada	2021-03-05
Richard Stewart	White Rock, British Columbia, Canada	2021-03-05
Bari McMillan	Surrey, British Columbia, Canada	2021-03-05
Rhonda Barnett	White Rock, British Columbia, Canada	2021-03-05
Ryan Ruf	South Surrey, British Columbia, Canada	2021-03-05

Name	Location	Date
Cathy Tough	Surrey, British Columbia, Canada	2021-03-05
Delisa Smith	Calgary, Alberta, Canada	2021-03-05
Mackenzie Carr	Surrey, British Columbia, Canada	2021-03-05
Sam Woodward	Langley, British Columbia, Canada	2021-03-05
Ryland Ford	Victoria, British Columbia, Canada	2021-03-05
Suzanne Schmidt	Surrey, British Columbia, Canada	2021-03-05
Brittney Bennett	Surrey, Canada	2021-03-05
Ryan Vassallo	Surrey, British Columbia, Canada	2021-03-05
Cora Henderson	Surrey, British Columbia, Canada	2021-03-05
Tina Kenville	Surrey, Canada	2021-03-05
Gurnish Banipal	Surrey, Canada	2021-03-05
Taylor Mcmillan	Surrey, British Columbia, Canada	2021-03-05
Vanessa Fryer	Surrey, British Columbia, Canada	2021-03-05
Tessa Bohn	White Rock, British Columbia, Canada	2021-03-05
Ashley Orsetti	Surrey, British Columbia, Canada	2021-03-05
John McCafferty	Delta, British Columbia, Canada	2021-03-05
Tyler Thibault	Abbotsford, British Columbia, Canada	2021-03-05
mercedez warbrick	white rock, British Columbia, Canada	2021-03-05
Calum Spivey	Surrey, British Columbia, Canada	2021-03-05
Nicholas Hunter	Surrey, British Columbia, Canada	2021-03-05
Ashley Mainwaring	Surrey, British Columbia, Canada	2021-03-05
Cody Quick	Mission, British Columbia, Canada	2021-03-05

Name	Location	Date
Gurpreet Atwal	Langley, British Columbia, Canada	2021-03-05
Cheryl Lydynuik	Surrey, British Columbia, Canada	2021-03-05
Keegan MacPhail-Ashworth	Nanaimo, Canada	2021-03-05
Shane Conlin	Surrey, British Columbia, Canada	2021-03-05
Alan Churchard	Victoria, British Columbia, Canada	2021-03-05
Keith Niedermeyer	Surrey, British Columbia, Canada	2021-03-05
Patrick Hunter	Langley, British Columbia, Canada	2021-03-05
Lenore Black	Markham, Canada	2021-03-05
Fairooz AlQahtani	Dammam, Saudi Arabia	2021-03-05
Khemraj Kassee	Kitchener, Canada	2021-03-05
Daryl Harmer	White Rock, British Columbia, Canada	2021-03-05
Pam Glazier	White rock, Canada	2021-03-05
Bronte Taylor	Surrey, British Columbia, Canada	2021-03-05
Heather Sadoway	White Rock, British Columbia, Canada	2021-03-05
Ken Faivre-Duboz	Surrey, British Columbia, Canada	2021-03-05
Nicole Dabek	Surrey, British Columbia, Canada	2021-03-05
Amy Glass	Surrey, British Columbia, Canada	2021-03-05
Cassidy Conkin	Vancouver, British Columbia, Canada	2021-03-05
Cindy Mayoh	Surrey, Canada	2021-03-05
Michelle Dixon	Surrey, British Columbia, Canada	2021-03-05
Jill Oldroyd-Scheves	Langley, Canada	2021-03-05
Audrey Mclaughlin	Montréal, Canada	2021-03-05

Name	Location	Date
Tarm Hrynkiw	Surrey, Canada	2021-03-05
Craig Rudder	Surrey, British Columbia, Canada	2021-03-05
Sandra Rose	White Rock, British Columbia, Canada	2021-03-05
Krystle Bown	Surrey, British Columbia, Canada	2021-03-05
keeli duncan	Surrey, British Columbia, Canada	2021-03-05
Katie Hutt	Surrey, Canada	2021-03-05
Tim Derksen	Sidney, British Columbia, Canada	2021-03-05
Anna Sepsey	Budapest, Hungary	2021-03-05
Jake Drown	New Westminster, British Columbia, Canada	2021-03-05
Hanne Olsen	White Rock, British Columbia, Canada	2021-03-05
Katie Stead	Langley, British Columbia, Canada	2021-03-05
Jennifer Small	Delta, Canada	2021-03-05
SAM MCINNIS	Surrey, Canada	2021-03-05
Dallas Quick	Maple Ridge, Canada	2021-03-05
Kelly Lancelot	Surrey, British Columbia, Canada	2021-03-05
Wesley Rose	Port Moody, British Columbia, Canada	2021-03-05
Lia Bijman	Coquitlam, British Columbia, Canada	2021-03-05
Mark Nelson	White Rock, British Columbia, Canada	2021-03-05
Rochelle Wheeler	Surrey, British Columbia, Canada	2021-03-05
Courtney Aveling-walker	Vancouver, Canada	2021-03-05
Ally Ykema	Surrey, Canada	2021-03-05

Name	Location	Date
Bryan Hopper	Surrey, British Columbia, Canada	2021-03-05
Jessica Theriault	Surrey, British Columbia, Canada	2021-03-05
Alyssa Vath	White rock, Canada	2021-03-05
Lori Humber	Langley, British Columbia, Canada	2021-03-05
Ginger Foster	White Rock, British Columbia, Canada	2021-03-05
Sarah Batut	Surrey, British Columbia, Canada	2021-03-05
Brooke Klaver	Langley, British Columbia, Canada	2021-03-05
Bill Northcott	Surrey, Canada	2021-03-05
Lara Shaheen	Tel Aviv, Israel	2021-03-05
Levi Legroulx	Surrey, British Columbia, Canada	2021-03-05
Liam Dolphin	Surrey, British Columbia, Canada	2021-03-05
Brad Jones	Edmonton, Canada	2021-03-05
Megan Dolphin	Surrey, British Columbia, Canada	2021-03-05
Judy Bruce	Wasaga Beach, Canada	2021-03-05
Jim Mckay	White Rock, Canada	2021-03-05
Thomas Berttall	Surrey, British Columbia, Canada	2021-03-05
Angelina Bejjani	Lebanon	2021-03-05
April Martin	Vancouver, Canada	2021-03-05
Laura Holloway	Sumter, US	2021-03-05
Monique Gaudert	Flin Flon, Canada	2021-03-05
Tammy Dyer	Surrey, British Columbia, Canada	2021-03-05
Andrew Brackett	Mobile, US	2021-03-05

Name	Location	Date
Rupert Peers	Surrey, British Columbia, Canada	2021-03-05
Diane Mitchell	Harrison Hot Springs, Canada	2021-03-05
Claire Shawcross	Abbotsford, Canada	2021-03-05
Abbey Verhasselt	Glendale Heights, US	2021-03-05
Jeff Thorson	Surrey, British Columbia, Canada	2021-03-05
Kim Kane	Woodstock, Canada	2021-03-05
Kim Smith	Surrey, British Columbia, Canada	2021-03-05
rithee patel	Ashburn, US	2021-03-05
Maria Ferrer	Brooklyn, US	2021-03-05
Skyler McCarthy	Evans, US	2021-03-05
Tererai Mangena	Johannesburg, South Africa	2021-03-05
Kayla Cooper	Stockbridge, US	2021-03-05
Brad Seaman	Howe, US	2021-03-05
Dwight Shrute	Mountainville, US	2021-03-05
Bella Fassio	Maple Valley, US	2021-03-05
Julie Powell	Pittsburgh, Pennsylvania, US	2021-03-05
Cecilia Dinh	Kent, US	2021-03-05
Anthony Monk	Vernon, British Columbia, Canada	2021-03-05
Rick Gill	Surrey, British Columbia, Canada	2021-03-05
Miranda Loehndorf	Tillsonburg, Canada	2021-03-05
Deana Bertelli	Surrey, British Columbia, Canada	2021-03-05
Deborah Eckhouse	Surrey, British Columbia, Canada	2021-03-05

Name	Location	Date
Adrienne lutzke	Surrey, British Columbia, Canada	2021-03-05
Kerry Maitland	Surrey, British Columbia, Canada	2021-03-05
Lucie Gagnon	Surrey, British Columbia, Canada	2021-03-05
Raymond Winger	White Rock, British Columbia, Canada	2021-03-05
Lorraine Martin	Surrey, British Columbia, Canada	2021-03-05
Brett Gagnon	Surrey, British Columbia, Canada	2021-03-05
Michelle Glazier	North Vancouver, British Columbia, Canada	2021-03-05
Keely Beaulieu	Prince George, British Columbia, Canada	2021-03-05
Gavin Morrison	Victoria, British Columbia, Canada	2021-03-05
Byron Wilson	Surrey, British Columbia, Canada	2021-03-05
Jenn Wukovits	Calgary, Alberta, Canada	2021-03-05
Ana Fisic	Vancouver, British Columbia, Canada	2021-03-05
Randy Ruf	Surrey, British Columbia, Canada	2021-03-05
Jennie Silk	Surrey, Canada	2021-03-05
Brianna Walker	Surrey, British Columbia, Canada	2021-03-05
Carey Jamieson	North Vancouver, British Columbia, Canada	2021-03-05
Ross Hazlehurst	Port Moody, British Columbia, Canada	2021-03-05
Rana Randhawa	Surrey, Canada	2021-03-05
Zac Colpitts	Surrey, British Columbia, Canada	2021-03-05
Connie Hawke	Surrey, British Columbia, Canada	2021-03-05
Matthew Knarston	Vancouver, British Columbia, Canada	2021-03-05

Name	Location	Date
Loren Bandiera	Surrey, British Columbia, Canada	2021-03-05
Aidan Abler	De Forest, US	2021-03-05
Jim Moore	Surrey, British Columbia, Canada	2021-03-05
Natalie Cervantes Facio	Denver, US	2021-03-05
Sarah Aspinall	Surrey, Canada	2021-03-05
Spencer Dolphin	Surrey, British Columbia, Canada	2021-03-05
C G	Vancouver, British Columbia, Canada	2021-03-05
Lauren Chan	Edmonton, Canada	2021-03-05
Lee Archachan	Surrey, British Columbia, Canada	2021-03-05
Jaz Cuthbert	Surrey, British Columbia, Canada	2021-03-05
Michelle Solomon	Surrey, Canada	2021-03-05
Kendra Eidt	Port Elgin, Canada	2021-03-05
Raven Guyot	Surrey, British Columbia, Canada	2021-03-05
David Birkenhead	Whistler, Canada	2021-03-05
Ivan Townsend	Vancouver, British Columbia, Canada	2021-03-05
laurelle monk	Surrey, British Columbia, Canada	2021-03-05
Maggie Plett	Surrey, British Columbia, Canada	2021-03-05
Prab Sandhu	Surrey, Canada	2021-03-05
Alicia Hamilton-Protasiewicz	Chilliwack, British Columbia, Canada	2021-03-05
Cole Dunn	Surrey, British Columbia, Canada	2021-03-05
Jacqueline Snow	Surrey, British Columbia, Canada	2021-03-05
David Stanek	White Rock, Canada	2021-03-05

Name	Location	Date
Ciara Kelly	Abbotsford, British Columbia, Canada	2021-03-05
Judi lambie	Surrey, British Columbia, Canada	2021-03-05
Tannis Hill	Surrey, British Columbia, Canada	2021-03-05
Diyajal Pillay	Johannesburg, South Africa	2021-03-05
Heather Baggott	Victoria, British Columbia, Canada	2021-03-05
Rose Dunn	Surrey, British Columbia, Canada	2021-03-05
Cheryl Pfeifer	Surrey, British Columbia, Canada	2021-03-05
Teresa Wallace	Maple Ridge, Canada	2021-03-05
Christien Peterson	Surrey, British Columbia, Canada	2021-03-05
Arthur Perna	Burnaby, British Columbia, Canada	2021-03-05
Brittany Ratzlaff	White rock, British Columbia, Canada	2021-03-05
Sarah Allison	Kelowna, British Columbia, Canada	2021-03-05
Cristy Carry	Comodoro Rivadavia, Argentina	2021-03-05
Lauren Dudar	Edmonton, Alberta, Canada	2021-03-05
Vanessa Wiebe	Surrey, British Columbia, Canada	2021-03-05
Josh Beglaw	White rock, Alberta, Canada	2021-03-05
Sasha Dhanaram	Brampton, Canada	2021-03-05
Al Bailey	White Rock, Canada	2021-03-05
Telma Teixeira	Surrey, British Columbia, Canada	2021-03-05
Riley Bird	Surrey, British Columbia, Canada	2021-03-05
Alanah Keigher	White Rock, Alberta, Canada	2021-03-05
Alex Merkl	Surrey, British Columbia, Canada	2021-03-05

Name	Location	Date
Adrienne Briscoe	Surrey, British Columbia, Canada	2021-03-05
Steven Johnson	Surrey, British Columbia, Canada	2021-03-05
Denise Cassibo	Scarborough, Canada	2021-03-05
Jaclyn Tatay	Surrey, Canada	2021-03-05
Kerstin Eysers	Surrey, British Columbia, Canada	2021-03-05
Jeff Augustine	Surrey, British Columbia, Canada	2021-03-05
Agata stanielewicz	Surrey, British Columbia, Canada	2021-03-05
JoAnne Maynes	White Rock BC, British Columbia, Canada	2021-03-05
David McBride	Surrey, British Columbia, Canada	2021-03-05
Jessica Imrie	Burnaby, Alberta, Canada	2021-03-06
Nancy Beglaw	White Rock, British Columbia, Canada	2021-03-06
Madison Klinck	Surrey, British Columbia, Canada	2021-03-06
Jennifer Allegretto	B.C., Alberta, Canada	2021-03-06
cindy Charles	Surrey, Canada	2021-03-06
Colin Stogryn	Whiterock, Alberta, Canada	2021-03-06
Aaron Easton	Toronto, Ontario, Canada	2021-03-06
Ken Klinck	Surrey, British Columbia, Canada	2021-03-06
Susan Klinck	Surrey, British Columbia, Canada	2021-03-06
Erica Heinz	Victoria, British Columbia, Canada	2021-03-06
Chelsea Marti	Surrey, British Columbia, Canada	2021-03-06
Dennis Jack	Surrey, British Columbia, Canada	2021-03-06
Christina Mak	Delta, British Columbia, Canada	2021-03-06

Name	Location	Date
Jaxon MacMillan	White rock, British Columbia, Canada	2021-03-06
Leona Van Vliet	Langley, Canada	2021-03-06
Edwin Chang	Surrey, British Columbia, Canada	2021-03-06
Sandra Clark	Burnaby, Canada	2021-03-06
Lindsay Little	Surrey, Canada	2021-03-06
Lynn Budny	White Rock, British Columbia, Canada	2021-03-06
Nadine Viker	Surrey, British Columbia, Canada	2021-03-06
Brenda McDonald	Coquitlam, Canada	2021-03-06
Marilyn Johnson	Langley, Canada	2021-03-06
Jennifer Baggott	Edmonton, Alberta, Canada	2021-03-06
Tony Zacher	Abbotsford, Canada	2021-03-06
Emily Poirier	Vancouver, British Columbia, Canada	2021-03-06
Ben Grosse	Surrey, British Columbia, Canada	2021-03-06
Michelle perreault	Surrey, Canada	2021-03-06
Nancy Morrison	Surrey, British Columbia, Canada	2021-03-06
Bradley McKay	North Vancouver, British Columbia, Canada	2021-03-06
Yara Debs	Beirut, Lebanon	2021-03-06
edit tutorialz	Qatar	2021-03-06
Jeral Anderson-Pearce	Toronto, Canada	2021-03-06
Kiera Munster	Surrey, British Columbia, Canada	2021-03-06
Anne Bley	Victoria, British Columbia, Canada	2021-03-06

Name	Location	Date
John Holyk	Surrey, Canada	2021-03-06
Jwana Sweis	Amman, Jordan	2021-03-06
Lee Fannon	Seaford, UK	2021-03-06
dana ameer	Makkah, Saudi Arabia	2021-03-06
Ally Lockley	Nottingham, UK	2021-03-06
Elena Jaatinen	Tampere, Finland	2021-03-06
Rachel Swanepoel	East London, South Africa	2021-03-06
Retal Alyahya	Riyadh, Saudi Arabia	2021-03-06
Shayla Roux	Benoni, South Africa	2021-03-06
Agam Gol	Givatayim, Israel	2021-03-06
Judith Van hoorn	Gasselte, Netherlands	2021-03-06
Cath Kitty	Tartu, Estonia	2021-03-06
Hannah Little	Medford, US	2021-03-06
Jenna Salmikkuukka	Tampere, Finland	2021-03-06
Victoria Cooper	Plovdiv, Bulgaria	2021-03-06
Maram Habaib	Tel Aviv, Israel	2021-03-06
Eve Dumlop	Tauranga, New Zealand	2021-03-06
Asura Onifa	Bridgetown, Barbados	2021-03-06
Aurora Kaarby	Horten, Norway	2021-03-06
Celine John	Port-of-spain, Trinidad & Tobago	2021-03-06
blair gibson	surrey, Canada	2021-03-06
Angelica Bjercke	Fredrikstad, Norway	2021-03-06

Name	Location	Date
Rouruina Stewart	Rotorua, New Zealand	2021-03-06
ryeh gfhj	Bresje, Serbia	2021-03-06
Robert Cosman	Victoria, Canada	2021-03-06
brenda makeechak	Gilbert, Arizona, US	2021-03-06
Mira Kamad	Kuwait, Kuwait	2021-03-06
Sara maney Vignisdóttir	Kópavogur, Iceland	2021-03-06
Dickewu Joriane	Togo	2021-03-06
Simon Raoufinia	Skövde, Sweden	2021-03-06
Miley Stewart	Brooklyn, US	2021-03-06
Jasmine Noon	London, UK	2021-03-06
Yum Yum	Cape May, US	2021-03-06
Alaina Rollyson	Westerville, US	2021-03-06
Gerlinde Osswald	Pontypool, Canada	2021-03-06
jonathan boughen	Surrey, Canada	2021-03-06
Camryn Rogowski	Wind Lake, US	2021-03-06
Tyler Murray	Citrus Springs, US	2021-03-06
Janiyah Johnson	Edison, US	2021-03-06
Cali Remington	Keller, US	2021-03-06
Marianne Piercy	San José, Costa Rica	2021-03-06
Adrianna hubbard	Celina, US	2021-03-06
María Bianchi	Guatemala City, Guatemala	2021-03-06
Faith Whitmore	Cleveland, US	2021-03-06

Name	Location	Date
Tala Hindi	Beirut, Lebanon	2021-03-06
Blue Ivy	Orem, US	2021-03-06
Malena Olsen Hansen	Nuuk, Greenland	2021-03-06
Sa'Maya G	Lancaster, US	2021-03-06
Kennedy Williams	Sayreville, US	2021-03-06
Elysha Crowder	Dayton, US	2021-03-06
Kimberley Olsen	Surrey, Canada	2021-03-06
Jeremiah Ingram	Atlanta, US	2021-03-06
Elizabeth Collins	Indianapolis, US	2021-03-06
Broski Broski	Cape Coral, US	2021-03-06
Trish Snesar	Surrey, Canada	2021-03-06
Kaida Rosic	Ilijas, Bosnia	2021-03-06
STEPHANIE VALDIVIESO	Surrey, Canada	2021-03-06
hailey cross	Fairfax, US	2021-03-06
Kaliyah Beeks	Greenville, US	2021-03-06
Anniina Arola	Finland	2021-03-06
Jacinta Gustainis	Surrey, Canada	2021-03-06
Jenna Mackall	Lexington Park, US	2021-03-06
Reece Huber	Swift Current, Canada	2021-03-06
Danielle Teira	Miami, US	2021-03-06
aryan farrow	Surrey, British Columbia, Canada	2021-03-06
Abbie Mitchell	Porter, US	2021-03-06

Name	Location	Date
Regina Hernández	Mexico City, Mexico	2021-03-06
Maya Cain	Victoria, Canada	2021-03-06
Tammy Lyon	Surrey, British Columbia, Canada	2021-03-06
Priscilla Veria	Mar Del Plata, Argentina	2021-03-06
Ariyana Hernandez	Chicago, US	2021-03-06
Ann Mountain	Surrey, Canada	2021-03-06
Peyton Miller	Dalhart, US	2021-03-06
Cami Teal	Hampstead, US	2021-03-06
Boogie Boo	Pittsburgh, US	2021-03-06
Janice Beattie	Canada	2021-03-06
Randal Myers	White Rock, Canada	2021-03-06
Gord Glover	Canada	2021-03-06
Rachel Stewart	Surrey, Canada	2021-03-06
Atefeh Ghaderzadeh	Kalmar, Sweden	2021-03-06
Kaitie Kenville	Surrey, British Columbia, Canada	2021-03-06
Andrea Silvestre	Surrey, British Columbia, Canada	2021-03-06
Brendan Keigher	Surrey, British Columbia, Canada	2021-03-06
Diana Quinonez	Indianapolis, US	2021-03-06
Haydynn Young	Cygnet, US	2021-03-06
Travis Fitzmaurice	Edmonton, Alberta, Canada	2021-03-06
Madeline Jara	Fort Collins, US	2021-03-06
Janice Gale	Surrey, Canada	2021-03-06

Name	Location	Date
Avery Drummond	Port hope, Canada	2021-03-06
Rhonda Sampert	Vancouver, British Columbia, Canada	2021-03-06
Tiziana De posfay	Fort Lauderdale, US	2021-03-06
Mia Sampert	Vancouver, British Columbia, Canada	2021-03-06
Maria De Castro	Rio De Janeiro, Brazil	2021-03-06
Veta Murray	Surrey, Canada	2021-03-06
Jayden Fain	Perry county, US	2021-03-06
Amanda Vanbarriger	Charleston, US	2021-03-06
Lea Caulliez	Oak Park, US	2021-03-06
Mira Rothman	Degerfors, Sweden	2021-03-06
Kimberly Amaya	Stafford, US	2021-03-06
Jorge Carcelén	Milagro, Ecuador	2021-03-06
Sara Okolić	Doboj, Bosnia	2021-03-06
Filuca Hansen	Copenhagen, Denmark	2021-03-06
Leonor Talhinhos	Estremoz, Portugal	2021-03-06
Al Hollett	Chilliwack, Canada	2021-03-06
Susan Davy	White Rock,BC, Canada	2021-03-06
Glenn Daft	Surrey, British Columbia, Canada	2021-03-06
Nadine Hyder	Wooster, US	2021-03-06
Savanna Plant	Albany, US	2021-03-06
Angie Hayek	Beirut, Lebanon	2021-03-06
tammy frinskie-lavallee	Surrey, British Columbia, Canada	2021-03-06

Name	Location	Date
Catherine Delperdang	Colorado Springs, US	2021-03-06
darryl engerdahl	nelson, Canada	2021-03-06
Prabh Ragbotra	Vancouver, Canada	2021-03-06
Lisa Hamelin	Vancouver, Canada	2021-03-06
Ingrid Stevenson	Surrey, Canada	2021-03-06
Leilani Vazquez	Harriman, US	2021-03-06
Zaid Shawareb	Amman, Jordan	2021-03-06
H Baker	West Kelowna, Canada	2021-03-06
Magalie Estanom	Beirut, Lebanon	2021-03-06
Kerith Lovett	Surrey, Canada	2021-03-06
Camila Matalon	Sao Paulo, Brazil	2021-03-06
Melissa P	Maple Ridge, British Columbia, Canada	2021-03-06
Catriona Lambert	Richmond bc, Canada	2021-03-06
Mayara Paes Horácio Ferreira Caetano	Sao Paulo, Brazil	2021-03-06
Brad Webber	Surrey, British Columbia, Canada	2021-03-06
Raluca Bucsoiu	Brasov, Romania	2021-03-06
Abdrew Mesley	Ottawa, Canada	2021-03-06
Kyle Berzosa	White rock, Alberta, Canada	2021-03-06
Gwyn DeLeon	Devine, US	2021-03-06
Miriam Silva	Secaucus, US	2021-03-06
Isabella Sandra	Bronx, US	2021-03-06

Name	Location	Date
Nathan Lawlor	St. John's, Canada	2021-03-06
Viktoria Nordgren	Nykvarn, Sweden	2021-03-06
Valerie Smith	Surrey, British Columbia, Canada	2021-03-06
Luana Palas	Groningen, Netherlands	2021-03-06
Vickie Darts	White Rock, Canada	2021-03-06
Jo-Ann Marin	Cardinal, Canada	2021-03-06
Julia Levy	Vancouver, Canada	2021-03-06
Peggy Ruge	Surrey, Canada	2021-03-06
Justin Pearson	Surrey, British Columbia, Canada	2021-03-06
Ashley Friend	Pittsburgh, US	2021-03-06
Linda Zimmer	Surrey, Alberta, Canada	2021-03-06
David Caldwell	Vancouver, Canada	2021-03-06
Larisa Mrakovic	Bihac, Bosnia	2021-03-06
Lorne Anderson	White Rock, British Columbia, Canada	2021-03-06
Blue Noller	Dawson, US	2021-03-06
saana hoppman	Kellokoski, Finland	2021-03-06
Madi F	Lincoln, US	2021-03-06
Ariana Dollinger	Penfield, US	2021-03-06
Kelly Gosselin	Winnipeg, Canada	2021-03-06
Ben Sears	Surrey, British Columbia, Canada	2021-03-06
Meelen Evans	Surrey, British Columbia, Canada	2021-03-06
Victoria Schreiber	Parker, US	2021-03-06

Name	Location	Date
Ava Jones	Englewood, US	2021-03-06
Lily Mirasole	Palmer, US	2021-03-06
Daryn Cassie	Surrey, British Columbia, Canada	2021-03-06
Emily Posada	Eagle Pass, US	2021-03-06
laura salema	Rio De Janeiro, Brazil	2021-03-06
Teddie Hoegler	Vancouver, British Columbia, Canada	2021-03-06
Davis Johnson	Surrey, British Columbia, Canada	2021-03-06
Keye Ketiku	Brownsburg, US	2021-03-06
Kaitlynn Cameron	Lawrence, US	2021-03-06
Tayler Wyttenback	Minneapolis, US	2021-03-07
Leslie Borse	White Rock, British Columbia, Canada	2021-03-07
Mellissa Mcghee	Surrey, British Columbia, Canada	2021-03-07
Maureen Fudge	Delta, British Columbia, Canada	2021-03-07
Rory Perin	Edmonton, Canada	2021-03-07
Sandra Babcock	Langley, Canada	2021-03-07
tatum toves	Barrigada, Guam	2021-03-07
SADEEM MOHAMMED	Riyadh, Saudi Arabia	2021-03-07
Lauree Patton	Surrey, BC, Canada	2021-03-07
Andrea Saucedo	Converse, US	2021-03-07
Andrew Basso	Kitchener, Canada	2021-03-07
Jason Edwards	Vancouver, Canada	2021-03-07
Christian Aldred	Vancouver, Canada	2021-03-07

Name	Location	Date
Jason Easton	Surrey, Canada	2021-03-07
ra Sankot	Rio Rancho, US	2021-03-07
Kat Kaif	Beirut, Lebanon	2021-03-07
Andrew Compton	Surrey, British Columbia, Canada	2021-03-07
Kim Liberto	Surrey, British Columbia, Canada	2021-03-07
Johanne Armstrong	Beaconsfield, Canada	2021-03-07
Charlotte Tompkins	Laurel, US	2021-03-07
quinntana dowling	portelgin, Canada	2021-03-07
Bethany Arshad	Vaughan, Canada	2021-03-07
Kevin Robinson	Abbotsford, Canada	2021-03-07
Roderick Purdy	Windsor, Canada	2021-03-07
lisa leonard	Langley, Canada	2021-03-07
camila perdomo	Tegucigalpa, Honduras	2021-03-07
Sahra Guzman	Mexico City, Mexico	2021-03-07
Paige Wiebe	Surrey, British Columbia, Canada	2021-03-07
Ansaar Mohammed	Chaguanas, Trinidad & Tobago	2021-03-07
Miriam Kagan	Great Neck, US	2021-03-07
Erik Gman	Vancouver, British Columbia, Canada	2021-03-07
Nevaeh Banks	Henrico, US	2021-03-07
Malique Drew	Saint John's, Antigua & Barbuda	2021-03-07
You better win ####	Drøbak, Norway	2021-03-07
Kelsie Pook	Surrey, British Columbia, Canada	2021-03-07

Name	Location	Date
Jill Bauer	Surrey, British Columbia, Canada	2021-03-07
Desirah Richards	Anguilla	2021-03-07
Johara Abel	Ethiopia	2021-03-07
Mood Mood	Ethiopia	2021-03-07
Kathryn Clements	Nanaimo, Canada	2021-03-07
Destinee Abbott	Anguilla	2021-03-07
Naomi G	Ajax, Canada	2021-03-07
Cathie Hayes	Surrey, British Columbia, Canada	2021-03-07
Oshrat Adya	Tel Aviv, Israel	2021-03-07
Claire Alcaraz	Medellin, Colombia	2021-03-07
Alley Stewart	Greenbrier, US	2021-03-07
Micolle Canido	Surrey, British Columbia, Canada	2021-03-07
Jillian Wiebe	Surrey, British Columbia, Canada	2021-03-07
Brenda Sherwood	Surrey, Canada	2021-03-07
Lindsay Fraser	Surrey, Canada	2021-03-07
Lori Sinclare	White Rock, Canada	2021-03-07
Kathy Okeefe	Surrey, British Columbia, Canada	2021-03-07
Bhupinder Sidhu	Surrey, Canada	2021-03-07
Rob Leeder	Surrey, British Columbia, Canada	2021-03-07
Jean-Paul Pearson	Port-daniel, Canada	2021-03-07
Rebecca Rilling	Edmonton, Alberta, Canada	2021-03-07
Barb Wiebe	Surrey, Canada	2021-03-07

Name	Location	Date
Linda Pomerleau	White Rock, British Columbia, Canada	2021-03-07
Jeff Copland	Surrey, British Columbia, Canada	2021-03-07
Chad Lueloff	Surrey, British Columbia, Canada	2021-03-07
Tanner Trainer	Surrey, British Columbia, Canada	2021-03-07
alina stoyanova	Sofia, Bulgaria	2021-03-07
Paloma Kienleitner	Surrey, British Columbia, Canada	2021-03-07
Cindy Sobkowich	Surrey, Canada	2021-03-07
Miriyam Bulduk	Dulovo, Bulgaria	2021-03-07
Beverley Meins	White Rock, Canada	2021-03-07
Johnny Lysholm	Vernon, British Columbia, Canada	2021-03-07
Qhawe G	Germiston, South Africa	2021-03-07
UwU UwU	Jeddah, Saudi Arabia	2021-03-07
Bernadette Greenwell	Surrey, Canada	2021-03-07
Cheryl & Jeff Klos	Kamloops, Canada	2021-03-07
James Stankiewicz	Surrey, Canada	2021-03-07
Warren Thomlinson	Surrey, Canada	2021-03-07
Denise Klimowicz	Saint Joseph, US	2021-03-07
Conan Kehler	Aldergrove, British Columbia, Canada	2021-03-07
Karen Funk	Victoria, Canada	2021-03-07
Kevin Layne	Toronto, Canada	2021-03-07
Nadia Bos	Surrey, British Columbia, Canada	2021-03-07
Dylan Garcia	Dallas, US	2021-03-07

Name	Location	Date
Jenaya Ciavarro	Surrey, British Columbia, Canada	2021-03-07
Ryan Mitchell	surrey, Canada	2021-03-07
Brandon Demone	New Germany, Canada	2021-03-08
Marilynn Daye	White Rock, Canada	2021-03-08
Elaine Bell	White Rock, British Columbia, Canada	2021-03-08
Auggie Coleman	Everett, US	2021-03-08
Gladys Mizhquiri	Minneapolis, US	2021-03-08
Melissa Goldie	Delta, British Columbia, Canada	2021-03-08
Summer Quinn	Tampa, US	2021-03-08
Mike Hornak	White Rock, British Columbia, Canada	2021-03-08
Shauna Hornak	Surrey, British Columbia, Canada	2021-03-08
D West	Surrey, British Columbia, Canada	2021-03-08
Diana Blajovan	Braşov, Romania	2021-03-08
Marcus Olsen-soper	Newport, US	2021-03-08
Daniel Black	Surrey, British Columbia, Canada	2021-03-08
Victoria Astle	Richmond, Canada	2021-03-08
Victoria Bell	Surrey, British Columbia, Canada	2021-03-08
Shirley Yamashita	Langley, British Columbia, Canada	2021-03-08
Jaryah Soderberg	Surrey, British Columbia, Canada	2021-03-08
Am Grewal	Surrey, British Columbia, Canada	2021-03-08
Dave Wareing	Surrey, British Columbia, Canada	2021-03-08
Nyachanchu Obino	Kuwait, Kuwait	2021-03-08

Name	Location	Date
Jim Williams	Surrey, British Columbia, Canada	2021-03-08
Kelsi Taylor	Batesville, US	2021-03-08
Houria Jawad	Dammam, Saudi Arabia	2021-03-08
Maya Kupershmidt	Tel Aviv, Israel	2021-03-08
Justin Ayo	Honolulu, US	2021-03-08
Narjes Ghaleb	Dammam, Saudi Arabia	2021-03-08
Katie Wilkinson	Beaconsfield, UK	2021-03-08
Andrew Hudson	Surrey, Canada	2021-03-08
Nehir Şentürk	Istanbul, Turkey	2021-03-08
tina kh	Beirut, Lebanon	2021-03-08
Adi Altman	Ashkelon, Israel	2021-03-08
Riham Essalhi	Meknes, Morocco	2021-03-08
Brent Blount	Long Beach, California, US	2021-03-08
Nejla Kubura	Zenica, Bosnia	2021-03-08
Vail Trujillo	Albuquerque, US	2021-03-08
Sarah Legg	Windsor, Canada	2021-03-08
Victoria Holt	Surrey, Canada	2021-03-08
Steven Sirica	Surrey, British Columbia, Canada	2021-03-08
Joan Montinola	Delta, Canada	2021-03-08
Michele Pinsonnault	Vancouver, Canada	2021-03-08
Trevor Punshon	Surrey, Canada	2021-03-08
Jhanna Paredes	Buffalo, Antigua & Barbuda	2021-03-08

Name	Location	Date
Samantha Hayes	Surrey, Canada	2021-03-08
Liz Crawford	Langley, British Columbia, Canada	2021-03-08
Manoela Berto	Joinville, Brazil	2021-03-08
Bree Douglas	White Rock, British Columbia, Canada	2021-03-08
Michelle Tuinbeek	Nijkerk, Netherlands	2021-03-08
Taylor Harvie	Surrey, British Columbia, Canada	2021-03-08
Nian Nian Wang	Delta, Canada	2021-03-08
Oscar Cabrera	Inglewood, US	2021-03-08
Dan O'Toole	Medicine Hat, Canada	2021-03-08
PAULINE SCHWARZ	SURREY, Canada	2021-03-08
Dr Chris Cox	103 13737 96A AveSurrey, Canada	2021-03-08
Laura Chapin	Reno, US	2021-03-08
Sarah Kreyssig	Angie, US	2021-03-08
Rob Cee	Surrey, Canada	2021-03-08
Judi Cumming	Surrey, Canada	2021-03-08
Susan Taylor	Surrey BC Canada, Canada	2021-03-09
Wayne Bailey	Surrey, British Columbia, Canada	2021-03-09
Reese Waterfield	Shelburne, Canada	2021-03-09
Michael Jones	Langley, British Columbia, Canada	2021-03-09
Sophia Lopez	Manassas, US	2021-03-09
Gabriel Gray	Richards Bay, South Africa	2021-03-09
Shaun Smith	Middleton, Canada	2021-03-09

Name	Location	Date
Alayna Hassim	Stanger, South Africa	2021-03-09
david fast	Surrey, Canada	2021-03-09
Marisol Ojeda	Culiacan, Mexico	2021-03-09
Lily Keith	Christchurch, New Zealand	2021-03-09
xiomara Green	Beirut, Lebanon	2021-03-09
Oleg Berezhnov	White Rock, British Columbia, Canada	2021-03-09
Hailey Sullivan	Shawnee, US	2021-03-09
Taylor Rizzi	West Palm Beach, US	2021-03-09
Jacob Wertz	Lincoln, US	2021-03-09
Marlene Day	Surrey, Canada	2021-03-09
Kayce Lewis	Surrey, Canada	2021-03-09
Am Mann	Burnaby, Canada	2021-03-09
Marcy Adams	White Rock, Canada	2021-03-09
Gloria Morton	Surrey, Canada	2021-03-09
Rob Brownlee	Red Deer, Canada	2021-03-09
KariLin Hahn	White Rock, BC, Canada	2021-03-09
John Hollis	Surrey, Canada	2021-03-09
Stan Engstrom	White Rock, Canada	2021-03-09
Nanette Jacques	Surrey, Canada	2021-03-09
Gabriela Gonzales	Corona, US	2021-03-09
Kaitlin Morgan	Surrey, Canada	2021-03-09
Isabella Tremblay	Ottawa, Canada	2021-03-09

Name	Location	Date
Paul Anderson	Surrey, British Columbia, Canada	2021-03-09
Cindy Sleeman	Parksville, British Columbia, Canada	2021-03-09
Hope Kinnaird	Mendota, US	2021-03-09
Lea Haracic	Belgrad, Serbia	2021-03-09
Cheryl Jeff Klos	Kamloops, Canada	2021-03-09
marvin Brett	Surrey, Canada	2021-03-09
George Stonier	North Vancouver, British Columbia, Canada	2021-03-09
Allisson Lazaro	Danbury, US	2021-03-09
Marsha Oliver	WHITE ROCK, Canada	2021-03-09
Yasmin Ribeiro	Danbury, US	2021-03-09
Anshu Arora	Surrey, British Columbia, Canada	2021-03-09
troy decatur	Greenville, US	2021-03-10
Paul Seger	Surrey, Canada	2021-03-10
Deb Smalley	Surrey, British Columbia, Canada	2021-03-10
John Smalley	Surrey, British Columbia, Canada	2021-03-10
Blair Jessup	Surrey, British Columbia, Canada	2021-03-10
Sonya Sandes	Surrey, Canada	2021-03-10
Keaunna Wright	London, Canada	2021-03-10
Mikaela Kirkup	South Africa	2021-03-10
Kim Laviolette	Shiocton, Wisconsin, US	2021-03-10
Katie taylor	Surrey, Canada	2021-03-10

Name	Location	Date
Franco Cuzzetto	Kamloops, Canada	2021-03-10
Debbie Hermann	Surrey, Canada	2021-03-10
Carol Part	Surrey, Canada	2021-03-10
Isaiah Kassermelli	Oshawa, Canada	2021-03-10
Gary Schneider	Kimberley, British Columbia, Canada	2021-03-10
Jacobus Van Vliet	White Rock, Canada	2021-03-10
Davis Frederick	White Rock, Canada	2021-03-10
Merle Williams	Toronto, Canada	2021-03-10
Julie Levesque	Sudbury, Canada	2021-03-10
Michael Spencer	Antioch, US	2021-03-10
Diego Guzman	Hayward, US	2021-03-10
thalia guzman	Grass Valley, US	2021-03-10
Katherine Crosbie	White Rock, British Columbia, Canada	2021-03-10
Logan Foresman	Delhi, Canada	2021-03-10
Kaitlyn Madore	Surrey, British Columbia, Canada	2021-03-10
Helen Healey	White Rock, British Columbia, Canada	2021-03-10
Jane Davis	White Rock, British Columbia, Canada	2021-03-10
Dan Schneider	Vancouver, British Columbia, Canada	2021-03-10
Lani Schneider	White Rock, Canada	2021-03-10
Serena Schumacher	Vancouver, Canada	2021-03-10
Ian Hynds	White Rock, Canada	2021-03-10
Laura Smoliak	Surrey, Canada	2021-03-10

Name	Location	Date
Tina Poropat	Canada	2021-03-10
Ron Webb	Moline, US	2021-03-11
Alaina Gott	Spokane, US	2021-03-11
Janet Gendall	Surrey, British Columbia, Canada	2021-03-11
Ivana Martínez	San Pedro Sula, Honduras	2021-03-11
Kirby Griffin	Clymer, US	2021-03-11
Breanne leopold	Surrey, British Columbia, Canada	2021-03-11
Eileen Dover	Collinsville, US	2021-03-11
Caden Ebert	Kansas City, US	2021-03-11
Zhi Gonzalez	Whittier, US	2021-03-11
David Ball	White Rock, Canada	2021-03-11
Haya Husein	Saudi Arabia	2021-03-11
david harpley	Surrey, Canada	2021-03-11
Laronn Lewis	Brooklyn, US	2021-03-11
Andrew Drayson	Surrey, Canada	2021-03-11
Melanie Breton	New Westminster, Canada	2021-03-11
George Thorpe	White Rock, BC, Canada	2021-03-11
Aurelijus Balsys	Kaunas, Lithuania	2021-03-11
Vanessa Palomino	Brossar, Canada	2021-03-11
Wendy Lakusta	White Rock, Canada	2021-03-11
Madison Joogoon	North Babylon, US	2021-03-11
Dennis Peach	White Rock, British Columbia, Canada	2021-03-11

Name	Location	Date
Edi Spanier	Surrey, Canada	2021-03-11
Carlos Lapena	White Rock, Canada	2021-03-11
Caden Scott	Clearwater, US	2021-03-11
Neville Gosling	Surrey, Canada	2021-03-11
Naomi Sohi	Surrey, Canada	2021-03-11
Inderjit kaur Aulakh	SurreyBc, Canada	2021-03-11
Ian Gendall	South Surrey, British Columbia, Canada	2021-03-11
Dara Reil	Sedona, US	2021-03-11
Bailey Jeffrey	Langley, British Columbia, Canada	2021-03-11
Barry Nel	Mesick, Michigan, US	2021-03-12
Rieley Quirico	Calgary, Canada	2021-03-12
Tracey Ellis	Surrey, Canada	2021-03-12
Irene Milani	Calenzano, Italy	2021-03-12
Jill Kenwood	White Rock, Canada	2021-03-12
Tavia Cospers	Vancouver, Canada	2021-03-12
Lelsie Brock	Surrey, British Columbia, Canada	2021-03-12
Peter Hornstein	Surrey, Canada	2021-03-12
Philippe Joseph Antosh	Vancouver, Canada	2021-03-12
Dave Toneguzzo	Abbotsford, Canada	2021-03-12
Terence Peel	Surrey, Canada	2021-03-12
Xystus Kaupp	Lethbridge, Canada	2021-03-12
Graham Battie	Victoria, British Columbia, Canada	2021-03-12

Name	Location	Date
Suzanne Tremblay	Surrey, Canada	2021-03-12
Trish Stew	British Columbia, Alberta, Canada	2021-03-12
Salina Peltz	Surrey, British Columbia, Canada	2021-03-12
Greg Honeybourne	Surrey, British Columbia, Canada	2021-03-12
Zakery Challand	Blairmore, Canada	2021-03-12
Blair Goodman	Surrey, British Columbia, Canada	2021-03-12
Jayden McMullen	Saint Thomas, Canada	2021-03-12
Romishka Singh	Auckland, New Zealand	2021-03-12
Nicole Rodriguez	Bayamón, US	2021-03-13
Diana Argoti	Quito, Ecuador	2021-03-13
Colleen Kokolski	Surrey, Canada	2021-03-13
Sata Klongwaja	Gävle, US	2021-03-13
Odette León	Calexico, US	2021-03-13
Kimberly Maldondo	Orlando, US	2021-03-13
Skyla Ambros	Vilshofen, Germany	2021-03-13
Sean Quinn	Vancouver, Canada	2021-03-13
Marina Witt-Taylor	Surrey, Canada	2021-03-13
Darcy Bullock	Surrey, British Columbia, Canada	2021-03-13
randy unger	surrey, Canada	2021-03-13
Dawn coates	White Rock, Canada	2021-03-13
Karina Bruce	San Fernando, Trinidad & Tobago	2021-03-13
Justin Taylor	Memphis, US	2021-03-13

Name	Location	Date
Zoila Murillo	Stanton, US	2021-03-13
Bill Uhrich	North Vancouver, Canada	2021-03-13
Cam Rivard	Windsor, Canada	2021-03-14
sam garant	Windsor, Canada	2021-03-14
daniel hopkins	Windsor, Canada	2021-03-14
Christian Osbourne	Miami, US	2021-03-14
Dean Ross	Surrey, Canada	2021-03-14
Jane Doe	Windsor, Canada	2021-03-14
Sachi Diczki	Richmond, Canada	2021-03-14
Jeannie Scott	Surrey, British Columbia, Canada	2021-03-14
Robert Mamon	Jamestown, US	2021-03-15
Mike Morton	Surrey, Canada	2021-03-15
Ruby Severson	Chico, US	2021-03-15
Deliwe Daka	India	2021-03-15
Eliza Butkus	Riga, Latvia	2021-03-15
Darta Veidemane	Riga, Latvia	2021-03-15
Ashley Fergusson	Baysville, Canada	2021-03-15
Andie Coulthard	Surrey, British Columbia, Canada	2021-03-15
Gary Hollick	Victoria, British Columbia, Canada	2021-03-16
Phil Ouellette	Windsor, Canada	2021-03-16
Autumn Alexander	Regina, Canada	2021-03-16
Corey Chrisman	Pasco, US	2021-03-16

Name	Location	Date
Jack Vanderwerf	Buffalo, US	2021-03-16
Alix Berdugo	Lincoln, US	2021-03-16
Peachy Bellezy	Fresno, US	2021-03-16
Toshera Walker	Port-of-spain, Trinidad & Tobago	2021-03-17
Alvina Gelotin	Masbate, Philippines	2021-03-17
Tubhyam Panchori	Jodhpur, India	2021-03-17
Patrick McConnaha	Pico Rivera, US	2021-03-17
Natalia Vazquez	Cebu City, Philippines	2021-03-17
Maia Prodan	Deva, Romania	2021-03-18
Esther Olawumi	Regina, Canada	2021-03-18
Isabella Barrack	Canada	2021-03-18
Tiemen Hardenbol	Zwijndrecht, Netherlands	2021-03-19
corey donohoe	San Diego, US	2021-03-20
William Hessels	Surrey, British Columbia, Canada	2021-03-21
Joan Davidson	White Rock, Canada	2021-03-21
Susan Lang	Surrey, Canada	2021-03-23
Layla Vera	North Vancouver, British Columbia, Canada	2021-03-25
Mat Northorp	Surrey, British Columbia, Canada	2021-03-26
naomi mitchell	Surrey, British Columbia, Canada	2021-03-28
Samantha Gilburg	Vancouver, British Columbia, Canada	2021-03-29
Karlee Squires	Leduc, Alberta, Canada	2021-03-29

Name	Location	Date
Laura Wegener	Vancouver, British Columbia, Canada	2021-03-30
Carsen Petersen	Langley, Canada	2021-03-30
Cassie Coers	Abbotsford, British Columbia, Canada	2021-03-30
Janice Williams	Langley, British Columbia, Canada	2021-03-30
Matt Aucoin	Langley, British Columbia, Canada	2021-03-30
Kelsey Herbert	Vancouver, British Columbia, Canada	2021-03-30
Jessica Cornish	Langley, British Columbia, Canada	2021-03-30
Shawn Ogren	Vancouver, British Columbia, Canada	2021-03-30
Jenna Kirtzinger	Saskatoon, Saskatchewan, Canada	2021-03-30
Scarlett Anthony	Adelaide, Australia	2021-03-30
Casey Carswell	Delta, British Columbia, Canada	2021-04-01
Stephanie Little	Surrey, British Columbia, Canada	2021-04-01
Jennifer Palfery	Surrey, British Columbia, Canada	2021-04-01
Angela Marcakis	Surrey, British Columbia, Canada	2021-04-03
Erin Gillan	Langley, British Columbia, Canada	2021-04-03
Stefani Chies	Langley, Canada	2021-04-03
B Dur	Surrey, British Columbia, Canada	2021-04-05
Irene Murray	Surrey, Canada	2021-04-05
Parveen Kaila	Surrey, Canada	2021-04-09
Jason Li	Surrey, British Columbia, Canada	2021-04-09
Alyssa Hurst	Vancouver, British Columbia, Canada	2021-04-10
Tamara Forsyth	Vancouver, British Columbia, Canada	2021-04-10

Name	Location	Date
Chloe Giuricich	White Rock, Canada	2021-04-14
Megan Pauls	Surrey, British Columbia, Canada	2021-04-14
Caitlin deSousa	Surrey, Canada	2021-04-18
Alison Riva	Vancouver, British Columbia, Canada	2021-04-18
Sherrie McKenna	Surrey, British Columbia, Canada	2021-04-19
Edward Sharp	Bedford, Texas, US	2021-04-19
Audrey Barnes	Victoria, British Columbia, Canada	2021-04-22
treena veger	delta, Ontario, Canada	2021-04-25
Chris Roxborough	Surrey, British Columbia, Canada	2021-04-26
Amanda Smiley	Surrey, British Columbia, Canada	2021-04-26
Kristin Hazzard	White Rock, British Columbia, Canada	2021-04-26

We need your support!

As part of 3 dogs brewing relocating to Mirimar Village,
we are asking the city's permission to construct a
mezzanine for patrons to maintain our current
occupancy level Please sign to show support

Name	Phone #	City
Pamela Athwell	[REDACTED FOR PRIVACY]	Surrey BC
DAVID JOHNSON		WHITE ROCK BC. JZ
Brendan Lal		Surrey, BC
RICH		Surrey BC
Shane		Surrey
John Brining		chilliwack
Manon Roy		Surrey
Janja Samandas		Surrey
Jamie Adele Videt Hamner		Surrey White Rock
Jessica Jozdoreche		Surrey
Willa / Dave		Surrey
Joak & Betty		Surrey Surrey
Sarah K.		Surrey Surrey
R. FRIGTEN		Surrey Surrey
JOE ZUCCHET		SURREY
Bruce		Surrey BC
Camille Fugh		Aldergrove
Liana Kozlowski		de Lta
Vanessa Fureano		Surrey
Veronika Kyjovska		Surrey
Chris Anderson		Surrey
Lindsay Apes		Surrey
Andrew Keen		W. Rock
Bryan Mearns		White Rock White Rock
Shirley		W. Rock
Bryce Vanillan		W. Rock
Fraser Lyons		South Surrey
Richard Smith		White Rock
Bejaun		South Surrey
Ricardo		Surrey
Aaron Jantzen		Surrey
Jasleen Arwal		

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
D.G. Baker	REDACTED FOR PRIVACY	W.R.
Saye FERGUSON		WR
Conner Bouchard		WR
JIVE HADDER.		WR
Jana Gibbons		WR.
Alex Wong		WR
Jim Bann		Surrey
A. MERRIMAN.		So. Surrey
P. WICKHOLLS		LD
Ron Johnson		White Rock
WADE WILKINSON		White Rock
Lauren Quigley		Surrey
Rachael Hiddle		R. Allard
Gabby Quigley		Vancouver
Gabe Kerfoot		WR
Aidan Ward		WR
Mike Archde		North Delta
Brian & Mary		Surrey
George Gust		Surrey
BRETT SALAS		SURREY
KEITH MARTIN		"
Lindsay Gill		Surrey
KARI GAIR		Surrey
Jim Gair		Surrey
FRED CARTER		SRY
AL HADDER		

We need your support!

As part of 3 dogs brewing relocating to Mirimar Village,
we are asking the city's permission to construct a
mezzanine for patrons to maintain our current
occupancy level Please sign to show support

Name	Phone #	City
Jared Beaulieu	REDACTED FOR PRIVACY	Surrey
Christina Lawrence		Surrey
Robert Pearson		W.R.
Laura MacDonald		Alaergrove
CHEN BHAUSAN		BLD
Murica		
MARK SCHLOSSER		
JOHN		
Becky Stumensberg		BC
Harry McDowell		White Rock
Simon Daly		
Shelly Hoffman		
Greg Kelly		New West
Jeanne Cline		New West
Jordan Gosh		Surrey
JONATHAN ROBERTSON		SURRY
Jessie Vogel		Imry
Celia McCartney		White Rock
Jeff Corrigan		White Rock
Curtis Parson		White Rock, B.C.
Tanya Brady		White Rock
SAVIN BYRD		SURREY
Kurt Larson		LANCET
Gord McNaughton		Surrey
Clare McNaughton		Surrey
Amir Manshi		White Rock
Preston Fournier		White Rock
Julie Eustache-Fortier		Surrey
BYRON WILSON		Surrey
James Milligan		Surrey
Natalie Wagner		White Rock
KEVIN LINDAN		SURREY
Aken Sima		Surrey

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City

Jen Stanek
Laurenne Prand
Carson Picard
Santi Allen
Zac Fraser
Chapenne Smith
Angela Holsten
Jordan Long
Kerry Taylor
Sally
Ramon Trisser
Mark Nelson
Michelle Goye
Terry Coyne
Linda Coyne
Kim WEIDMAN
Kyle Anderson
Karina Lohr
Grant Johnston
Teagan C
DAVID RADICAL
Stacey Morris
Jynell Bryson
Wade Chalmers
Haley Storker
Jailo A. Cabrera
Steve Barth
Phoebe Wafolt
Brent Riccio
Chris Mascadello

White Rock
Surrey
White Rock.
1 Richmond.
3 White Rock
Surrey
White Rock.
White Rock.
White Rock
WHITE ROCK.
"
White Rock
"
"
WHITE ROCK
W.R.
White Rock
BLAIN.
Surrey
Surrey
Surrey
white rock
✓
white rock
Shoeburyness
White Rock
Surrey.

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name

Phone#

City

Lori Judy
 Jim Menden
 Billy P
 Karen Heady
 Anne
 Tony Arthur
 Christy Drummond
 Krista Lea
 Scott N
 Kim Spurr
 Kara Sanderott
 Mike Northcott
 Casey Callaghan
 Shannon Veritas
 Stephanie Gilmar
 Keith Able
 Doug Orr
 Devon Montgomery
 Kelsey Hawman
 Michelle Ghag
 Rosie Schlegelmeyer
 Nadine Clark
 Derek Skates
 Mike Jan Kwan
 Anne Hubs
 Leahy Lynn
 Debbie Altker
 Tyson Kiehl
 R Linda Johnson

REDACTED FOR
 PRIVACY

Surrey
 Surrey
 Surrey
 Surrey
 Surrey
 White Rock
 Surrey
 W.R.
 W.R.
 W.R.
 Surrey
 White Rock
 White Rock
 Surrey
 Surrey
 Vancouver
 White Rock
 White Rock
 White Rock
 White Rock
 Vancouver
 Fort Langley
 North Van
 White Rock
 White Rock
 Surrey
 Vancouver
 Chilliwack

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Cameron Vander		2 White rock.
Peter McQuade		5 white rock
Alice McQuade		White Rock.
Doug Field	6	Surrey.
Colleen McGoff Dean		S. Surrey.
R. MAYNES	60	2 Surrey
Brittany Fingies	7	Surrey
Geoff Dean	60	S. Surrey
BRIDGET BROWNING		SURREY
Joe Scott		Surrey
Ken Klueck		SURREY
ERIC KANAKA		WHITE ROCK
BILL BROOKS		WHITE ROCK.
SIMAR CHANAL		LANGLY
Mirinda Makapace		SURREY
Andrew Cam		Langley
James Milligan		S. SURREY
DEAN PATRICKSON	6	TE ROCK
Charles Newson		White Rock
Stu Bu		
SASSY HARDT		White Rock
Phil Krandau		Surrey
Michelle Gentry		Surrey
May Norzai		White Rock.
Matt MURPHY		Surrey
Curtis Zaklan		Surrey
Josh Mackenzie		Surrey
Brooke Derkson		Surrey

REDACTED FOR
PRIVACY

We need your support!

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Name	Phone#	City
MONIQUE HUSSAGE	REDACTED FOR PRIVACY	SOUTH SURREY
SIMONE DE PAULA		WHITE ROCK
Monika Grant		S. Surrey
MYRA FORD		S. Surrey
MOTI BALI		W. Rock
Mauuio Browne		W. Rock
Larry Litke		S Surrey
Tydan Palesch		S. Surrey
Brian Kinkham		Surrey
Jasen HARVEY		S. Surrey
Dick Anderson		S Surrey
Bridget Hill		Delta
Sam Newton		Delta
MAN MILWAU		Surrey
DAVID OWEN		SURREY
Savannah Appleton		S. Surrey
Kyle Kok		S. Surrey
BERT COATES		WHITE ROCK
THERA CO		S. Surrey
Terry Bridge		S. Surrey
Steve Brown		S. Surrey
SPENCER BENNETT		W.R.
Josh Michaels		S. Surrey
Jager Mustawchuk		White Rock
Bill Thal		S. Surrey
Janine Malik		S. Surrey

We need your support!

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Name

Phone#

City

ANIKO HIDI
CAROL SIMPSON

Casey Orth
Joan Little

JIM SIMPSON
Peter Docharty
Lee Beran

MIKE RYAN
Sydney Schindler
Stefanie Darmanyan
HIRSHLEY

Terry Burns
Pete Lindgren
D. Sagan

Ashley Campbell
Jim Pinnick
Lindsay Apley

Greg Smith
James Munn
ALAN CAMPBELL

FISHER SHIMA
Haley Campbell
Karl Vakil

Shi Rutledge
Madison Picard
Lewis Stone

W.R
SURREY

Surrey
Surrey

Surrey
White Rock
White Rock

WHITE ROCK
South Surrey
White Rock

WHITE ROCK
South Surrey
Vancouver

Surrey
Surrey
Surrey

Surrey
Surrey
Surrey

Surrey
Surrey
White Rock

White Rock
White Rock
Ch. White Rock

W.R
W.R
W.R

REDACTED
FOR PRIVACY

26

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Josh Bruschetto	REDACTED FOR PRIVACY	Surrey
Thomas Bell		Langley
Kyle		White Rock
Annica Cerniack		Surrey
Tyler Eastman		Surrey
Spencer Dolphin		Surrey
Mackenzie Adam		Vancouver
Biley Smith		Surrey
Ryan Taylor		Surrey
Gray Kider		Surrey
Kyle Chatterley		White Rock
Kevin Peimer		Surrey
Tim Peimer		Surrey
Vincent Mann		Vancouver
COLIN FERNIE		Surrey
AE BAILEY		WR
Mike Andrews		Surrey
Julie Drola		Surrey
Erin Carsten		Langley
Shayle Masi		Surrey
Jordyn Ferguson		Burnaby
Jessica Dups		Vancouver
Richard Quinn		Surrey
Spencer Thorpe		Surrey
Alisha Beretzay		Surrey
Melissa Sisk		Surrey
Taylor McArthur		Abbotsford
Ron & Joanne Skunk		White Rock
Rick Smead		White Rock

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name

Phone#

City

Kieran O'Connor
 Carlye Towne
 LORENZO TADDE
 Josh Peterson
 Rachel Brown
 Thomas Quigley
 CHRIS BANSAL
 Paige Leeder
 Josh Peterson
 Zambeta
 Andrew
 Cavan McElroy
 Brian Gustafson
 Aaron Lippel
 Tasi Boies
 Connor Simmons
 Chelsea Lachapelle
 Hussein Jaffar
 Vanessa Smith
 Sunny Yena
 Ron Van Beker
 Joe Adams
 Megan Mulder
 Bryan Macfarlane
 Camille Aptee
 Andrew Cram
 Kaitie Hogan
 Miles Boyes

REDACTED
 FOR PRIVACY

White Rock
 White Rock
 SURREY
 Surrey
 Surrey
 Surrey
 SURREY
 surrey
 Surrey
 SURREY
~~White Rock~~ Surrey
 SURREY
 W.R.
 Surrey
 Surrey
 White Rock
 Sonex
 WHITE ROCK
 White Rock
 White Rock
 South Surrey
 Surrey
 Surrey
 Surrey
 White Rock
 Langley
 Langley
 W.R.

28

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Edgar Davis	REDACTED FOR PRIVACY	W Rock
Simon Bradley		Surrey
Mike Latham		W Rock
Doug Kinnie		Surrey
J. Maschales		Langley
Sarah Holman		Surrey
Hamp Dhillon		Surrey
Janet Kantha		Surrey
Leanne Dornan		W Rock
D. Dunn		Surrey
Mark Daugh		Surrey
Katie Vales		Surrey
JASON STANTA		WR
Darrel Andreychuk		Surrey
Maureen Spencer		M Spence
ASHLEY P		Langley
STRADION		Surrey
Liam Power		Langley
Ross Currie		Surrey
PATRICK Downey		White Rock
UPDESH GREWAL		SURREY
MIKE GSCOTT		WR
JAM LEARMAN		WR
Emily Gutenberg		BRIMLEY
RICK SARAN		WR
Jason Alexander		White Rock
Emma Clark		WR
Heather Houde		845
Taylor Bauer		Langley
Nura Richer		Whiterock
Amy ARCHIBOLD		WHITE ROCK

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Nadine Reaugh		Surrey BC
Michelle Mony		White Rock
Tracie Leon		White Rock
Seremy Cutler		Vancouver
Todd J		Langley
Glen Woods		Surrey
Michael Klau		Surrey
Negan Moore		New West
David Pennington		White Rock
Mary Foster		Whiterock
Roxanne Uen		White Rock
Ten Hammersgill		Surrey BC
Melissa W		Surrey
Danielle Toth		Delta
AJAY MANN		Surrey
R MacDonald		WR
Bob Lebelent		WR
Japhra Castello		North Van
RJEN LPPAI		Surrey
Ahmed ibekhit		Langley
Jessica Chan		South Surrey
Tared Beaulieu		Richmond
Maria R.		Surrey
Haley Campbell		WR
Nelson Ellis		Surrey
Johnny Menesay		New West
		White Rock

REDACTED
FOR PRIVACY

NOT
A CITY!

24/27

648

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Matthew	REDACTED FOR PRIVACY	White Rock
Chris		Surrey
Cliff		S. Surrey
Laurance		South Surrey
Amy		S. Surrey
TAT		White Rock
LISA + DOUG CARL		White Rock
RAT		White Rock
TRINA		White Rock
JORDAN BEUGNS		White Rock
VIM CANEY		White Rock
ED OLSON		Ocean Park
Khael Weston		White Rock
MICHAEL WESTON		White Rock
SPERA MICHAEL		" "
BOB POHN		WHITE ROCK
OKSANA PETINA		SURREY
Garrett		South Surrey
WILLIE ROSS		W.R.
NEIL SULKERS		WHITE ROCK
JOHN SHIELDS		S. SURREY
GRANT WILSON		White Rock
John Dowlan		W. Rock
DAVE FARRANT		S. SURREY
Scott Stone		W.R.
Danielle Larsen		Surrey
Samantha McQuade		White Rock

We need your support!

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Name

Phone#

City

AUBREE RABEN

Jannis Hill

Jan Kerr

Mark Velja

Co. Agent

Rene MARTIAS

Ali Kerr

LEN DELAIN

RYAN TRIMBLE

CHARN GILLY

Lari HARTMAN

Dana Hawley

Chris Marti-Seg

Jeremy Pederson

Carson Schiefer

Bridget Perry-Grove

Ma-D

Grant Johnson

Kittie

Gayle & M. Car

Lofen Carson

Nicole Dabek

Lindsay Fraser

Jesse Anulroon

Carissa Wain

Natalie

Eric Thompson

WHITE ROCK

White Rock

Surrey

White Rock

WR

Part of WR

Surrey

LANHLEY

White Rock

SURREY

WHITE ROCK

White Rock

South Surrey

W Rock

Wrock

Wrock

N Delta

Surrey

SURREY

W Rock

Surrey

Surrey

White Rock

Surrey

Guerrilla

Surrey

Ladner

REDACTED
FOR PRIVACY

We need your support!

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Name	Phone#	City
Chelsea Marti	[REDACTED FOR PRIVACY]	Surrey
Mary Ellen Kuch /		White Rock
MIKE STARK		WHITE ROCK
Carol Johnson		South Surrey
Bob Johnston		✓ ✓
D. Cronin N.		Surrey
Lily Ballantyne		Surrey
Andrew Luca		Surrey
Chantelle Putnam		Surrey
Iris Georgiou		Surrey
Doreen McFarbridge		↓
KAREN GARDNER		S Surrey
Alex Kewil		White Rock
John McQuinn		Surrey
KEVIN FAIVRE JR		SURREY
DON ENARSON		WR
Walker Campbell		Surrey
PETE DORE		SURREY
Allison Giesbrecht		White Rock
PETER HOTTESLEY		S. SURREY
Thomas Toye		SS SURREY
Kim Kensing		White Rock
Norm Ross		LANGLEY
Sign Rolan		VANCOUVER
Nathan Erlandson		White Rock
Lilly Beaudou		Surrey
James Myers		9. SURREY

We need your support!

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Name	Phone#	City
RICK & CHERYL	[REDACTED FOR PRIVACY]	South Surrey
Matt Chan		Delta
Mark Imoo		South Surrey
Andrena Conradson		White Rock
Brady Charles		South Surrey
Rose Wood		Vancouver
Olya Miller		White Rock
Allison Charles		South Surrey
CHRIS PHIBBS		Surrey
AUDEN ZANINI		Port Moody
Justin Syers		South Surrey
David McBride		White Rock
Ron Charles		[Signature]
Heather Walden		9 Esquwassen
Jenna Chaput		3 W.R.
Laura Kelsch		W.R.
Shawna McGrath		[Signature]
ROBY & MAUREEN ACORN		[Signature]
Andrew Treke		U. N. shot
P. Kollin		P. Kollin
K. Shew		Richmond Bc
L. Simpson		White Rock
Claron		White Rock
Amaron		White Rock
Nadene O'Keefe		White Rock
Walter Cosma		6 Surrey
Danielle Hamilton		5 Surrey

We need your support!

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Name

Phone#

City

Janet Neumann		White Rock
Doug Sheridan		SURREY
Travis Deeter		Surrey
Elizabeth Cooper-Deeter		Surrey
Paul Schollenberg		Surrey
Brenda Poulton		SURREY
TOM POULTON		Surrey
Kelly MacGregor		Surrey
Andreas Anderson		Surrey
DAN KLAMPTER		SURREY
Solange Fancu		White Rock
Alexy Hanson		Surrey
Maddy Hamilton		Langley
Justin DeGroot		Surrey
Karen Penner		Surrey
Mandy May		Surrey
Hayleigh Rubens		Surrey
Dustin Chu		White Rock
Annica Cerniuk		Surrey
Tessa Krueger		White Rock
GABBY Mungia		New West
Ginny Veltri		C. J. Veltri
Greg Surpui		S. S. C.
Ken Wilkerson		White Rock
Art Coors		White Rock
C. SCOTT ELSIE		White Rock
M. McKellan		White Rock

REDACTED
FOR PRIVACY

We need your support!

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Name

Phone#

City

Meelen Evans
Christine Bhagavan

White Rock.
White Rock

~~Can~~
Trevor Carver

Kelowna

J. Allan

White Rock

Naomi Unger

White Rock

Suzanne Kops

White Rock

Diana Thompson

Surrey

Judy Goun

Surrey

Crystal Monte

S. Surrey

Michelle Ryan

White Rock

Paul & Penny Brady

S. Surrey

Ryan Brady

St. Jean, QC

Jacqueline Hamish

Langley

Tina Georgieva

White Rock

Kerstin Evers

Surrey

Jennifer Voitic

Surrey

Walter Campbell

Surrey

Dal Naser

White Rock

STUART LUGAR

Surrey

Stacey Koutsouris

W. Rock

Andrew Thompson

Surrey

Pat LaRoux

Surrey

Erin McGinnis

Surrey

Melanie Newsham

Surrey

D. Walser

604-535-5257

Derek Paultin

Surrey

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
NICOLE ANTONIOU	REDACTED FOR PRIVACY	WHITE ROCK
SERENA GALLO		SURREY
TROY KNOWLAN		SURREY
Andrew Cranham		SURREY
Billy Parris		SURREY
GORD LAPTAKOV		WHITE ROCK
DAVE RITCHIE		SURREY
DEBBIE RITCHIE		SURREY
Joan Kuhl		WHITE ROCK
CHYAN COOPER		SURREY
KICK		Vanc.
JAMIE		RICHMOND
Amory		South Surrey
Tom Pidersic		South Surrey
Joe Iverson		White Rock
DAWA DEKKE		SURREY
Natalie Wagner		White Rock
B. Fish		White Rock
Gabby Schreton		Surrey
Carlene Lot		White Rock
Tristen Neppert		" " "
Jason Harris		South Surrey
CHRISTIAN JESAY		South Surrey
Mindy Kapreian		South Surrey
Adrian Pihole		South Surrey
Joe Ryan		Surrey
Melissa Fitzgerald		Surrey

We need your support!

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Name	Phone#	City
Slaye Kelly	REDACTED FOR PRIVACY	Surrey
Brandon Yee		Surrey
Darian Craig		White Rock
Daryl Keady		Surrey
G. Plotnik		Surrey
Margaret Waibel		W. Rock
Todd Fockes		W. Rock
Rovanny Charles		Surrey
JAMES HARRISON		LANGLEY
SYDNEY GREENE		WHITE ROCK
Alexis Greene		WHITE ROCK
SEBASTIAN DELVE		Surrey
Stacy Smith		Surrey
ASH SMITH		Surrey
MARIE PUSCH		SURREY
Brandon Foster		Surrey
Den Skiss		WHITE ROCK
Alana Stoltz		WR.
GARY QUINN		WR
CHRIS BOND		WR
Hogan Weiss		WR
J Peters		S
Blair Rossignol		Surrey
Tom Gault		Surrey
Matthew Gallagher		White Rock
Darian Kallachy		S. Surrey
Spencer Bennett		WR

We need your support!

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Name	Phone#	City
BOBWIRTZ	REDACTED FOR PRIVACY	SURREY
Karl BATES		SURREY
Liam Beaulieu		Surrey
Becky Weber		White Rock
Jimmy Pearzall		White Rock
John Lyle		S. Surrey
Vamosa Lyle		S. Surrey
Jared Howes		S. Surrey
GREG BOLTON		S. Surrey
Paul Fletcher		W. Rock - Single
Matt Finch		W. Rock
Peter Featherstone		Surrey
Borden Skands		Surrey BC
Sean Glavin		Surrey
Phil Riendeau		Surrey
John Bivett		W. R.
John + Matt M		Surrey
Pat Schwede		-11-
TIM ROBINS		W. R.
Jason Rains		South Surrey
Patrick Canmore		White Rock
M. LITTLER		SURREY
Way Rochon		Langley
Jamie		Claverdale
GARY T.		Surrey
DERRICK J.		SURREY
SCOTT M.		Surrey

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
P. KINNIE // mi	REDACTED FOR PRIVACY	SUNNY /
B. WHITELEY		W.R.
Dave Brown		WR
Janie Hammond		WR.
Susan Annala		Surrey
TRAVIS ARCHBOLD		W.R.
Brian Moskust		Coquitlam
Barren Wensink		Surrey
Wayne Tandy		White Rock
Eric Irving		White Rock
Chelsea Cooley		Surrey
Chae Jordan Hyde		Surrey
Forrest Lisle		Surrey
Lisa Knudsen		WR
Michelle Foster		Surrey
Erica Taylor		Surrey
Joan Hansen		Surrey
Alex G.		Surrey
Jacklyn 1.		Surrey
Ryan T		Tsawwassen
Jen D.		Surrey
Laura Nargren		Maple Ridge
ALY MORAN		WHITE ROCK
Ben Vikich		White Rock
Rob Phillips		White Rock
Megan Lem		Surrey
Daniel Charron		White Rock

We need your support!

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Name	Phone#	City
M. LAW		WR
Georges Kreuzkamp		WR
Nicole Henneley		WR
D. ALLISON		WR
M. HAYES		SURREY
BRAD JONES		SURREY
BARRY BARTLE		SURREY
Katie Hutt		White. ROCK
Sarah Guilburg		Surrey
CHRISTINE HILL		Surrey
Dani Sauer		H. Van
C. LANG		WR
D. Reichert		Surrey
R. Mitchell		Surrey
CHATE		
Dennis Peard		W. R.
ROBERT DYCK		SURREY
Dianne MacDonald		Surrey BC
Brian MacDorich		S. SURREY BC
MICHAEL FLETCHER		WHITEROCK
RODIE AVE		WHITEROCK
D. Williams		Wh. LeRock
J. Dean		S. Surrey
JIM NEILSON		WR
Stew McNeil		Surrey
Bill Hinkford		Surrey
ROSS LEARMAN		WR

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Tom Fisher	REDACTED FOR PRIVACY	Langley
Cathy Doro		White Rock
Kevin Whitmarsh		White Rock
Aaron Troussas		Dave
Jan John		White Rock
Terry Graham		South Surrey
Nick		White Rock
Donald Dinsmore		White Rock
Brady Yuzyle		White Rock
Tyler Train		White Rock
S. Sawmure		Surrey
Kyle Simoes		Langley
Ashley DeSazer		Langley
JOHN BERRINGER		W. Rock
Rick Farwick		Surrey
Liz Caporaccone		White Rock
NADINE		Vancouver
Paige Blaise		Vancouver
Jeremy Windsor		WR
Graham Ruml		Surrey
Carole St. Laurent		White Rock
Kelly Candy		White Rock
Kolby Solinsky		Surrey
Paige Lancelot		Victoria
Colin Lancelot		Whiterock
Alino Buccieri		S. Surrey
Seo Choi		Vancouver

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name

Phone#

City

Blaire Pash

Bill Gunn

Matthew B

Janice Williams

Chris Gilburg

Samantha Gilburg

Greg Peto

Anna Vogt

Mike McDermid

JOHN STRATING

Steven B. Borske

Steve Campbell

Elise Campbell

Jaquie Kayson

Edward Tetre

KEVIN HUIE

DAVID MICHAEL OF LONDON

David Gaddie

Erin Mazze

Melissa Manella

Matt Muirhead

DAVE OWEN

Chris Ana

Joseph Stinson

Hamp

Jordan

Sandy

Surrey

SURREY

Richmond

Surrey

Surrey

White Rock

Surrey

Surrey

White Rock

Surrey

Surrey

Surrey

Surrey

White Rock

White Rock

Richmond

White Rock

S SURREY

S SURREY

SOUTH SURREY

SOUTH SURREY

SOUTH SURREY

Surrey

Surrey

Surrey

White

Play Station

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Harry Woon	REDACTED FOR PRIVACY	WHITE ROCK
Guy Gagnon		White Rock
Bill Woodhouse		~
Steve Jensen		White Rock
Bob Johnston		White Rock
Andrew Grieco		Surrey
Nicholas Charron		White Rock
Georgia Mahoney		White Rock
~ Taylor		White Rock
~ Spindler		White Rock
~		White Rock
Duke Jackson		White Rock
~		White Rock
CAROL FULLER		" ~
~ KAMENSKI		WHITE ROCK
Crystal Smith		SURREY
Nealy Cragg		Surrey
Carter Hawke		White Rock
Jensen		
Neil Campbell		Surrey
Berry Picard		White Rock
John Kester		White Rock
Donna Roy		S. Surrey
Jay Tander		~
Ernie LAKING		White Rock
Bill Deen		WR
Kim Picard		white Rock

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Name

Phone#

City

CHRIS BIND

MATT ARMM

MARK TUBBS

Bary middle

Nic Madalin

Chantelle Whitehead

Berry van Wachem

Sue Grimm

Jarrod Newey

Crystal Storey

Stephen Doucette

Madeline M

Robyn Lane

ALYX VANDERWIP

Kern Mofe

J Paul

PIET SNOT

Leah Newson

Ryan Trimble

Brian Lusman

Rory Campbell

Harvey Redden

Jeff Lemay

Cecilia Jess

Britt N

Surrey

White Rock

Surrey

SURREY

SURREY

Surrey

W. Rock

White Rock

White Rock

S. Surrey

S. Surrey

White Rock

W.R.

SURREY

Surrey

Surrey

Surrey

Surrey

Surrey

W.R.

SURREY

W.R.

SURREY

W.R.

VANCOUVER

Surrey

W.R.

REDACTED
FOR PRIVACY

We need your support!

As part of 3 dogs brewing relocating to Miramar Village, we are asking the city's permission to construct a mezzanine for patrons to maintain our current occupancy level. Please sign to show support

Name	Phone#	City
Sarah Pheasey	REDACTED FOR PRIVACY	White Rock
Hilary Bryson		White Rock
Erin Varenko		Surrey
MATT SIMPSON		W. ROCK
IVANA MASCHL		" "
Rob GROOM		Toronto
Roxie Aves		White Rock
Marina O'Keeffe		White Rock
John Santzen		" "
Holly Turton		Surrey
Sharon Worley		W. Rock
Terin Hoffer		White Rock
Marifa Benzgal		Surrey
Kyle Amadio		White Rock
Davey Purdick		S. Surrey
Ch. Fournier		Surrey
Irena D.		W. Rock
Homi Wong		Surrey
Alison Chapman		Surrey
Bilal M. M. Khan		MISSION
Greg Sakurine		Surrey
Paige Wiebe		S. Surrey
Chris M. H. E. S. N.		Surrey
Audrey		Surrey
Monika Zischka		W. Zischka
Paul Sandholt		W. Zischka
Paige Andersen		White Rock

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Name	Phone#	City
Chelsea M	REDACTED FOR PRIVACY	White Rock
Kayla F		Port Moody
Don F		Whack
CHAD BOND		WR
Isaac Drotar		WR
Chris Drotar		WR
James BOND		WR
gloff B		WR
Gage Lee		WR
Jachynure		WR
Leon Liang		South Surrey
Kevin Fletcher		Surrey
Darcey Fletcher		Surrey
Alannah Hedra		Surrey
Crystal Hessels		S. Surrey
Tommy Hessels		S. Surrey
Natalie Chin		White Rock
RICK / CHERYL		White Rock,
Lindsay Spence		White Rock B.C.
Shamus Ruckin		S. Surrey
APRIL SEESTEL		S. Surrey/White Rock
Kristopher Culley		Vancouver
Brian Johnson		CHWK
James		Surrey
Marlin		ILH
Garry Stewart		Surrey
Louise LEHMBRAT		White Rock

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Name	Phone#	City
Darion B		S. Surrey
Kristina		S. Surrey
Aniko Hidi		W.R.
Marti Bombardier		Fort Langley
Sarah Reny		W.R.
Becca Tryhane		W.R.
Paul Frost		P.V.
Aime Gulstone		SSUR
D. William		W/R
PAR HAHN		W.R.
Alyssa Ray		Admiral
Lael Ross		J.R.
Walsam Paleydx		S. Surrey
Malcolm Fletcher		S. Surrey
LACH GEISSINGE		S. SURREY
Sandra Kaethler		surrey (2)
Kon Brehl		FOR SURREY
Mike McDonald		W. S. Surrey
Lorelei Burke		W. S. Surrey
D Ballantyne		W. S. Surrey
Carlo. Kahnera		W. S. Surrey
Mary Coleman		W. S. Surrey
Jennifer Rose		W. S. Surrey
Vivian Loewen		W. S. Surrey
Donna		South Surrey
Wonne Eilehrst		"
WALLY LEE		SOUTH SURREY

REDACTED
FOR PRIVACY

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Name	Phone#	City
Adam MacGillivray	REDACTED FOR PRIVACY	South Surrey
G. Ranchawa		W. Rock
Pieke Kettering		W. "
Debbie Burns		South Surrey BC
Kevin McCrum		W. Rock
Robert Meyer		W. Rock
Barb Fitzsimons		White Rock
Irene Gaudard		Vancouver
Corbyn Ego		South Surrey
Mark McDuff		South Surrey
D. REEDER		W. R.
Likun		Langley
James Ellis		Vancouver
Madison Heggie		Langley
Raveena Arwal		Surrey
Daya Naber		Surrey
Simon Davy		White Rock
Annika Kidd		White Rock
Sophia Calisse		South Surrey
ASHLEY WROCK		Surrey
K. STRACHAN		SURREY
D. DOREL		White Rock
G. Moncar		Surrey
Douglas Smith		
Lyan M		
Mike T		
D. RHEAN		West.

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Name	Phone#	City
K. Cantwell	REDACTED FOR PRIVACY	S. Surrey
L. Griffiths		Surrey
E. Malbury		Surrey
Sukh Sidhu		Surrey B.C
Hudson Stobbs		White Rock
Adam Mackwood		S. Surrey
M. Hayes		Surrey
Gurpreet Bering		Surrey
Simi Sandhu		Surrey
Kiran DYESTRA		White Rock
David Ester		New Westminster
Raj Chaudhary		Surrey
Rohit Khurana		Surrey
Laurie Shaw		Surrey
Mitchell Burchard		Vancouver
Paul Andrews		Surrey
JEFF LYONS		Qld
Jenna Kiffal		Surrey
Jim FERGUSON		S. Surrey
Dawn Palmer		White Rock
Tatum Graham		Surrey
Christine Junior		White Rock
Andrea Macleod		White Rock
Pat's Shitazi		Vancouver
Tracy Hicks		For Hill
Wendy Baker		Surrey, B.C
Tim Hamilton		Surrey BC

We need your support!

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Name

Phone#

City

Shayla Bues
P. White

David White

Sody Purish

Margaret Wald

Ivan

Jay Zorruifer

Ashley Brotherston

Jordan Goodale

Heather Woolley

Ralph Schaefer

Ed McCarty

Jaime Cameron

Katrina Blisniewski

Jay Marok

Nick Bowman

T. Bural

D. Dugman

PETE DORE

Chrissie Thernes

Paul Housie

J. Kavanagh

Clayton Mould

D. Chaste

Chrisie Webber

Shawn Lebb

WR.

W.A.

WR

WR

WR.

SR

~~WR~~ WR

WR

WR

WR

SS

WR

SR

WR

Squamish

SURREY

Surrey

11

Surrey

White Rock

Surrey

S. Surrey

White Rock

Surrey

Surrey

REDACTED
FOR PRIVACY

We need your support!

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Name

Phone#

City

Esme Farcy
 Anna Sanchez
~~Jim Hill~~
 STEVEN SALOMON
 DOUG CARD
 RAJ SANGHVI
 P. Vanderburg
 DILRAJ DHI
 Elijah Robinson
 Jag Sandhu
 Kevin Costello
 Kelly Martin
 Harry Schreder
 Sagarit Bhat
 Dean Allison
 Moti Bhat
 Alire Spencer
 Corey Marshall
 Cary Sheppard
 Leetle Stew Jensen
 Leah Newson
 Javi Gray
 Todd Munchach
 Al Munchach
 Sandeep Thind
 Lindsay Hyslop
 M. T. W.

REDACTED
 FOR PRIVACY

White Rock.
 S-Surrey
~~White Rock~~
 S. Surrey
 White Rock
 WHITE ROCK
 WHITE ROCK
 White Rock.
 W.R.
 White Rock
 white rock
 white rock
 White Rock.
 Surrey
 South Surrey
 White Rock
 Maple Ridge
 Langley
 W.R.
 W.R.
 Surrey
 W.R.
 White Rock
 WHITE ROCK
 White Rock
 SOUTH SURREY
 SURREY

27

We need your support!

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Name

Phone#

City

Daniel Decker

J. McArthur

Kelli Sturkenboom

Carmen Sturkenboom

Meagan Palazzo

JAMES MILLIGAN

RYCE PARKER

DEBRA MACLEOD

MEANS

D. Westman

Alex Mulligan

Niall McInerney

Edgar Ben

Lindsey Bain

Laina Bate

Breanna Watt

Jagbir mand

Ryan Steed

Rob Weeke

Carlos Boldan

Malise Milster

Al Schick

Chris Thompson

Kimshart

K. CLAY

Heinz Vanpua

Melissa Lasko

White Rock

Surrey

Vancouver

Surrey

Surrey BC

Surrey BC

WHITE ROCK

Surrey BC

Surrey BC

VR

Surrey

Langley

Langley

Langley

Abbotsford

Surrey

Surrey

Vancouver

Surrey

Surrey

Surrey

Surrey

Kitimat

Surrey

Surrey

Surrey

Surrey

27

Name	Phone #	City
Ryan Keigher		Surrey (Rosemary Heights)
Plamen Todor		Surrey
Libalandon		Surrey
W. Thgo		White Rock
C. Gould		S. Surrey
Mohe Gould		S. Surrey
Chris Pearson		White Rock
Abby Hall		Delta
Nick Persons		Langley
Colin Steegman		Surrey
Brent Wolfe		Surrey
Tom		White Rock
Melissa		White Rock
Meagan		White Rock
Lynn B		" "
Megan R		Kelowna
Vicki G		Surrey
Erin		Surrey
Scott P.		SURREY
Chris		WR
RICHARD ANDERSON		SURREY
Parg EKholm		Surrey

3 Dogs Brewing – Mezzanine Rezoning

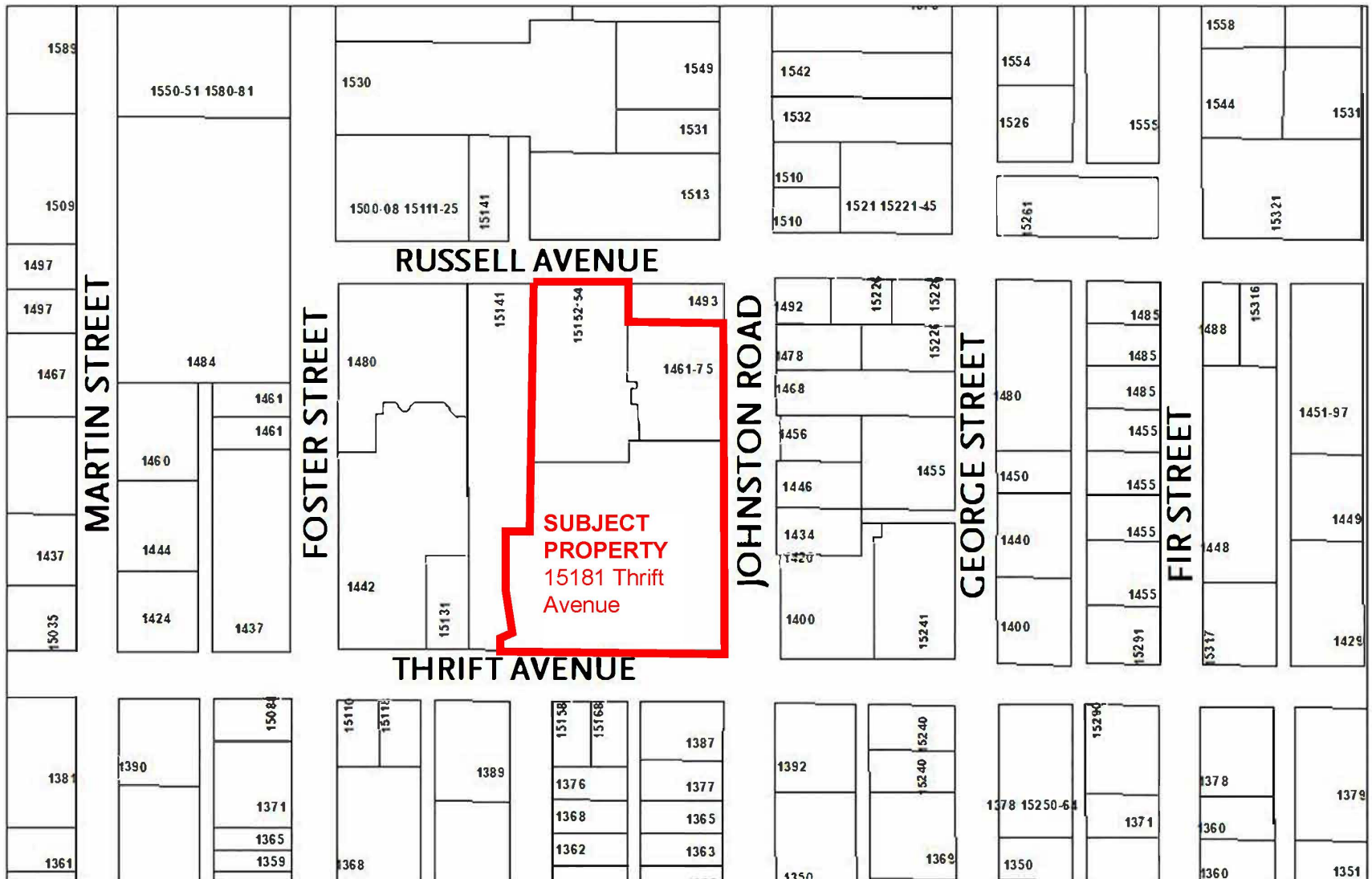
#107-15181 Thrift Avenue (Miramar Village)

WHITE ROCK
My City by the Sea!

May 10, 2021

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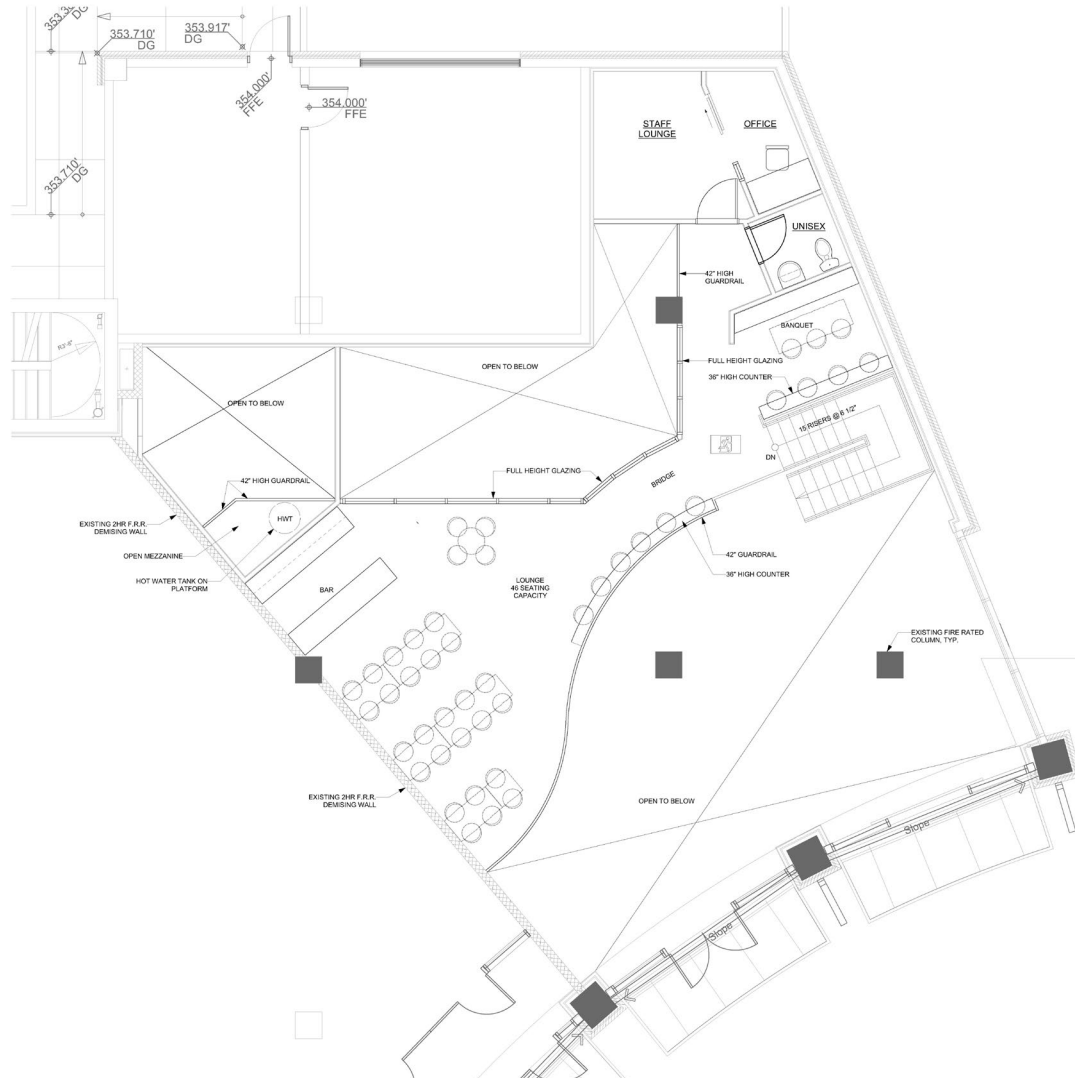
Location Map

15181 Thrift Avenue (Unit 107)





PROPOSAL



PROPOSAL



PROPOSAL – BYLAW No. 2386

- Amending the CD-16 zone (Miramar Village) to exempt mezzanine floor space proposed by 3 Dogs Brewing. Draft amendment would allow 100 m² of mezzanine space to not count toward the maximum floor area (89 m² proposed)
- Proposal will allow 46 seats on mezzanine level, in addition to 46 seats on ground level plus 30 seats on outdoor patio in Miramar Plaza (122 total).
- There are 291 parking spaces for commercial & community centre uses on site, whereas only 226 are required in the CD-16 zone. The landlord has confirmed commercial parking access will be extended to 11:00pm or later, as needed.
- Housekeeping amendment: adding “licenced establishment” to types of retail uses with a maximum floor area in CD-16 zone

PROPOSAL – BYLAW No. 2386

(a) BASE DENSITY: The maximum number of *dwelling units*, *gross floor areas* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Phase Area ⁽¹⁾	Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor area</i> ⁽²⁾ for a <i>residential use</i> (includes <i>apartments</i> , <i>townhouses</i> ⁽⁴⁾ , and amenity areas ⁽³⁾)	Maximum <i>gross floor area</i> ⁽²⁾ for <i>Retail Service Group 1</i> ⁽⁴⁾ , <i>Licensed Establishment</i> , and <i>Civic Uses</i>	Maximum <i>gross floor area</i> ⁽²⁾ for commercial, civic and residential uses	Maximum <i>Lot Coverage</i>
1	129	13,846 m ²	1,162 m ²	15,008 m ²	33%
2	96	10,553 m ²	2,438 m ²	12,991 m ²	64%
3	202	24,106 m ²	4,662 m ²	28,768 m ²	53.4%
Total for all Phases	427	48,505 m ²	8,262 m ²	56,767 m ²	52%

1. As indicated on the Plans

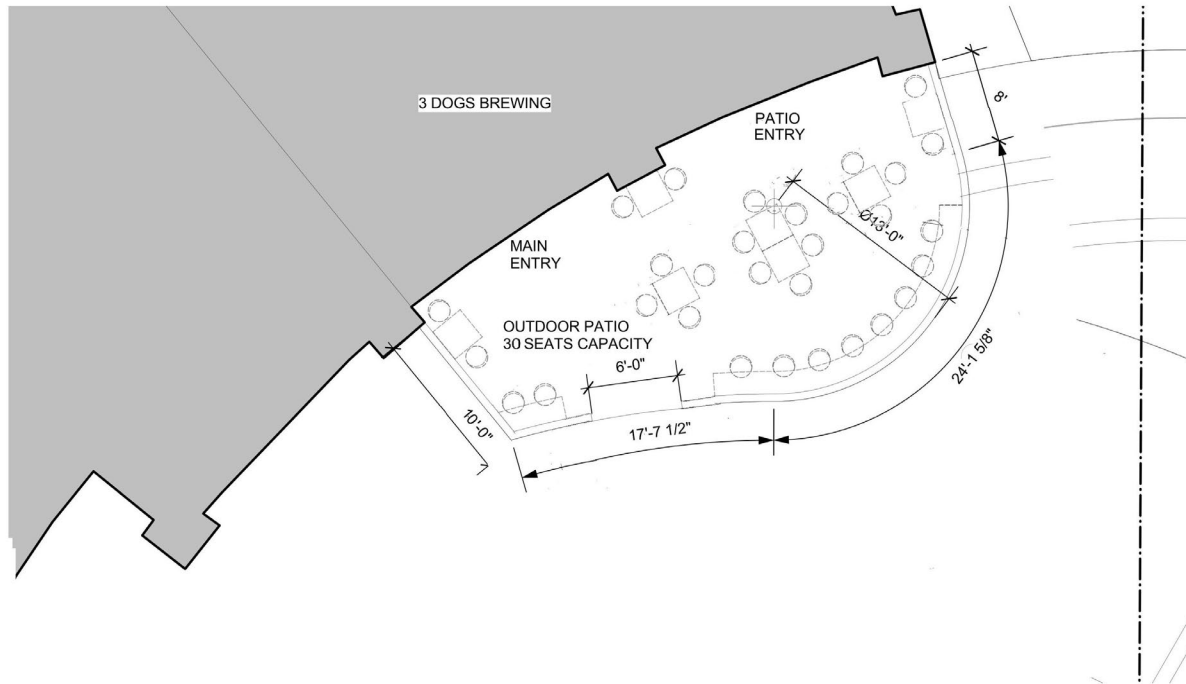
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.

3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants

4. Townhouse floor area may be considered for *retail service group 1* use as outlined in Section 7.16.2 (ii).

FUTURE RELATED APPLICATIONS

- The *manufacturer's licence* for the brewery does not involve City approval, but the *lounge endorsement* application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) does involve an opportunity for written comments to be submitted to staff before staff send a delegated response to the LCRB on the lounge endorsement referral.



PROCESS SUMMARY

- Early Review Rezoning Report – February 22, 2021
- Public Information Meeting – March 31, 2021
- First/Second Reading of Bylaw – May 10, 2021 [Regular Agenda]
- Public Hearing for Zoning Amendment – TBD (*next scheduled opportunity is June 21, 2021*)
- Council Decision (Third/Final Reading) – TBD

RECOMMENDATIONS

[Appearing on Regular Council agenda]

THAT COUNCIL:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386, and
2. Direct staff to schedule the required Public Hearing.

WHITE ROCK

My City by the Sea!

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 10, 2021

TO: Land Use Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Revised Zoning Amendment Bylaw No. 2363 for 1485 Fir Street

RECOMMENDATION

THAT the Land Use and Planning Committee receive the May 10, 2021, corporate report from the Director, Planning and Development Services, titled "Revised Zoning Amendment Bylaw No 2363 for 1485 Fir Street."

EXECUTIVE SUMMARY

The Applicant for a zoning amendment for a six-storey rental apartment proposal at 1485 Fir Street, for which third reading of the bylaw was defeated on January 25, 2021, has modified their proposal, and requested that Council reconsider an amended proposal. On April 26, 2021, Council approved reconsidering this proposal, and rescinded second reading of the bylaw.

The Applicant's initial modification to their proposal was to offer an additional 10% of the units in the 80 unit rental building as secured for a period of ten (10) years with rents controlled to 10% less than the market rent for an equivalent unit in the new building. As a new building, these rents will likely be higher than the average rents across all purpose-built rental units in White Rock, which are currently \$1,091 per month for a one bedroom and \$1,422 for a two bedroom.

Following consideration of the Housing Advisory Committee's recommended approach to defining affordable rental housing in White Rock, which references the average rent for purpose-built rental units in White Rock (consisting primarily of apartments constructed in the 1960s and 1970s being less than market rent for a newly constructed unit), the Applicant offered to restrict the rents for the additional units to the average market rent in White Rock, and reducing the offered number of additional rent controlled units from ten (10%) to five (5%).

The Applicant has also provided clarification for the returning tenant households that the maximum initial rent for a two-bedroom unit would be \$2,000 and for a one-bedroom home it would be \$1,500. This would exclude utilities, insurance, and parking. These rents (at 20% below anticipated market rent for a similar unit) would be further reduced for returning tenants depending on the length of their tenancy (up to 30% below market rent), in accordance with Tenant Relocation Policy 514. If current tenants decide not to return to the new building, the rent for these replacement units would be capped at 10% below the market rent for a similar unit.

Bylaw No. 2363 is included, as amended, in the Bylaws section of the Regular Council agenda for May 10, 2021. Council may consider given the bylaw second reading and directing staff to hold a new Public Hearing.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
LUPC July 8, 2019 2019-LU/P-022	<p>THAT the Land Use and Planning Committee:</p> <ol style="list-style-type: none"> 1. Receives for information the corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report- 1485 Fir Street (19-009 OCP/ZON/MJP);” and 2. Recommends that Council refuse the OCP amendment application, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for a secured rental housing development that includes a reduced FAR (2. 8 gross floor area ratio consistent with the OCP) and amended building and site design.
LUPC September 30, 2019 2019-LU/P-025	<p>THAT the Land Use and Planning Committee refers the report back to staff for a revision that permits existing tenants to return to the building after construction at the same rent they are currently paying, subject to the per annum increases permitted by the province; and</p> <p>THAT the proposed Community Amenity Contributions (CACs) be reduced further in recognition for current tenants being able to keep their current rent amounts.</p>
2019-LU/P-026	<p>THAT the Land Use and Planning Committee receives for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009)”.</p>
October 19, 2020 2020-527	<p>THAT Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363 as presented, and direct staff to schedule the required Public Hearing;</p> <p>THAT Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2363 is given third reading after the Public Hearing;</p> <ol style="list-style-type: none"> a. Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including ‘watch for pedestrian’ signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion of a servicing

	<p>agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;</p> <p>b. Finalization of the Tenant Relocation Plan and adoption of a Housing Agreement Bylaw; and</p> <p>c. Consolidation of the existing three lots and demolition of the existing residential building; and</p> <p>THAT, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363,” Council consider issuance of Development Permit No. 432 for 1485 Fir Street.</p>
January 11, 2021 2021-011	THAT Council direct staff to define affordable housing.
January 25, 2021 2021-42	<p>THAT Council give third reading to “White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363”.</p> <p><i>[DEFEATED – Councillors Johanson, Kristjanson, Manning and Trevelyan voted in the negative].</i></p>
LUPC March 29, 2021 2021-LU/P-038	<p>THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and</p> <p>For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component.</p>
April 26, 2021 [draft resolution]	<p>THAT Council endorses reconsideration of the item "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 - 1485 Fir Street)" that was defeated at third reading at the January 25, 2021 Regular Council meeting.</p> <p>THAT Council rescinds second reading for Bylaw 2363 "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 - 1485 Fir Street)."</p>

INTRODUCTION/BACKGROUND

The purpose of this report is to provide context for the reconsideration of a zoning amendment bylaw proposed for 1485 Fir Street.

The previous proposal denied at third reading would have required that of the 80 new rental homes building, 25 of the units would be reserved for existing tenants at rates between 21-30% below what the market rent would be for an equivalent unit. If an existing tenant household did not return to the building, that unit would be offered at 10% below the market rent. Tenants would also be given compensation in accordance with the City’s Tenant Relocation Policy 514.

Reconsideration of Motion

This Application and zoning amendment bylaw were requested to be placed on the April 26, 2021 Council Agenda by Councillors Anthony Manning and Christopher Trevelyan and reconsidered. As noted in the “Previous Council Direction” section above, the motions to reconsider the project and rescind second reading of the bylaw were carried, with Councillors Scott Kristjanson and Erika Johanson voting in the negative.

OCP Review and Building Height / Affordable Housing

On March 29, 2021, the Land Use and Planning Committee, after considering the results of the Official Community Plan (OCP) Review Survey for Building Heights outside the Town Centre, directed that staff prepare an amendment to the OCP that would limit the building heights in the Town Centre Transition land use designation/area, where 1485 Fir Street is located, to four storeys, with up to six storeys only being considered where the proposal includes an affordable housing component.

On April 28, 2021, the Housing Advisory Committee reviewed a report from staff on potential affordable housing definitions for White Rock. The approach proposed by staff for “affordable rental housing” was to target maximum rent levels that would not exceed 30% of the gross income for households in the low income bracket (e.g. household with gross household income of 50 to 80 percent of the median household income of the municipality; in 2016, gross income of between \$31,173 and \$49,875). Households in this income bracket and below comprise approximately 40% of all White Rock households, and 57% of renter households, and it is unlikely that the private market would be able to expand the supply of new homes, rental or ownership, that are affordable to this income bracket without some form of incentives. These maximum rents allowed to be considered “affordable rental housing” would be benchmarked against the average rents for purpose-built rental buildings in White Rock (reported on an annual basis by CMHC) and set at 20% below the average rent. The Housing Advisory Committee recommendations on affordable housing definitions have not yet been considered by Council.

With incorporating the proposed definitions for affordable housing into the OCP, as it relates to the bonus height/density (up to six storeys) in the Town Centre Transition area for projects that include an affordable housing component, staff anticipate proposing multiple options for a project to demonstrate affordability and qualification for additional density, such as:

- A strata building must secure 20% of the units as “affordable rental housing” (as defined in White Rock);
- A rental project must secure 10% of units as “affordable rental housing” (as defined in White Rock), where they do not have to also provide units at below market rates for returning tenants, per the Tenant Relocation Policy;
- A rental project with existing tenants returning (e.g. 1485 Fir Street), that 5% of the units would be rented for 10 years at the current average rent in the community; or
- A project owned and operated by BC Housing or Metro Vancouver Housing Corporation that has its own definitions/proportions of affordability (as these change based on senior government priorities) may also be considered for the additional height and density without requiring an OCP amendment (noting it would still go through a rezoning process).

In addition to the references in the OCP to “affordable housing,” staff intend to bring forward updates to Density Bonus / Community Amenity Contribution Policy 511 to incorporate the new definitions for affordable housing as they relate to reductions in amenity contribution expectations for projects that include affordable housing.

Applicant's Revised Proposal – Additional Units

The Applicant's initial modification to their proposal was to offer an additional 10% of the units in the 80 unit rental building as being secured for a period of 10 years with rents controlled to being 10% less than the rent for an equivalent unit in the new building.

Following consideration of the Housing Advisory Committee's recommended approach to defining affordable rental housing in White Rock, which references the average rent for purpose-built rental units in White Rock (which consists primarily of apartments constructed in the 1960s and 1970s, and would be less than market rent for a newly constructed unit), the Applicant has since offered to restrict the rents for the additional units to the average rents in White Rock, and reduce the number of additional rent controlled units from ten (10%) to Five (5%), given the lower rents that would be applied for these units.

Current (2020) average rent in purpose built rental buildings in White Rock for a one bedroom apartment is \$1,091 per month, and average rent for a two bedroom unit is \$1,422.

While providing units at the average rent is not as deep a discount to market rents as 20% below the average rent recommended by the Housing Advisory Committee as the definition of "affordable rental housing," it is notable that the Application was originally submitted two years ago when these recommended policies did not yet exist.

Clarification of Rents for Returning Tenants

The Applicant has provided clarification for the returning tenant households that the maximum initial rent for a two-bedroom unit would be \$2,000 and for a one-bedroom home it would be \$1,500. This would exclude utilities, insurance, and parking. These rents (at 20% below anticipated market rent) would be further reduced for returning tenants depending on the length of their tenancy (up to 30% below market rent for tenancies 10 years and longer), in accordance with Tenant Relocation Policy 514.

Revised Bylaw No. 2363

Based on the Applicant's revised proposal, the Bylaw No. 2363 is included on the Regular Council agenda with the following change to the density section (changes in bold for additional emphasis):

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum gross floor area of "1.5 times the lot area" is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of gross floor area (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, **with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.**

There are no proposed changes to the form of the building, which remains a six storey building with underground parkade access off the lane and a main pedestrian entrance off Russell Avenue. The building drawings are included in the corporate report attached as Appendix A.

FINANCIAL IMPLICATIONS

The previous corporate report dated October 19, 2020 includes discussion of financial implications. Development cost charges will apply to the redevelopment.

In accordance with current Council Policy 511: ‘Density Bonus / Amenity Contribution’, up to 50% of an applicable amenity contribution may be waived when housing is provided to displaced tenants in accordance with the Tenant Relocation Policy (i.e. compensation being provided to tenants and reduced rents are available), and where the initial rents for rental replacement units where the tenants are not returning are 10% below market and available for the general public. The remaining 50% of an applicable amenity contribution can be waived where the building includes secured market rental floor space, which would total 100%.

LEGAL IMPLICATIONS

If the bylaw receives third reading after a new public hearing, a Housing Agreement Bylaw would be prepared for Council’s consideration, based on the applicable provisions in Council Policy 511: Density Bonus / Amenity Contribution and Council Policy 514: Tenant Relocation, as directed by Council. A draft of this Housing Agreement Bylaw would be made available as part of the materials available prior to the Public Hearing.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This Application has previously received a Public Information Meeting, and a Public Hearing for the earlier version of the Application. If Council provides a new second reading to the revised zoning amendment bylaw, the public will have an opportunity to comment again on this Application via a Public Hearing.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The 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 Application will enable the intensification of the ‘Town Centre Transition’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth. The Applicant has also proposed several initiatives to address climate change, which include the following:

- Water, electric and gas will be individually metered to increase self-imposed conservation.
- Landscaping includes a variety of permeable surface areas and decreases consumption of irrigation water through use of native, drought resistant planting.
- Lighting and plumbing fixtures to be energy/water efficient as well as the provision of Energy Star® rated appliances.
- High efficiency windows and doors with effective blinds will be preinstalled.
- Materials used in construction or finishing such as cabinets and floors will be made from renewable resources and sourced locally where possible.
- Flooring, paint, and other finishes will be non-toxic with low volatile organic compounds (VOCs).

ALIGNMENT WITH STRATEGIC PRIORITIES

The “Our Community” theme in Council’s Strategic Priorities includes the objective to “Guide land use decisions of Council to reflect the vision of the community” and projects under this objective include both the OCP Review (with Building Heights outside the Town Centre), and work on Affordable Housing / Housing Needs Report.

The proposed six storey rental project with some below market units, including the Applicant’s revised proposal of an additional four units capped at average rents for 10 years, offers an opportunity to hear from the public through a Public Hearing and evaluate how the building’s design and affordability reflect the vision of the community.

OPTIONS / RISKS / ALTERNATIVES

This corporate report is provided for the Land Use and Planning Committee’s information. In the Bylaws section of the Regular Council agenda, Council may consider the following options:

1. Give second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street), 2020, No. 2363”, as amended, and direct staff to schedule a Public Hearing;
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street), 2020, No. 2363” and Development Permit No. 432; or
3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street), 2020, No. 2363” and Development Permit No. 432, pending completion of the Official Community Plan amendments to the Town Centre Transition area height and density, including policies defining the affordable housing components required to obtain additional height and density in this land use designation.

CONCLUSION

On April 26, 2021, Council reconsidered a proposal for a zoning amendment for a six-storey rental apartment building at 1485 Fir Street and rescinded the second reading previously given to the zoning amendment bylaw.

The Applicant has now offered to cap the rent for four units (5% of the 80 units in the building) at the average rent in White Rock, as determined by the latest rental market report from Canada Mortgage and Housing Corporation, which would be below the rent that could be charged for a new unit. The rents for these four units would be restricted for a minimum period of 10 years. These four units are in addition to the entire 80 units being secured as rental for its lifetime, and 25 of the units being made available for returning tenants with rents at a below market rate in accordance with Tenant Relocation Policy No. 514.

The revised Zoning Amendment Bylaw has been placed on the Regular Council agenda and this report is provided for the Land Use and Planning Committee’s agenda for information and an opportunity to discuss.

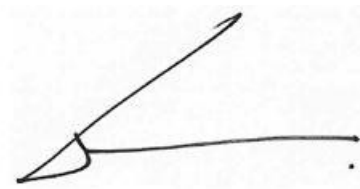
Respectfully submitted,



Carl Isaak
Director, Planning and Development Services

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Corporate report dated October 19, 2020 titled “Rezoning and Major Development Permit Application – 1485 Fir Street”

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: **October 19, 2020**

TO: **Land Use and Planning Committee**

FROM: **Carl Isaak, Director, Planning and Development Services**

SUBJECT: **Rezoning and Major Development Permit Application – 1485 Fir Street
(ZON/MJP 19-009)**

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends:

1. That Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363 as presented, and direct staff to schedule the required Public Hearing;
 2. That Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2363 is given Third Reading after the Public Hearing:
 - a) Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including ‘watch for pedestrian’ signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) A Tenant Relocation Plan and adoption of a Housing Agreement Bylaw are finalized; and
 - c) The consolidation of existing three lots and the demolition of the existing residential building occurs; and
 3. That, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363,” Council consider issuance of Development Permit No. 432 for 1485 Fir Street.
-

EXECUTIVE SUMMARY

The Land Use and Planning Committee (LUPC) received a corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP).” The application at the time required an increase in gross floor area ratio (or ‘FAR’) density above what was permitted in the Official Community Plan (OCP) which would have required an OCP amendment and did not provide the number of three-bedroom units (10%) required in the OCP.

Council subsequently directed staff to work with the applicant on a revised application that did not require an OCP amendment. There was also discussion at the LUPC meeting regarding the adequacy of the applicant’s Tenant Relocation Plan. A subsequent report dated September 30,

2019 from the Director of Planning and Development Services, titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009)” was prepared and provided a brief update including the applicant’s enhanced Tenant Relocation Plan and an overview of the changes to the form of the development which was revised to not require an OCP amendment and proceeded as a rezoning and major development permit application.

A separate corporate report on proposed revisions to Council Policy 511: Density Bonus / Amenity Contribution and Council Policy 514: Tenant Relocation Policy, is included earlier in the Land Use and Planning Committee agenda and would have an impact on this development application.

The application has been further revised to incorporate changes that follow the endorsement from the Governance and Legislation Committee to the Tenant Relocation Plan, discussed in the sections below. The proposal for 1485 Fir Street now presents a six-storey, 80-unit building, for which all units would be rental units. The rezoning, if approved, would create a Comprehensive Development (CD) zone largely designed to implement the height and density allowed within the Official Community Plan. A major development permit for form and character, energy and water conservation and the reduction of greenhouse gases is also required. Location and ortho photo maps of the subject property are attached as Appendix C.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
LUPC July 8, 2019 2019-LU/P-022	<p>THAT the Land Use and Planning Committee:</p> <ol style="list-style-type: none"> 1. Receives for information the corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled "Initial OCP Amendment Application Report- 1485 Fir Street (19-009 OCP/ZON/MJP);" and 2. Recommends that Council refuse the OCP amendment application, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for a secured rental housing development that includes a reduced FAR (2. 8 gross floor area ratio consistent with the OCP), and amended building and site design.
LUPC September 30, 2019 2019-LU/P-025	<p>THAT the Land Use and Planning Committee refers the report back to staff for a revision that permits existing tenants to return to the building after construction at the same rent they are currently paying, subject to the per annum increases permitted by the province; and</p> <p>THAT the proposed Community Amenity Contributions (CACs) be reduced further in recognition for current tenants being able to keep their current rent amounts.</p>
2019-LU/P-026	<p>THAT the Land Use and Planning Committee receives for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009).”</p>

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as ‘Town Centre Transition’, characterized by residential uses that provide a gradual height transition between the Town Centre area and surrounding lower density single-family neighbourhoods. Building heights in the Town Centre Transition area are encouraged to develop within the range presented in Figure 10 of the OCP. For the subject site, this is shown as a continuum between 18 storeys at North Bluff Road and 6 storeys at Thrift Avenue, suggesting that between ~6-10 storeys would be a supportable transitional height at this location.

Under OCP Policy 8.2.3, properties in the Town Centre Transition area including 1485 Fir Street, are identified as being eligible for additional density (up to 40% above the base density) where at least half this additional floor area is dedicated to and secured as residential rental units. The base density for this property is 2.0 FAR, therefore the total maximum density permitted, including the rental bonus density, is 2.8 FAR, of which 0.4 FAR would need to be comprised of rental units. There is no additional bonus available for projects that consist entirely of rental units. Policy 11.2.1(f) requires that a minimum one-to-one replacement of existing rental units be provided when an existing rental building is proposed for redevelopment, with an average unit size of the replacement units at least 80% of the units being replaced. The proposal for 1485 Fir Street would consist of a six-storey, 80-unit building, for which all units would be rental units; the size and number of units is sufficient to satisfy the replacement requirements of the OCP.

The development is subject to a Major Development Permit being within the ‘Multi-Family’ Development Permit Area (DPA). The DPA Guidelines, outlined in Section 22.6 of the OCP have been applied to the proposal to ensure the form and character of the development fits within the established character of the neighbourhood. The project has been reviewed by City staff and the City’s Advisory Design Panel. Staff believe the rezoning to be consistent with the applicable policies of the OCP and the City’s Multi-Family DPA Guidelines. The following sections give greater merit to the factors considered in evaluating this proposal.

ANALYSIS

Current Zoning and Land Use Context

The subject property is located at 1485 Fir Street, on the corner of Fir Street and Russell Avenue (see Appendix C for Location Map and Ortho Photo). The property is occupied by a 25-unit rental apartment building (“The Firs,” building address of 1475 Fir Street) which was constructed in 1965. The existing building is located on three separate parcels and straddles the shared property lines. The subject properties are currently zoned ‘RM-2 Medium Density Multi-Unit Residential Zone’, which permits townhouse or apartment complexes with a 10.7 metre (35.1 feet) maximum height.

The subject site is surrounded by a mix of commercial, institutional and residential uses. To the west across a lane is St. John’s Presbyterian Church and Daycare Centre, to the north across Russell Avenue is a three storey office building (Russell Professional Building), and to the south and east are existing multi-unit residential buildings (one storey building on the east side of Fir Street, and three storey buildings to the south).

Previous Design Proposals

The initial report titled "Initial OCP Amendment Application Report- 1485 Fir Street (19-009 OCP/ZON/MJP);" on July 8, 2019 to the Land Use and Planning Committee (see Appendix D) included an overview of a new development application submitted on May 9, 2019, for a proposed development with a total of 84 rental residential units in a six (6) storey building. The proposed density for the apartment site exceeded the OCP maximum density by 0.53 FAR (3.23

FAR proposed; 2.8 FAR allowed). Council subsequently directed staff to work with the applicant on a revised application that did not require an OCP amendment (i.e. that did not exceed the maximum density in the OCP).

Following Council’s direction, the applicant submitted drawings for the rezoning and development permit application on August 15, 2019. An additional report on September 30, 2019 confirmed that the new proposal did not exceed the maximum density allowed in the OCP and therefore did not require an OCP amendment. The major changes that were proposed included:

- Reducing the amount of floor area density and increasing the number of three-bedroom units so that an OCP amendment is no longer necessary;
- Building massing was addressed by recessing the fifth and sixth storeys of the building to reduce the total floor area and the visual impact of the building height;
- Lot coverage was decreased to below 50%;
- Balconies were added to the homes along Fir Street; and
- The outdoor play area was relocated to the front of the building along Fir Street instead of in the rear along George Lane.

Table 1 below provides a summary of changes to the site statistics from the two previous proposals, in comparison to the current proposal. Design changes that have occurred following receipt of the last information report will be discussed in the sections that follow. Of note, there have been no changes to the number of units or building height and only minor reductions to lot coverage and floor area. Parking has been further reduced to 108 spaces, representing a 10% reduction to the required 120 spaces.

Table 1: Comparison of Original Development Proposal Statistics, Second Revised Proposal, and Current Proposal

	Original Proposal (May 9, 2019)	Revised Proposal (August 15, 2019)	Current Proposal (October 19, 2020)
Number of Units	84 (all secured rental)	80 (all secured rental)	80 (all secured rental)
Gross Floor Area	6,586.9 m ² (70,900.4 ft ²)	5,706.7 m ² (61,426.8 ft ²)	5,700 m ² (61,356.85 ft ²)
Floor Area Ratio (Gross)	3.23	2.8	2.8
Lot Coverage	56%	49.9%	48.7%
Height (to top of roof)	Six storeys (18.9 metres)	Six storeys (18.9 metres)	Six storeys (18.9 metres)
Parking Spaces	115 (1.37 per unit)	112 (1.4 per unit)	108 (1.35 per unit)

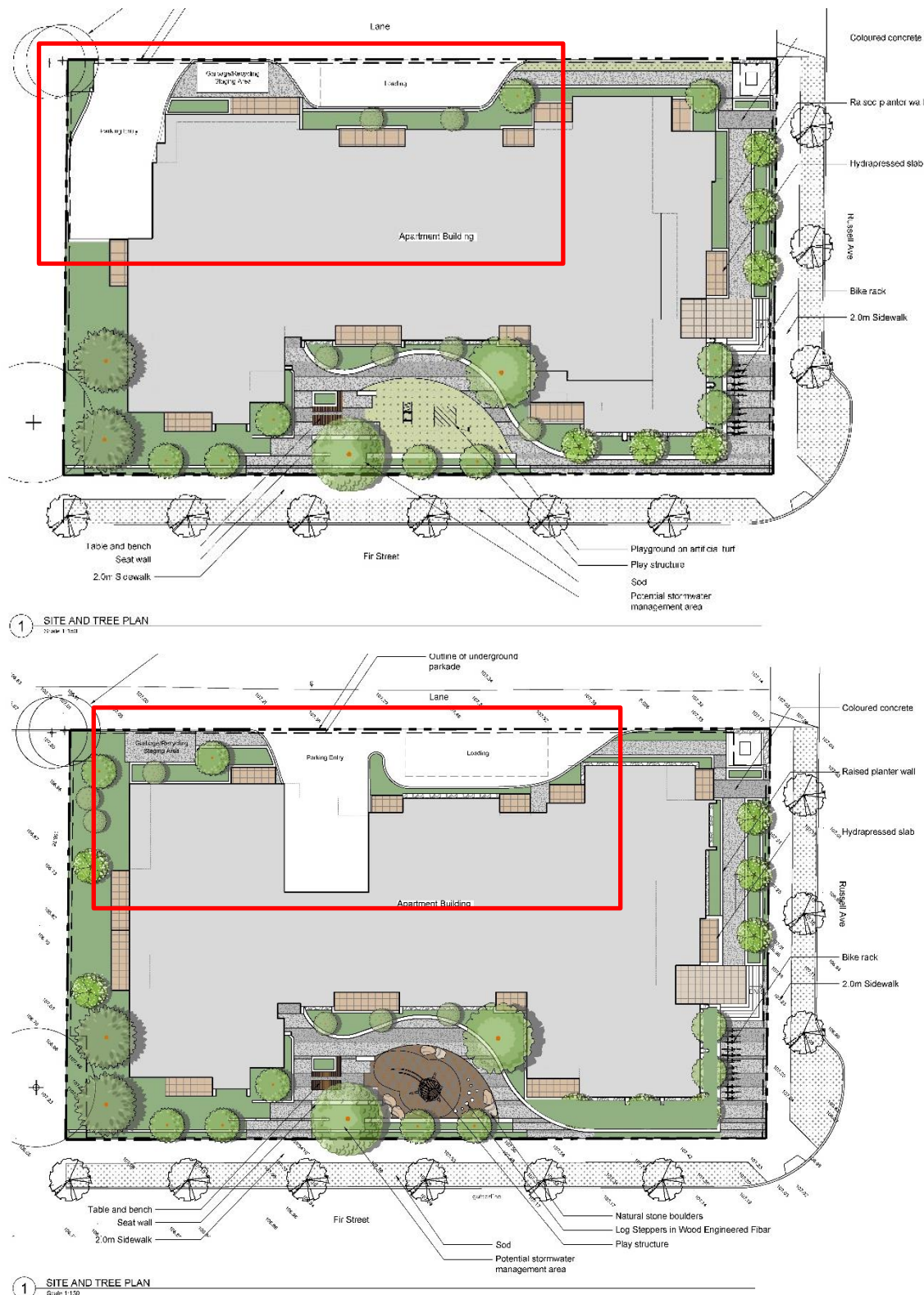
Current Proposal

The current development proposal would include a total of 80 units within a six-storey residential rental building. Unit sizes proposed range between 420 ft² – 520 ft² for a studio, 540 ft² – 625 ft² for a one-bedroom, 680 ft² – 990 ft² for a two-bedroom, and 980 ft² – 1010 ft² for a three-bedroom unit. It is important to note that the proposal now conforms to various elements of the OCP’s “Family-Friendly” housing policies, with 40 percent of the units containing either two or three bedrooms (32 units) and 12.5 percent of the units having three bedrooms (10 units).

Much of the design reflects the proposal in the information report presented to the LUPC from September 30, 2019 included as Appendix E. The major changes reflected in the current proposal pertain to the location of the parkade access which has been relocated to the middle of the site along George Lane, and a slight change in the configuration of the loading bay (see Figure 1). Access through an internal corridor has also been provided from the loading bay to the main elevator, so residents who are moving can easily access the building. A revision in the type of

play structure proposed in the communal courtyard area has also been accommodated in order to provide a more naturalized feel to the space with a ‘tree house’ structure instead of a more traditional playset; this latter revision stems from the feedback of the Advisory Design Panel. The revised parkade access location accommodates more green space on the south end of the site to provide a buffer between the proposed development and the existing property to the south.

Figure 1: Site Plan Comparison between September 30, 2019 version and Current Proposal



Public Information Meeting and Public Feedback

The applicant (Billard Architecture) held a public information meeting (PIM) on December 12, 2019, at ThirdSpace Community Café, Unit 1 - 1381 George Street) from 5:30 p.m. - 7:00 p.m. Approximately five-hundred and fifty (550) letters were circulated notifying owners within 100 metres of the subject property of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix F to this report includes the PIM sign-in sheet, completed comment forms, and PIM summary submitted by the applicant. There was a total of 25 paper feedback forms submitted and 11 emails written to staff pertaining to the proposal. A total of 19 of the respondents were in favor of the application, 12 were in opposition of the proposal, and 2 were undecided about the proposal.

Support for the proposal was outlined through comments relating to:

- The rental aspect of the project;
- Elevators in the proposed building helping tenants/visitors to overcome mobility issues;
- Financial issues with maintaining the existing building and requirement for higher density on the site in order to meet the costs of owning the building; and
- The benefit that a new building and amenity space would provide to existing and new tenants as well as the surrounding neighbourhood considering the existing building is 60 years old.

Major concerns that were brought up during the meeting included the following:

- Compromised views for existing residents with the increase in building height;
- Several comments related to the increase in traffic congestion related to the proposed development and how City infrastructure will handle this;
- Not enough greenspace proposed on the site;
- Concerns with the proposed architectural style of the building;
- Concern expressed by existing building residents about the loss of their homes;
- Rental rates being too high to afford; and
- Many of the existing tenants being elderly and it being difficult for them to find alternative housing at an affordable rate.

Planning Review

As noted, the original proposal has undergone a series of revisions to address early concerns expressed by Council as well as feedback received through the PIM. The design has also been modified in response to technical issues identified by City staff and feedback received from the City's Advisory Design Panel (ADP). The project is now consistent with the OCP's Town Centre Transition policies. These policies contemplate development in the form of multi-unit residential buildings transitioning in height from 18 storeys at North Bluff Road down to six (6) storeys at Thrift Avenue. The following sections describe details of the proposal and key land use planning considerations made in preparing the staff recommendation outlined in this report.

The proposed multifamily building is rectangular in shape and is situated in the middle of the subject site. Building setbacks are greatest along Russell Avenue (north) and the residential lands to the south, being approximately 5 metres (16 feet) in width. Setbacks along Fir Street (east) and George Lane (west) are slightly less at approximately 3 metres (10 feet) in width. The lands within the yard setbacks are to be programmed with a mixture of trees and shrubs to ensure

adequate privacy and screening for neighbouring residents, and to help create a pleasant interface between the building and pedestrian realm / streetscape.

Since the original submission, the massing of the building has been stepped back on the fifth and sixth levels to reduce the impact of the structure as experienced at the ground level (i.e., opening up pedestrian views to the sky) while also reducing the impact of shadows on abutting properties. Further, the project has been enhanced with the creation of an outdoor amenity space on the east portion of the site, formerly situated off the laneway along the western side of the property. This amenity space offers an open, publicly-visible, play area for young children and a space for residents to enjoy the outdoors; this design enhancement is becoming increasingly important in light of the on-going COVID-19 pandemic and efforts to support social distancing while enabling access to private open-air green spaces. Finally, access to the parkade, space for loading, and a space for garbage and recycling pick-up, has been situated off of George Lane, being the western limit of the property. This design helps lessen breaks in the pedestrian realm (sidewalk) while helping to “hide” the operational needs of the project.

Table 2 below provides a comparison of the existing and proposed zoning standards tied to the property and project. As noted, the CD Zone is largely intended to implement the height and density permissions contemplated in the OCP.

Table 2: Existing Zoning Provisions versus Proposed Zoning

Existing Zoning Provisions: RM-2 Medium Density Multi-Unit Residential	Proposed Zoning Provisions: CD 64 - Comprehensive Development Zone
Permitted Uses	Permitted Uses
Townhouse or apartment complexes with densities not exceeding 50 units per acre	Multi-unit residential use with accessory home occupation use
Number of Dwelling Units	Number of Dwelling Units
25 units (50 units / 0.4 hectares) Existing Lot Area: 2,036 m ²	80 dwelling units (10 three-bedroom units, 22 two-bedroom units, 41 one-bedroom units, and 7 studio units)
Minimum Lot Requirements	Lot Dimensions
Lot Width: 18.0 m (59.04 ft) Lot Depth: 30.5 m (100.4 ft) Lot Area: 742.0 m ² (7,986.82 ft ²)	Lot Width: 34.48 m (113.12 ft) Lot Depth (averaged): 59.04 m (193.69 ft) Lot Area: 2,036 m ² (21,917 ft ²)
Lot Coverage	Lot Coverage
45% 916 m ² (9,962.9 ft ²)	48.7% 991 m ² (10,667 ft ²)
Gross Floor Area	Gross Floor Area
1.1 times the lot area 2,240 m ² (24,109 ft ²)	2.8 times the lot area 5,700 m ² (61,357 ft ²)
Building Height	Building Height
10.7 m (35.1 ft) for principal buildings	Six Storeys – 18.9 metres to top of parapet measured from average natural grade (62 feet) Geodetic height: 126.49 metres top of parapet and 129.2 metres top of elevator shaft

Minimum Setback	Setback
Front Lot Line: 6 m (19.68 ft)	Front Lot Line: 3.47 m (11.38 ft)
Rear Lot Line: 6 m (19.68 ft)	Rear Lot Line: 3.08m (10.1 ft)
Interior Side Lot Line: 5.0 m (16.4 ft)	Interior Side Lot Line: 5.25 m (17.22 ft)
Exterior Side Lot Line: 3.8 m (12.47 ft)	Exterior Side Lot Line: 5.05 m (16.57 ft)

Public Realm and Streetscape Improvements

The project includes short-term bicycle parking at the pedestrian entrance and an extended sidewalk / queuing space at the corner of Russell Avenue and Fir Street. These measures lessen the need for private automobile use while supporting improved overall pedestrian safety, respectively. Further, plantings are proposed along the sidewalk to, over time, support the growth of a tree canopy along streets. These measures support the objectives and policies of Section 13.1 of the OCP as they relate to “Transportation + Mobility”.

The dedication of land has been sought by the City’s Engineering and Operations Department to enable the creation of improvements to the City’s boulevard (e.g., additional on-street parking, sidewalks, street tree planting, etc.) thereby contributing to a more “complete” street. Efforts to design streets for all users can reduce collision rates (particularly for vulnerable road users, such as pedestrians and cyclists), better support adjacent land uses, support shifts to sustainable transportation methods of travel (walking, cycling, and transit), and improve the quality of the street as a positive space that is a destination and thoroughfare where residents, visitors, and passersby can feel safe.

Multi-Family DPA Guidelines

The applicant has submitted a response to the Multi-Family Development Permit Area Guidelines, which are applicable to the proposal pursuant to OCP Policy 22.1. The response to the guidelines is attached as Appendix G. Staff consider the submitted response to be in conformance with the Development Permit Guidelines. Figure 2 below provides a rendering of the current proposal, the form and character of which remains largely the same as the previous proposal considered in the report dated September 30, 2019.



Figure 2: Rendering of the Proposal from the corner of Russell Avenue and Fir Street Looking Southwest

The applicant has adequately identified how the proposed development meets the development permit guidelines by providing the following key aspects:

- a) A transition from high-rise buildings in the Town Center neighbourhood with much of the density located on the first to fourth level. The upper levels are then recessed back on all four sides of the building to reduce shadow and view impacts on neighbouring sites.
- b) Repetitive architectural details continue around all elevations of the building to create visual interest at all angles. The front entrance is clearly indicated with linear framework to create a vibrant space for residents and pedestrians to gather and connect in a safe, comfortable environment that is fully accessible with an integrated gradual access from the sidewalk.
- c) Natural materials will be used on the building's exterior including brick, exposed red cedar, fiber cement and natural metals such as aluminum. Natural tones are incorporated into the project to reflect the natural landscape with one dominate accent colour.
- d) The public realm will be improved by providing sidewalks and a boulevard that is 2m wide. An extra wide front entrance pathway is provided for bicycles, wheelchairs and scooters as well as a curb let-down at the intersection. Planting along the street fronting property lines will be provided to deter pedestrians from accessing the property on the grass and provide privacy from private patios that face the street.
- e) A light-coloured roof that is low in albedo will be used to reduce heat and energy efficient light fixtures will be used to conserve energy. Water efficient plumbing fixtures along with an abundance of zero-irrigation landscaping will be used to conserve water. A stormwater management plan will be set in place to alleviate heavy flooding from rainfall due to climate change.

Advisory Design Panel Review

During the Advisory Design Panel (ADP) meeting on July 21, 2020, the panel recommended that the application for the development proposal at 1485 Fir Street be referred to Council once the applicant had the opportunity to consider comments pertaining to the following items (see Appendix H for related ADP meeting minutes):

- a) Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;
Design Response: The stormwater is managed in a combined strategy between the civil and landscape designs. Raised planter beds are provided with soil to absorb water for uptake by the plant material. The excess water is collected in drains that connect to a storage tank located inside the parkade. The stormwater tank is sized so as to retain water and slowly release this water into the municipal storm sewer.
- b) Rooftop to be designed to reduce solar gain;
Design Response: It was confirmed that the roof would be light coloured and low albedo to reduce heat.
- c) Efforts to increase the number of electrical charging stations
Design Response: The addition of 12 electrical charging stations was incorporated into the design of the parkade.

- d) Efforts to increase the number of accessible parking spaces

Design Response: One more accessible parking space was incorporated into the design of the parkade for a total of three parking spaces

- e) Design of the children's play space – naturalization of the space

Design Response: The playground was naturalized by using a form inspired by a tree house with earth toned materials and wood grain panels. Feature boulders were also introduced to blend the playground to the surrounding landscape treatment.

Staff believe the applicant has provided a satisfactory response to the comments noted above.

Tree Management

The Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. identifies that a total of three (3) “protected trees”, being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, within the site area. One of the trees is a City tree and the other two are off-site trees. The Report recommends that all trees be retained as they are in good condition.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with their retention subject to the posting of securities (i.e., \$9,500) for the three (3) offsite trees as required by the Tree Management Bylaw. Twenty-seven (27) trees are proposed as part of the development. Appendix B includes the proposed landscape plan which will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building.

Traffic Study Review

The applicant has submitted a Traffic Study that analyses existing traffic volumes at the intersection of Fir Street and Russell Avenue. The peak traffic conditions (weekday morning and afternoon hours) for four different time frames – 2019 (existing), 2022 (full build-out), 2027 (5 years after build-out), and 2045 (the end of future timeframe for the White Rock OCP). A summary of the expected trip generation is shown in Table 3: Daily Trip Generation Statistics below:

Table 4: Daily Trip Generation Statistics

Peak Periods	Inbound Traffic	Outbound Traffic
Morning Hours: 8:00 a.m. to 9:00 a.m.	8 (28%)	21 (72%)
Afternoon Hours: 3:00 p.m. to 4:00 p.m.	22 (61%)	14 (39%)

The proposed development is estimated to add a total of 21 additional trips in the morning and 26 additional trips in the evening, which takes the total number from each category above (29 and 36 inbound and outbound trips respectively) and subtracts the number of existing trips made by residents in the current building. No major traffic issues are expected along this length of Russell Avenue and Fir Street. No major intersection improvements are proposed as a result of the study, however, additional ‘watch for pedestrian’ signage is suggested at the corner of George Lane and Thrift Avenue as well as tactile paving on the northwest and northeast corners of this intersection. The traffic study is attached as Appendix I.

Parking Standards and Requested Variance

The total number of required parking spaces for the proposed development equates to 120 spaces. A total of 96 spaces would be provided for residents and 24 parking spaces for visitors, totalling 108 spaces. This would be a 10% total reduction to the requirements of the Zoning Bylaw. CTS Traffic Consultants analyzed the peak parking demand using the Institute of

Transportation Engineers (ITE) Parking Generation Manual 5th Edition. Using representational data in the mid-rise multi-family category, the consultants estimated that 80 dwelling units would require 1.31 spaces per dwelling unit, or a total of 105 spaces to meet the peak average demand. The 108 spaces proposed for the development exceeds the estimated peak travel demand by three spaces. To supplement the request for a 10% parking variance, residents would be provided with a \$100.00 compass card to encourage the use of public transportation, with several routes located in close proximity to the development; the nine (9) routes include the 321, 345, 351, 354, 361, 362, 363, 375, and 531.

Further to the information provided above, under Zoning Bylaw No. 2000, a maximum of 40% of the stalls can be provided as small car spaces. The development is proposing a total of 33 small car spaces, equivalent to 30% of the total spaces. A total of two handicapped spaces are required as part of the proposed development. A total of three handicapped spaces will be provided, all located near the elevator. Electric vehicle (EV) charging is required as per Zoning Bylaw No. 2000, with a requirement of one charging station per every 10 parking spaces. The development proposes a total of 36 EV stations, significantly over the 18-space requirement. In consideration of the recommendations of the parking analysis prepared by CTS Traffic Consultants and the information noted above, City staff are supportive of the requested variance to parking.

Tenant Relocation Plan

In the original Tenant Relocation Plan, the applicant proposed to give the option to existing tenants to return to the new building at rents that would be 10% below the market rent that was being charged at that time for other similar units, which is consistent with the City's Tenant Relocation Policy No: 514. Due to concerns that were raised during the discussion at LUPC regarding the large increase that even 10% below market rent would be for existing tenants, the applicant then offered to reduce the rents charged to returning tenants to 20% below projected market rent for the building, which was estimated at \$2.80 per square foot. The rents at this rate for returning residents would have been \$2.24 per square foot, equating to:

- \$1,232 for an average size (550 square foot) one-bedroom unit
- \$1,859 for an average size (830 square foot) two-bedroom unit

Since this approach was discussed the City's Governance and Legislation Committee has advanced further discussions regarding potential amendments to Policy No. 514. These amendments were presented in a report to the Committee on January 27, 2020 titled "Options for Tenant Assistance During Redevelopment and Renovation". Stemming from this meeting, the developer has agreed to revise the Tenant Relocation Plan further to align with the draft amendments as presented in the noted report.

Per the draft policy amendments, for existing tenants compensation would be provided on a sliding scale dependent on the length of tenancy (number of years) of the resident. For example, someone who has lived in the building for 10 years and is currently paying \$1,540 for a one-bedroom unit would receive \$36,960 to be used towards alternative housing costs (i.e., 24 months times the monthly rent rate). Note that at the time of preparing this report alternative mechanisms to control the disposition of monies to tenants (i.e. via an annuity or Guaranteed Investment Fund or alternative) are under review and not yet solidified by way of amendments to the policy, and are discussed further in a previous corporate report on this LUPC agenda. That said, there exist opportunities to implement such controls by way of a Housing Agreement Bylaw if Council directs staff to further advance the review of this proposal.

For those who choose to move back into the building, the developer has also agreed to follow the recommendations of the January 27, 2020 report by significantly reducing the rate of the initial rent for returning tenants. The rental rates in the new building would be in accordance with the table below, outlining a rate between 21-30% below market depending on the length of tenancy.

Table 3: Length of Tenancy and Application Rent Reduction

Length of Tenancy (Years)	% Below Market Rent
1	21%
2	22%
3	23%
4	24%
5	25%
6	26%
7	27%
8	28%
9	29%
10 or more	30%

Based on a market rental rate of \$2.80 per square foot, the rents for returning residents at the rates identified above would equate to:

- Between \$1,078 (30%) and 1,216 (21%) for a one-bedroom unit (550 square foot); and
- Between \$1,627 (30%) and \$1,835 (21%) for two-bedroom unit (830 square foot)

These rents would be inclusive of a parking space and hot water, and following occupancy the owner would be permitted to increase rents in accordance with the annual increases regulated by the Residential Tenancy Branch. Finally, if a tenant did not opt to move back into the building, this unit would be available to a new tenant at a 10% reduced rental rate which would be formalized in the Housing Agreement Bylaw. Please see the financial section below for a discussion of how the Community Amenity Contribution could be reduced or waived to support the rental compensation, rent reduction, and reduced 10% rental rate if a tenant does not opt to move back into the building.

Amenity Contribution

Policy 511 provides Council with the opportunity to consider waiving all or a portion of the applicable amenity contribution for developments that provide either affordable (non-market) or market rental developments, recognizing that these developments offer a needed form of housing which is in itself a form of amenity to the community. The target contribution rate for properties in the 'Town Centre Transition' land use designation is a rate of \$430 per square metre over 1.5 FAR/gross floor area ratio as per the recommendations in the Governance and Legislation Committee Report dated January 27, 2020 (and discussed in the separate corporate report on this Land Use and Planning Committee agenda). The expectation would be that the full contribution could be reduced through the provision of housing for displaced tenants as well as the whole development being offered as purpose-built rental housing. Staff are supportive of this approach based on the additional compensation and rate of below market rent proposed for returning tenants as identified above.

Housing Agreement

The Housing Agreement Bylaw is the formal binding agreement between the Developer and the City that regulates and secures the rental rates based on the recommendations and discussion provided above. The Housing Agreement will be finalized pending the completion of of third

reading of the associated bylaw. All 80 residential units would be secured as rental in perpetuity through the Housing Agreement Bylaw. Additional controls tied to the disposition of monies to support tenant relocation may also be incorporated into the terms of a future agreement.

FINANCIAL IMPLICATIONS

The Rezoning and Major Development Permit, if approved, will not result in any additional costs to the City. Development cost charges will apply to the redevelopment.

Previously and in accordance with existing Council Policy 511: ‘Density Bonus / Amenity Contribution’, a community amenity contribution of \$922,000 would have been anticipated based on the target rates for the Town Centre (this site is in close proximity to the Town Centre and a similar target rate was considered appropriate). This rate would be increased under the proposed changes considered by the Governance and Legislation Committee report submitted on January 27, 2020 titled “Options for Tenant Assistance During Redevelopment and Renovation”, to a rate of \$430 square foot over 1.5 FAR.

As the project proposed a FAR of 2.8, the total contribution would equate to \$1,137,780 (i.e., Additional floor area from 1.5 to 2.8 {[lot area x 2.8] – [lot area x 1.5]} = 2,646 m² x \$430). The proposed changes to Policy 511 would establish a further reduction (up to 50%) of an applicable amenity contribution as the housing would be provided to displaced tenants in accordance with the Tenant Relocation Policy (i.e. compensation being provided to tenants and reduced rents are available), and where the initial rents for rental replacement units where the tenants are not returning are 10% below market and available for the general public. Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floor space, which would amount to \$568,873 and could be further waived up to 100%.

LEGAL IMPLICATIONS

A Housing Agreement Bylaw would be prepared for Council’s consideration, based on the applicable provisions in Council Policy 511: Density Bonus / Amenity Contribution and Council Policy 514: Tenant Relocation, as directed by Council. A draft of this Housing Agreement Bylaw would be made available as part of the materials available prior to the Public Hearing.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This application has received a Public Information Meeting, and if Council provides 1st and 2nd reading to the draft zoning amendment bylaw, the public would have an opportunity to comment on this application via a Public Hearing.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The 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 application will enable the intensification of the ‘Town Centre Transition’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth. The applicant has also proposed several initiatives to address climate change, which include the following:

- Water, electric and gas will be individually metered to increase self-imposed conservation.
- Landscaping includes a variety of permeable surface areas and decreases consumption of irrigation water by the use of native, drought resistant planting.
- Lighting and plumbing fixtures to be energy/water efficient as well as the provision of Energy Star® rated appliances.
- High efficiency windows and doors with effective blinds will be preinstalled.
- Materials used in construction or finishing such as cabinets and floors will be made from renewable resources and sourced locally where possible
- Flooring, paint and other finishes will be non-toxic with low volatile organic compounds (VOCs)

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly with respect to supporting a community where people can live, work and play in an enjoyable atmosphere.

OPTIONS / RISKS / ALTERNATIVES

As an alternative to the staff recommendation provided at the outset of this corporate report (to move the application forward to Public Hearing), Council may alternately:

1. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street), 2020, No. 2363" and Development Permit No. 432; or
2. Defer consideration of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street), 2020, No. 2363" and Development Permit No. 432 pending further information to be identified.

Staff recommend proceeding with the application to Public Hearing, which is incorporated into the recommendations of this corporate report.

CONCLUSION

The proposal for an 80-unit rental building at 1485 Fir Street is consistent with the objectives and policies of the 'Town Centre Transition' OCP land use designation and Development Permit Area Guidelines. Staff consider the proposed changes to the six-storey multi-unit residential building as improvements to the design and its impact on the surrounding neighbourhood from the original OCP amendment proposal, and have brought forward a draft Zoning Amendment Bylaw and draft Development Permit to move the application forward to a Public Hearing. The Tenant Relocation Plan requirements of the proposal would provide additional compensation and reduced rental rates outlining an additional benefit to those residents impacted by the redevelopment proposal. The proposed variance to parking is minor and supported by a rigorous analysis by the consultant. Staff recommend that the Zoning Amendment Bylaw be given first

and second reading, and that a Public Hearing be scheduled to receive additional input from the community on the proposal.

Respectfully submitted,



Carl Isaak, MCIP, RPP.
Director of 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: Draft Zoning Amendment Bylaw No. 2363
- Appendix B: Draft Development Permit No. 432
- Appendix C: Location and Ortho Photo Maps
- Appendix D: LUPC Report "Initial OCP Amendment Application Report- 1485 Fir Street (19-009 OCP/ZON/MJP)" dated July 8, 2019
- Appendix E: LUPC Report "Information Report Update and Revised Tenant Relocation Plan 1485 Fir Street (ZON/MJP 19-009)" dated September 30, 2019
- Appendix F: Public Information Meeting Sign-in Sheet, Comment Forms, and Summary
- Appendix G: DPA Guidelines Response Table
- Appendix H: ADP Minutes dated July 21, 2020
- Appendix I: CTS Traffic Study dated November 25, 2019

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2363**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot 16 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-931
(1485 Fir Street)

Lot 17 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-965
(1485 Fir Street)

Lot 18 Section 11 Township 1 New Westminster District Plan 15362
PID: 001-331-981
(1485 Fir Street)

as shown on Schedule "1" attached hereto, from the 'RM-2 Medium Density Multi-Unit Residential Zone' to 'CD-64 Comprehensive Development Zone (1485 Fir Street).'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.64 CD-64 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.64 CD-64 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363*".

PUBLIC INFORMATION MEETING on the

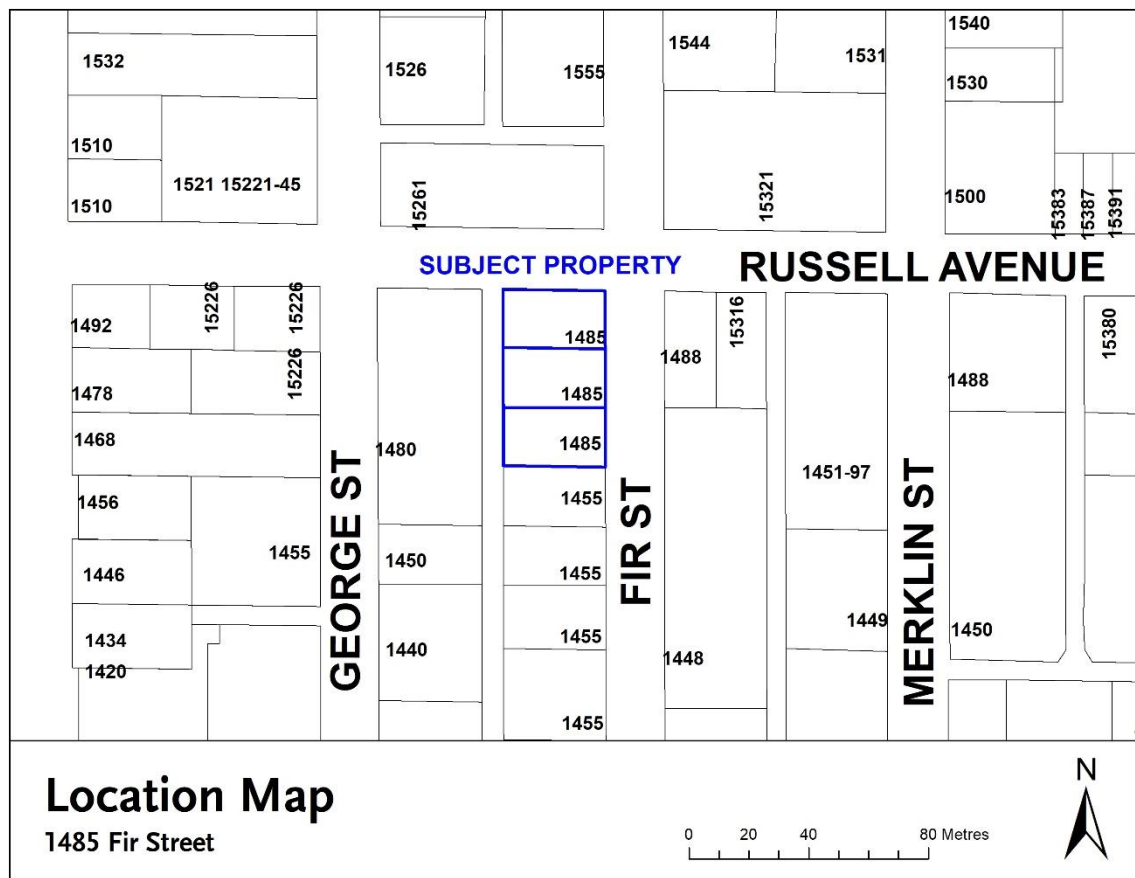
12th day of December, 2019

RECEIVED FIRST READING on the	19 th	day of	October, 2020
RECEIVED SECOND READING on the	19 th	day of	October, 2020
PUBLIC HEARING held on the	18 th	day of	January, 2021
SECOND READING RESCINDED on the	26 th	day of	April, 2021
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule "1"



7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,036 square metres, with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

- (1) *multi-unit residential use; and*
- (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

- (a) For *multi-unit residential uses*, *lot coverage* shall not exceed 49%

3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential floor area* shall not exceed 1.1 times the lot area, and maximum *gross floor area* shall not exceed 1.5 times the lot area.

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum *gross floor area* of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of *gross floor area* (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

5. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 129.2 metres geodetic; and
- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

6. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:
 - (i) Setback from north lot line = 5.05 metres

- (ii) Setback from south lot line = 5.25 metres
- (iii) Setback from west lot line = 3.08 metres
- (iv) Setback from east lot line = 3.47 metres

- (b) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line.

7. Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of ninety-six (96) spaces shall be provided for residents of the *multi-unit residential use*;
- (b) A minimum of twenty-four (24) spaces shall be provided for visitors and marked as “visitor”;
- (c) A minimum of three (3) of the required one hundred and eight (108) spaces shall be provided as accessible parking spaces, shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the three accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other two spaces shall have a minimum width of 2.5 metres, provided that the three parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres; and
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

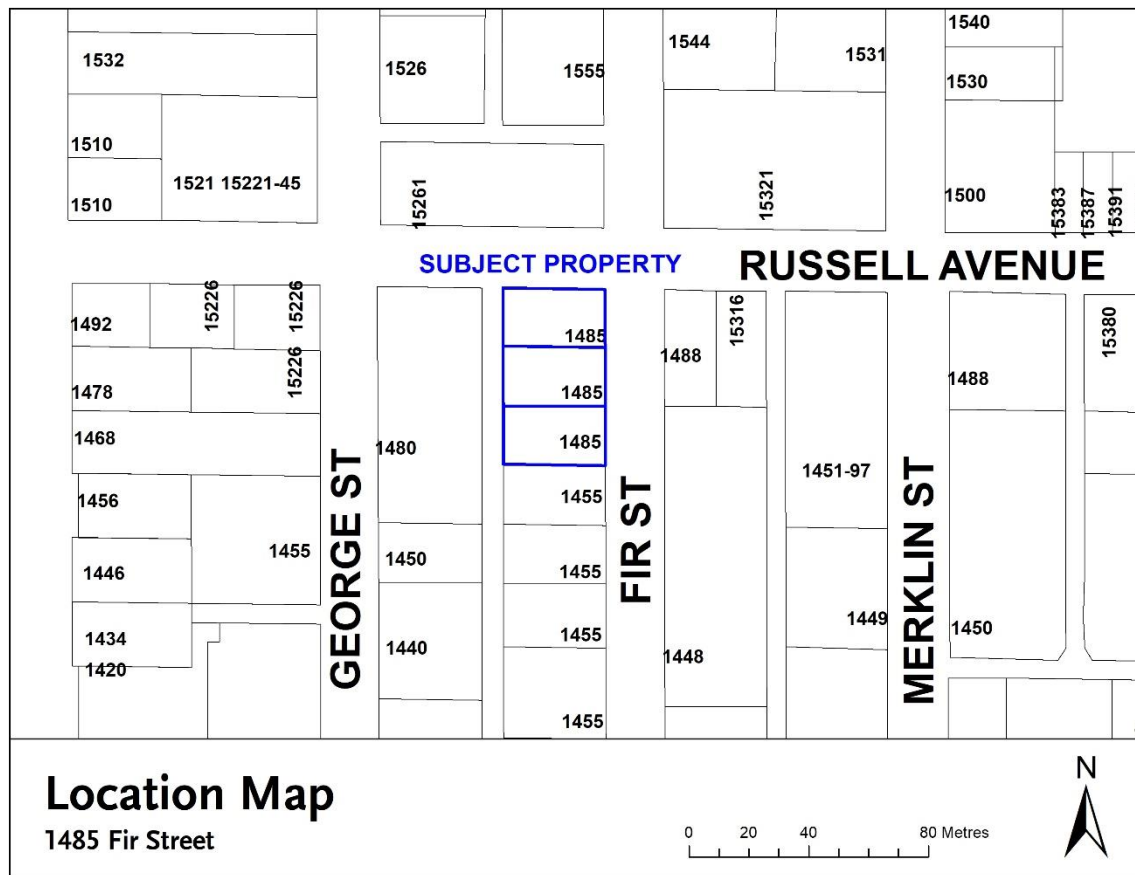
- (a) A minimum of 94 Class I spaces shall be provided; and
- (b) A minimum of 16 Class II spaces shall be provided

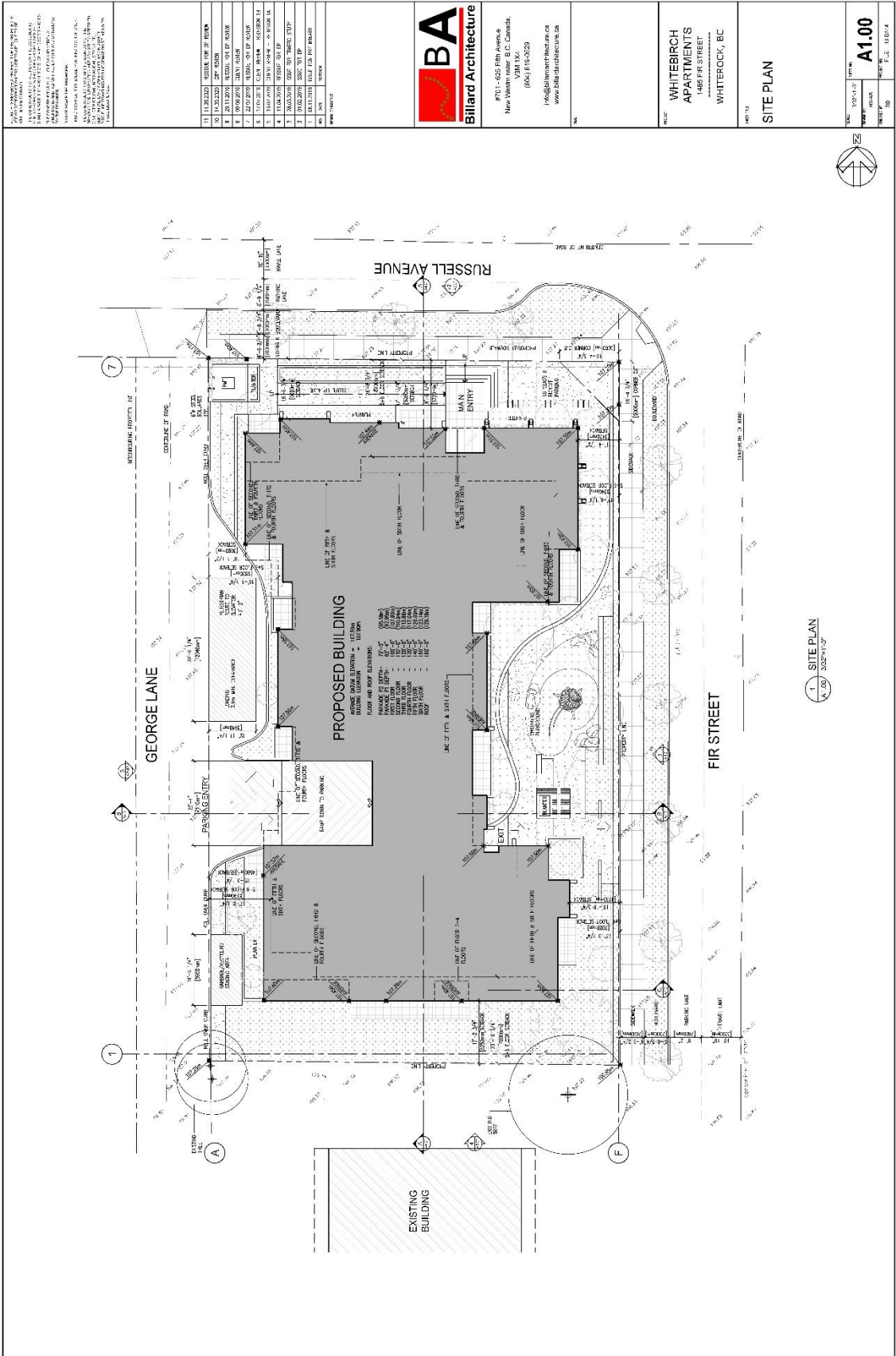
9. Loading:

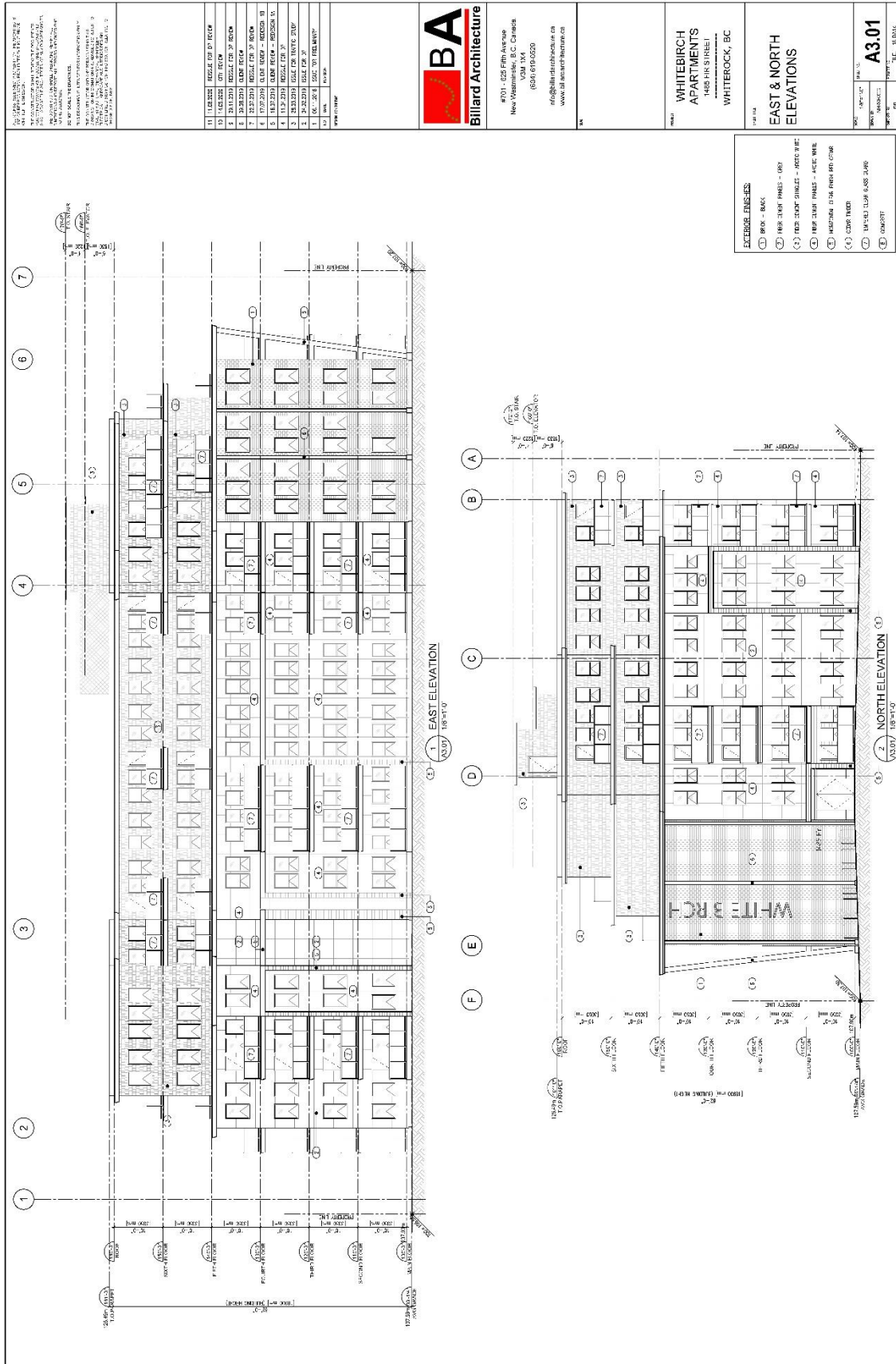
- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

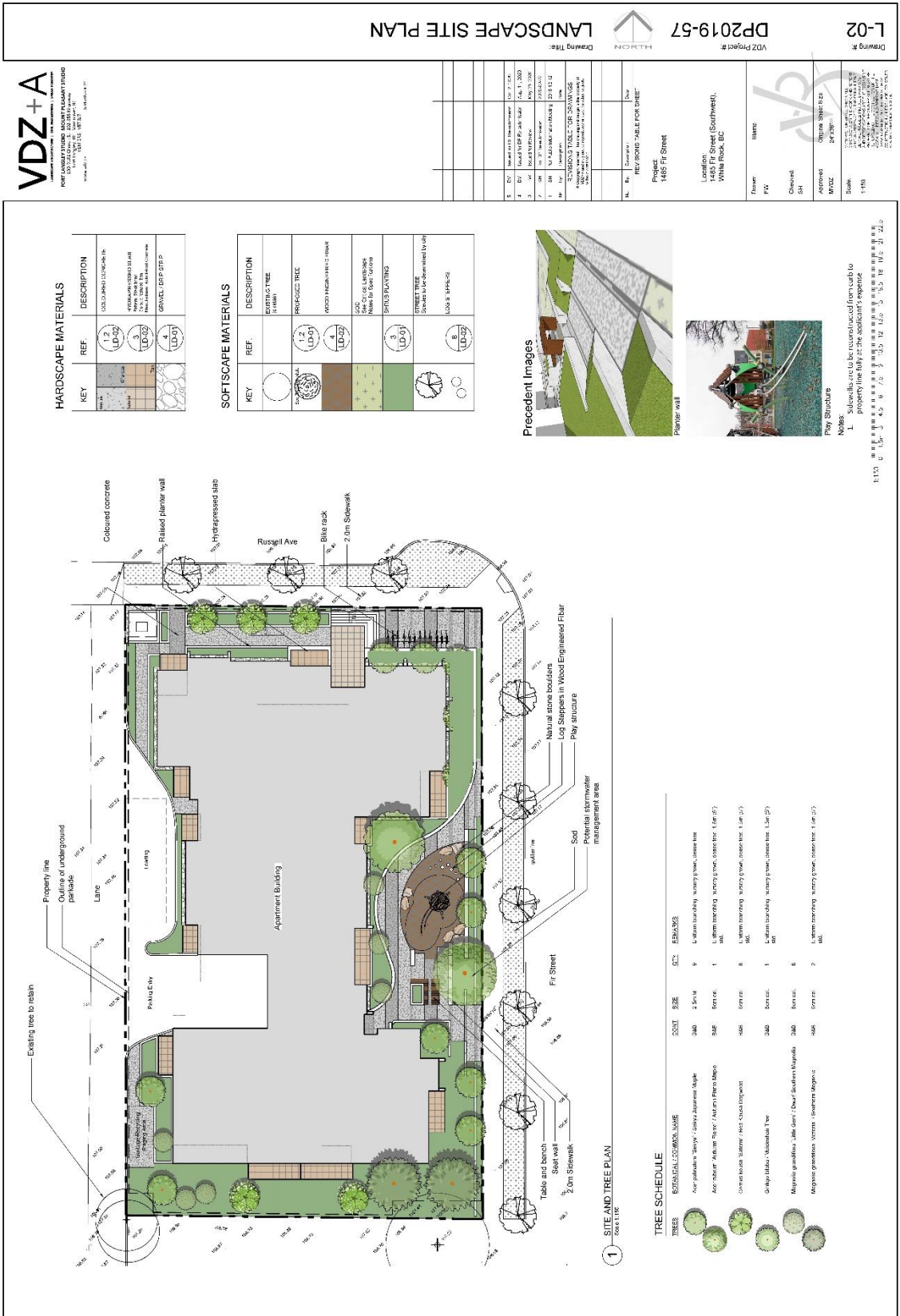
10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock







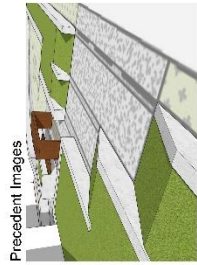


HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
1	LD-01	COLOURED CONCRETE
2	LD-02	WOODEN PLANKS
3	LD-03	GRAVEL
4	LD-04	GRAVEL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
1	LD-01	EXISTING TREE
2	LD-02	PLANTING TREE
3	LD-03	WOODEN PLANKS
4	LD-04	GRAVEL
5	LD-05	GRAVEL
6	LD-06	GRAVEL



Notes:
 1. Subsoils are to be combined from call to property line (at the building's exterior).
 1:10 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 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1485 Fir Street

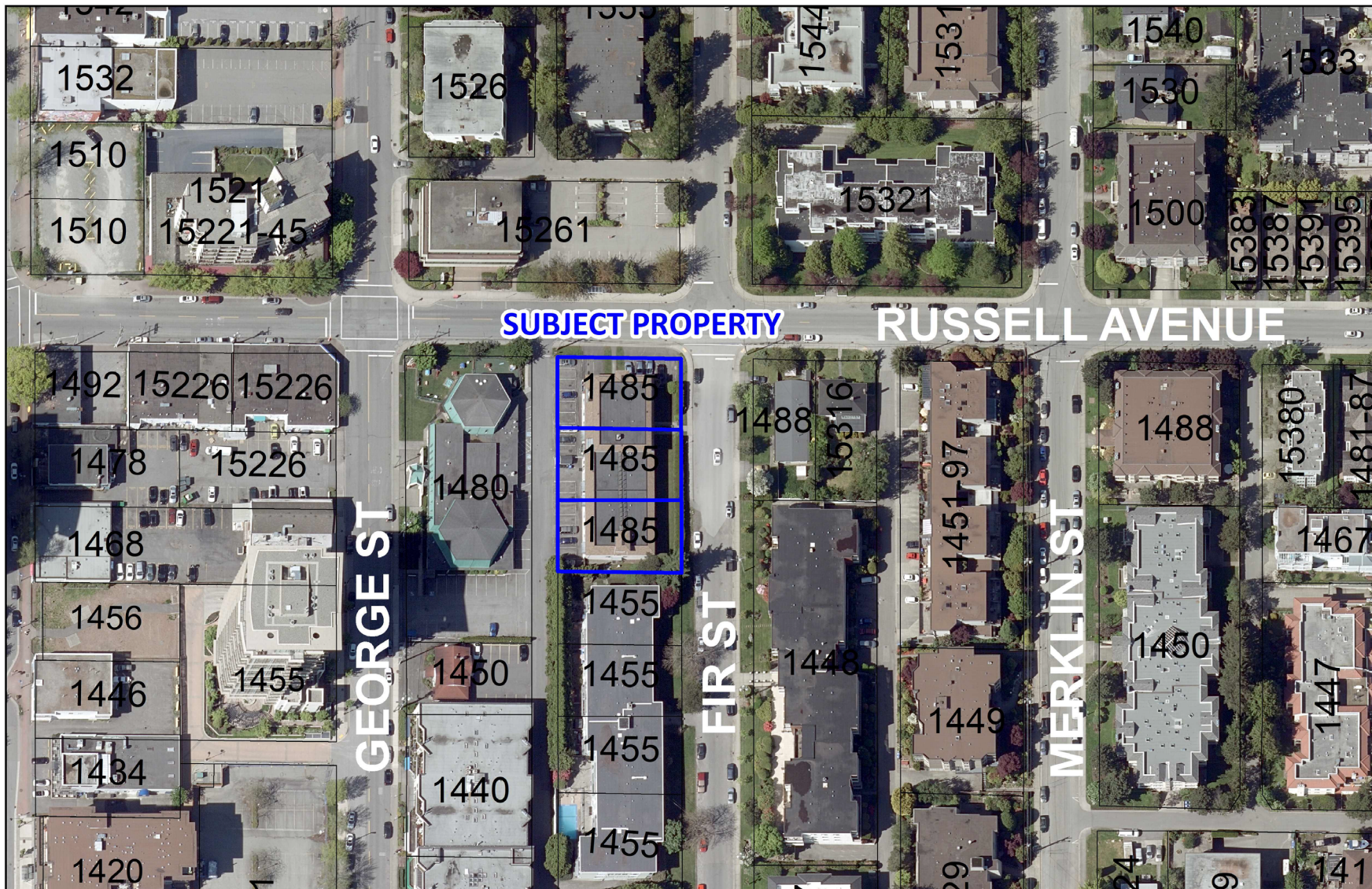
Revised Zoning Amendment Bylaw No. 2363

WHITE ROCK
My City by the Sea!

May 10, 2021

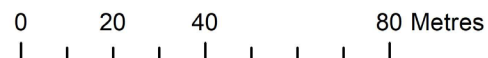
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Ortho Map

1485 Fir Street



PROPOSAL

- Rezoning from Medium Density Multi-Unit Residential (RM-2) Zone to Comprehensive Development (CD) Zone to enable the construction of an **80-unit, six-storey, rental apartment building** that would replace an existing 25-unit, two-to-three-storey, rental building built in 1965



REVISION TO BYLAW No. 2363

- No change to the form of the building (six storeys, 80 units total).
- **An additional 5% of the units (4)** in the building would be provided for 10 years at the average rent for purpose built rentals in the White Rock area (determined by latest CMHC report), in addition to 25 replacement units.



REVISION TO BYLAW No. 2363

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum gross floor area of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of gross floor area (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, **with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.**

HOUSING AFFORDABILITY TERMS

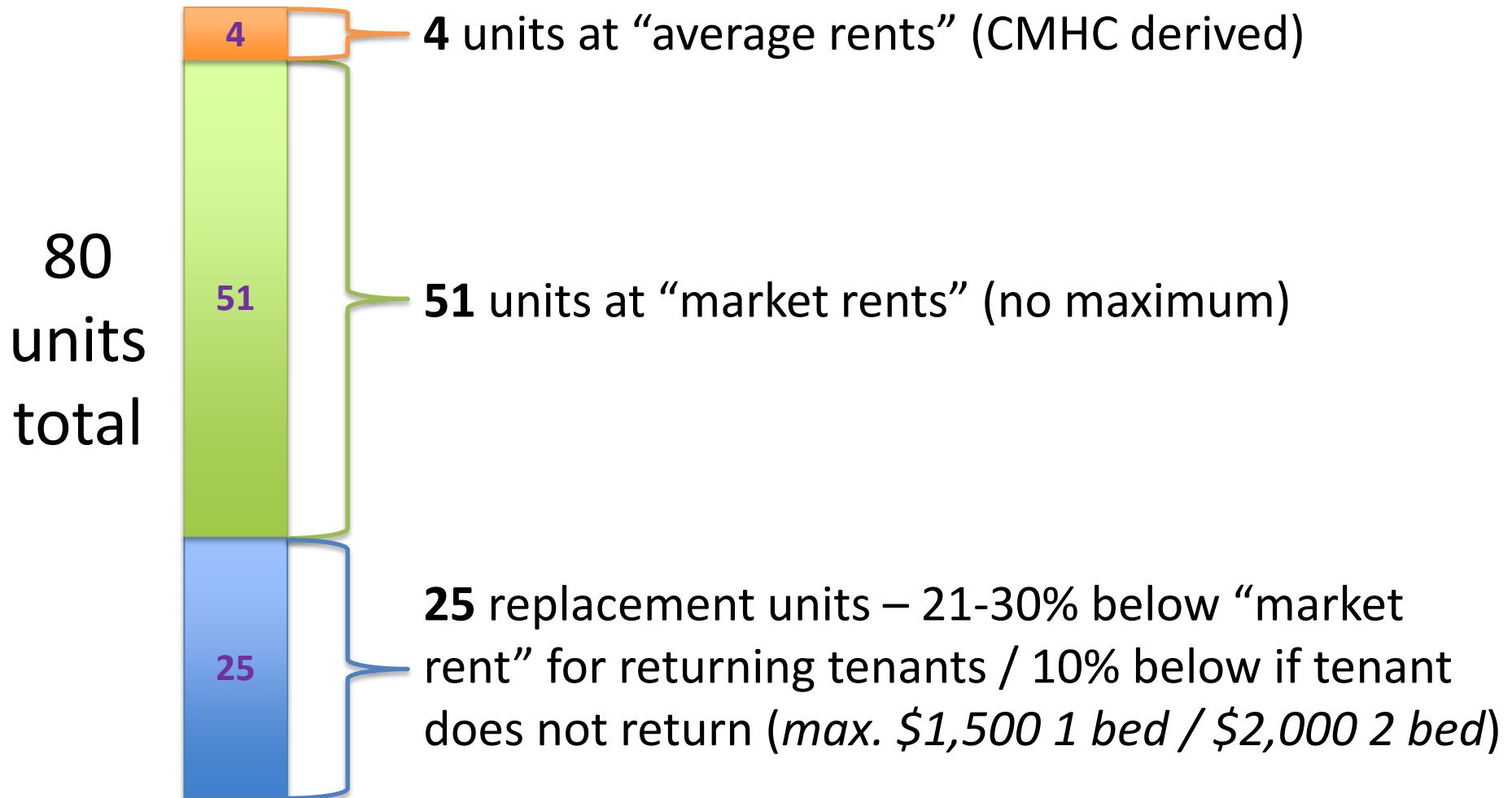
- “**Average rent**” means rent levels that are the average of all other purpose-built rental units in the White Rock area (CMHC Rental Market Report). This data is available for bachelor, 1 bedroom and 2 bedroom units (too few 3 bedrooms for this data to be released).
- “**Market rent**” means rent levels that are not restricted and are based on what a prospective tenant is willing to pay for that particular home. Newer apartments with more amenities are likely to have higher rents.

HOUSING AFFORDABILITY TERMS

- “**Average rent**” means rent levels that are the average of all other purpose-built rental units in the White Rock area (CMHC Rental Market Report). This data is available for bachelor, 1 bedroom and 2 bedroom units (too few 3 bedrooms for this data to be released).
- Proposed “**affordable rental housing**” definition for White Rock, intended to increase supply of housing affordable to low income households:

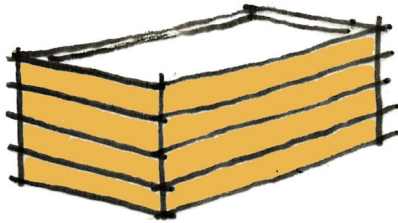
*Housing where the rent is capped at 20% below the **average rent** for that unit type in White Rock.*

PROPOSED HOUSING MIX AT 1485 FIR STREET

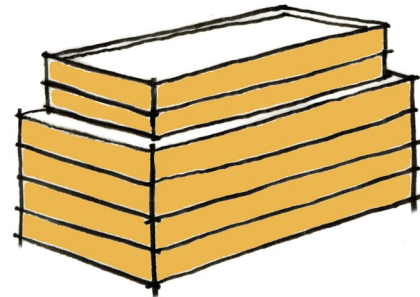


OCP – TOWN CENTRE TRANSITION AREA

- Direction is to allow 4 storey buildings, without any requirement for affordable housing. If an *affordable housing component* is provided, up to 6 storeys may be approved.



Market/Strata



Including *Affordable Housing Component*

- An *affordable housing component* could be defined in **one or more** ways. In order to be a viable alternative to 4 storey market/strata, a project could not be entirely below market units as the additional 2 storeys would not add value.

OCP – TOWN CENTRE TRANSITION AREA

Draft Options for *Affordable Housing Component*:

1. Strata Housing with **20%** of units as “*affordable rental housing*”
 2. Rental Housing with **10%** of units as “*affordable rental housing*”
(no required replacement units / returning tenants)
 3. Rental Redevelopment, with replacement units for returning tenants + **5%** of units at *average rents* for 10 years (e.g. as proposed by 1485 Fir Street applicant)
 4. Project owned and operated by senior government (BC Housing and Metro Vancouver Housing Corporation have changing definitions and priorities, this provides flexibility)
- (could also consider co-operative ownership model)

PROCESS SUMMARY

- Public Information Meeting – held December 12, 2019
- Initial OCP Amendment LUPC Report – July 8, 2019
- Information Report Update – September 30, 2019
- Advisory Design Panel – July 21, 2020
- Rezoning and Major Development Report – October 19, 2020
- Public Hearing for Zoning Amendment – January 18, 2021
- Council Decision (Zoning Bylaw 3rd reading) – January 25, 2021
- Second Reading rescinded – April 26, 2021
- New Second Reading of Zoning Bylaw – **May 10, 2021**

PROCESS SUMMARY

- Public Hearing for Zoning Amendment – TBD
- Fulfilment of final adoption pre-requisites (Housing Agreement Bylaw and Engineering conditions)
- Final Reading of Zoning Bylaw and issuance of Major Development Permit - TBD

RECOMMENDATION

[Appearing on Regular Council agenda - Council may also choose to defer, e.g. until after adoption of OCP amendment bylaw for Town Centre Transition area].

THAT COUNCIL:

1. Give second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363 **as amended**, and
2. Direct staff to schedule the required Public Hearing.

Prior-to adoption conditions (if given Third Reading, to be considered at that time):

- a) Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including ‘watch for pedestrian’ signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b) Finalization of the Tenant Relocation Plan and adoption of a Housing Agreement Bylaw;
- c) Consolidation of the existing 3 lots and demolition of the existing residential building;

WHITE ROCK

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COMPARISON DEFINITIONS/APPROACHES

- Surrey: Flexible approach to “affordable housing” as Federal and Provincial governments have different definitions and this allows development projects to work under different government programs.
- Where City land/funds offered: “affordable” rental housing is defined as 80% of units having rents at less than 80% of median market rents in Surrey” (Surrey Affordable Housing Strategy). [Not provided yet].
- Langley (Township): for purpose of analysis, “affordable rental housing” considered as rents **10%** below the CMHC **median** for the primary rental market. Emphasis that affordable housing is a relative concept based on housing costs and household income.

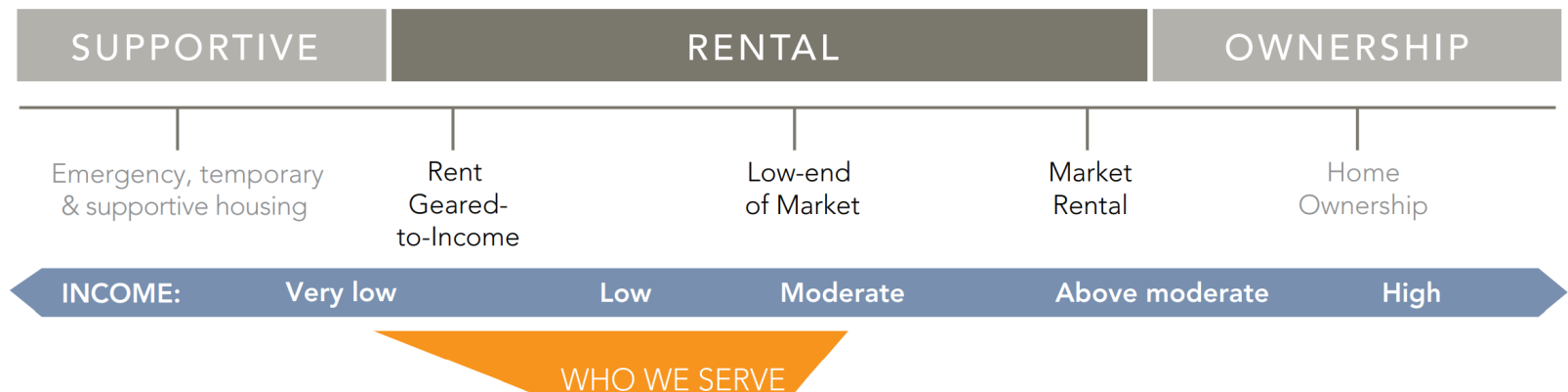
COMPARISON DEFINITIONS/APPROACHES

○ Metro Vancouver (MVHC 10 Year Plan):

DEFINING HOUSING AFFORDABILITY

Affordability is a measure of a household's ability to pay for housing. It relates the cost of housing to household income. **Housing is considered affordable when monthly housing costs make up less than 30% of gross (before tax) household income¹.** This also assumes that housing is safe, of suitable size, and meets specific needs such as accessibility.

However, housing affordability is not just a question of income, but also household circumstances, such as family size, disability or other health-related expenses, child care, transportation, and other costs. Metro Vancouver Housing considers a wide range of factors to best support tenants' needs.



COMPARISON DEFINITIONS/APPROACHES

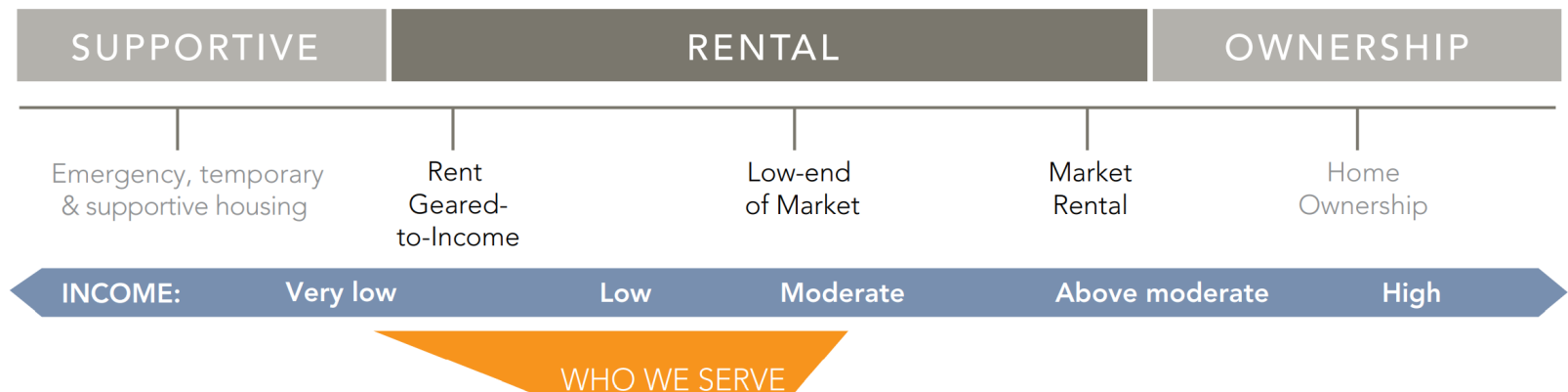
○ Metro Vancouver (MVHC 10 Year Plan):

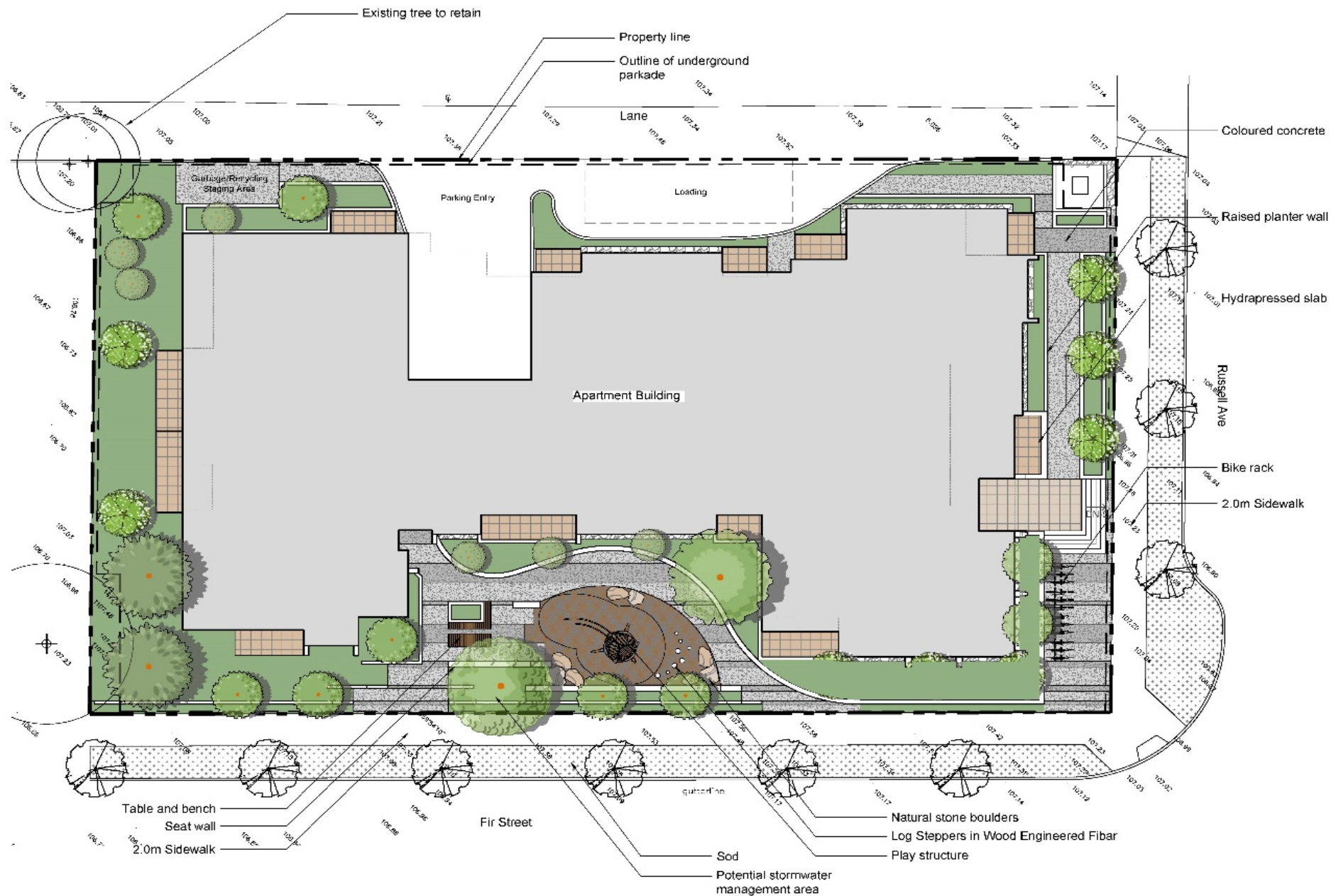
SUPPORTING THE MISSING MIDDLE

Metro Vancouver Housing helps to support the 'missing middle' of the rental market, providing affordable rental housing for very low to moderate income households

All of our housing provides some affordability. Around 30% of our housing consists of **Rent-Geared-to-Income** in which the rent is not greater than 30% of the tenants' gross household income while the remainder is provided at the **Low-End-of-Market**, which is approximately 10% to 20% below market rents. There is an income cap for both types of housing to ensure our housing supports those who need it most.

By integrating a range of housing types, incomes, ages, abilities, and families, we support healthy, inclusive communities and provide flexibility to meet a variety of needs.





Existing Zoning Provisions: RM-2 Medium Density Multi-Unit Residential	Proposed Zoning Provisions: CD 64 - Comprehensive Development Zone
Permitted Uses	Permitted Uses
Townhouse or apartment complexes with densities not exceeding 50 units per acre	Multi-unit residential use with accessory home occupation use
Number of Dwelling Units	Number of Dwelling Units
25 units (50 units / 0.4 hectares) Existing Lot Area: 2,036 m ²	80 dwelling units (10 three-bedroom units, 22 two-bedroom units, 41 one-bedroom units, and 7 studio units)
Minimum Lot Requirements	Lot Dimensions
Lot Width: 18.0 m (59.04 ft) Lot Depth: 30.5 m (100.4 ft) Lot Area: 742.0 m ² (7,986.82 ft ²)	Lot Width: 34.48 m (113.12 ft) Lot Depth (averaged): 59.04 m (193.69 ft) Lot Area: 2,036 m ² (21,917 ft ²)
Lot Coverage	Lot Coverage
45% 916 m ² (9,962.9 ft ²)	48.7% 991 m ² (10,667 ft ²)
Gross Floor Area	Gross Floor Area
1.1 times the lot area 2,240 m ² (24,109 ft ²)	2.8 times the lot area 5,700 m ² (61,357 ft ²)
Building Height	Building Height
10.7 m (35.1 ft) for principal buildings	Six Storeys – 18.9 metres to top of parapet measured from average natural grade (62 feet) Geodetic height: 126.49 metres top of parapet and 129.2 metres top of elevator shaft
Minimum Setback	Setback
Front Lot Line: 6 m (19.68 ft) Rear Lot Line: 6 m (19.68 ft) Interior Side Lot Line: 5.0 m (16.4 ft) Exterior Side Lot Line: 3.8 m (12.47 ft)	Front Lot Line: 3.47 m (11.38 ft) Rear Lot Line: 3.08m (10.1 ft) Interior Side Lot Line: 5.25 m (17.22 ft) Exterior Side Lot Line: 5.05 m (16.57 ft)

PLANNING ANALYSIS

- Subject property designated Town Centre Transition in OCP
- OCP recognizes building heights of between 18 and 6 storeys along Fir Street, moving from North Bluff Road (18) down to Thrift Avenue (6)
- OCP policy supports additional density (up to 40% above base) where at least half of the additional floor area is dedicated to and secured as rental units (2.0 to 2.8 FAR)
- Issues raised by public include: traffic, lack of greenspace, loss of existing homes especially for older seniors, housing affordability and shadowing / view impacts.

PLANNING ANALYSIS

- Traffic Study finds that peak volumes of traffic generated by the development can be handled by existing infrastructure
- Parking Study concludes peak demand can be satisfied with 1.31 spaces per unit as opposed to 1.5 spaces per unit
- No protected trees are to be removed
- Tenant Relocation Plan to be implemented in accordance with recently-amended Policy 514
- Amenity Contributions may be required – Policy 511 allows waiver of all or a portion with rental developments
- Housing Agreement to be used to secure the tenure of housing and the terms of any tenant compensation