

ON TABLE
July 24, 2023 - Regular Council
Item 4 - Q&A Period

From: Redacted
Sent: Friday, July 21, 2023 10:23 AM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>
Cc: Anne Berry <ABerry@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: 1454 Oxford Street

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Hello

Really! Isle of Mann wants an extension on their Phased Agreement after just requesting increasing the density of the project by 65%?

The agreement is good until 2027 so there is more than enough time to get a building permit. There is no crisis as per the staff report. None whatsoever?

The property has already been flipped once . It took 4 years to apply for a Development Permit? Is the developer even serious about going ahead with the project? Are they wanting to flip it one more time?

12 years to get shovels in the ground?

Just a reminder this area is still zoned for four storeys. This project was one of the most egregious "Spot Zoned Specials " that the "Concrete Coalition" ever spot zoned. Right up there with the Altus, Fantom, Monaco and Lady Alexandra.

Certainly the most contentious since the Miramar Towers A&B.

Two hearings ,hundreds in opposition ,3,000 name petition against yet after two five hour hearings all the Coalition hands went up .

The question is why can't they get it done? The Monaco ,Soleil,Altus ,Parc,Fantom and Foster Martin all got their building permits .

Could this be just a fearful consideration around who is elected in 2026 and not really the stated administrative procedural concern?

Covid is done. The city has to stop using it as an excuse . In two years there wasn't any staff

available to do a run on this project which is yielding the most lucrative cash out the City has ever received.

If the City of White Rock was a private business and had to survive in a competitive environment it would have folded long ago.

Isle of Mann doesn't need an extension . It needs some commitment to getting the project done.

As another observation I noticed that there is a principal of Isle of Mann on the Housing Committee without recognizing that fact. Along with three real estate agents who are also not recognized as such. Seems to be a bit of Conflict of Interest there.

Where is the "Affordable Housing" ?. Below Market Housing is not 'Affordable Housing'
Nice try but "No Cigar"

Shall we talk about the planned abandoning of the OCP ? Another time.

Warm Regards
G^{Redacted} Wolgemuth

This can be included as questions and comments for question period if that option is still available.

From: [Anne Berry](#)
To: **Redacted**
Cc: [Mayor and Council](#); [Guillermo Ferrero](#); [Jim Gordon](#); [Tracey Arthur](#); [Clerk's Office](#)
Subject: Fw: 1454 Oxford Street
Date: July 21, 2023 12:25:22 PM
Attachments: [Outlook-n3zepahr.png](#)

Mr. Wolgemuth,

This email is intended to respond to your email below, and to the email you sent directly to me yesterday afternoon.

The Phased Development Agreement is not the same document or process as a Development Permit. Phased Development Agreements are adopted by bylaw and have a maximum timeframe of ten years, unless approved for longer by the Province. This one was adopted in 2017. Phased Development Agreements set out conditions related to amenities and servicing beyond the scope of existing bylaws, and are used to ensure that these amenities and/or services are provided within a set timeframe.

A Development Permit was required for this development because the site is located within a Form and Character Development Permit Area in the OCP. Development Permits do not regulate land uses, and they have a lifespan of two years unless construction commences, in which case they do not expire. This particular Development Permit sets out the "look and feel" of the building and the site and ensures that the building design and landscaping features are consistent with the expectations presented during the rezoning, and in the Development Permit Area guidelines. To be clear, there is an issued Development Permit on this property already. It has not taken 4 years to apply for one - the one that was issued will expire on August 3rd because construction has not yet commenced. The purpose of the staff report is to present the application for an extension to the existing permit. Because the site is zoned Comprehensive Development and specifies the building design within the schedules to the zone the Development Permit simply provides greater detail and affirms consistency with the building elevations and site plan appended to the zone.

Also, for clarity, this application is separate from the zoning bylaw amendment application currently in process for the site. The building exterior design and the site landscaping & amenities are unchanged from the original approved Development Permit.

Lastly, the extension application is not proposed for review by the Housing Advisory Committee as it relates to an existing issued permit. Typically, new development permits would not be reviewed by the HAC but rather the City's Advisory Design Panel, where the members are appointed based, among other things, on architectural and landscaping expertise.

I hope this email helps respond to your questions.

Regards,

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services