

Public Hearing of White Rock City Council

Minutes



February 1, 2021, 6:00 p.m.

City Hall Council Chambers

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

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

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Carl Isaak, Director of Planning and Development Services
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer

1. **CALL HEARING/ MEETING TO ORDER**

The Chairperson called the Public Hearing #1 for Bylaw 2361 to order at 6:00 p.m.

2. **DEPUTY CORPORATE OFFICER READS A STATEMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR ALL PUBLIC HEARINGS/ MEETINGS FOR THE EVENING**

3. **PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361**

BYLAW NO 2361: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361

CIVIC ADDRESS: 14234 Malabar Avenue

PURPOSE: Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to

permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

4. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED**

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 81 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

5. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

6. **THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented "On Table" at the Public Hearing.

Summary of Submissions for Bylaw 2361 (Not Including the Phone-in for the Evening):

- On Table submissions were received up into; 12:00 p.m. (noon), February 1, 2021:
There have been **two (2)** submissions received (1 with comments, and 1 opposed).
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have **eight (8)** votes registered (1 in support/ 7 opposed), this is a new component we have added to the phone-in-process.

7. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS**

At 6:09 p.m. there was no one that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

At 6:12 p.m.

- K. Brooks, 14233 Malabar Avenue, White Rock, noted comments that he could be in support of the application subject to noted concerns being addressed: would like to keep sight line the same (currently has a small view and to lose that would be seen as a negative to the proposal), if there were space between the houses and a sloping roofline as per the house next to it then they would be able to maintain their current view. Vegetation can impact the current view (anything over 6 - 8 feet) would like to see some restriction in regard to plantings and roof lines for the site.
- W. Moxley, 15872 Cliff Avenue, White Rock, in support of the application, stating that more density and additional tax base is needed for the area.
- K. Garcha, Applicant, noted home in the family for eight (8) years, would like to replace it with two (2) lots (smaller family homes). Confirmed that a large tree can not be planted between the two (2) proposed homes due to concern with the foundations / not viable of a large tree surviving. Proposal is moving forward with now one (1) driveway instead of two (2).

It was confirmed that no further speakers were on the line at 6:29 p.m.

8. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW**

None

9. **CONCLUSION OF PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361**

The Chairperson concluded the Public Hearing for Bylaw 2361 at 6:29 p.m.

10. **PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366**

BYLAW NO. 2366: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366

CIVIC ADDRESS: 15496 Thrift Avenue

PURPOSE: Bylaw 2366 proposes to rezone the subject property from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of ‘Mature Neighbourhood’ allows residential uses in single family homes (with or without secondary suites), duplexes, and triplexes.

The Chairperson called Public Hearing #2 for Bylaw 2366 to order at 6:29 p.m.

11. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 92 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

12. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

13. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented “On Table” at the Public Hearing.

Summary of Submissions for Bylaw 2366 (Not Including the Phone-in for the Evening):

- On Table submissions were received up until 12:00 p.m. (noon) today (Monday, February 1, 2021).
There has been **one (1) on-table submissions** (in support)

- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been **three (3)** votes registered (all in support)

14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- S. Bhatti, Applicant, noted the project is for their own use and city guidelines have been followed. It was confirmed that there were four (4) parking stalls / spaces per home as the driveways / garages are side by side plus two (2) parking spaces in the garage.

At 6:39 p.m. there was no one further that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line 6:42 p.m.

15. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION

None

16. CONCLUSION OF PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366

The Chairperson concluded the Public Hearing for Bylaw 2366 at 6:42 p.m.

17. PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365

BYLAW NO. 2365: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365

CIVIC ADDRESS: 15570 Oxenham Avenue

PURPOSE: Bylaw 2365 proposes to rezone the property from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of ‘Mature Neighbourhood’ allows residential uses in single family homes (with or without secondary suites), duplexes and triplexes.

The Chairperson called Public Hearing #3 for Bylaw 2365 to order at 6:42 p.m.

18. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 78 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

19. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

20. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented “On Table” at the Public Hearing.

Summary of Submissions for Bylaw 2365 (Not Including the Phone-in for the Evening):

- On table submissions were received up into; 12:00 p.m. (noon) today (Monday, February 1, 2021). There have been **no submissions**.
- No votes have been registered via telephone.

21. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- N. Ziesmann, Design Architect on behalf of the Applicant, spoke to the project noting the duplex offered an affordable housing opportunity, a covenant could be placed on title in regard to no secondary suite(s) being permitted and a single car garage proposed offers more green space.

At 6:52 p.m. there was no one further that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line at 6:55 p.m.

22. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION

None

23. CONCLUSION OF PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365

The Chairperson concluded the Public Hearing for Bylaw 2365 at 6:55 p.m.

24. PUBLIC MEETING #4 - 1122 VIDAL STREET - DVP 433 DEVELOPMENT VARIANCE PERMIT NO. 433

CIVIC ADDRESS: 1122 Vidal Street

PURPOSE: Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.

The Chairperson called Public Hearing / Meeting #4 for DVP 433 to order at 6:55 p.m.

25. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 311 notices were mailed to owners and occupants within 100 metres of the subject property

- A copy of the notice was placed on the public notice posting board on January 19, 2021.

26. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

27. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

As of 8:30 a.m. on Wednesday, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented “On Table” at the Public Hearing.

Summary of Submissions for Development Variance Permit No. 433 (Not Including the Phone-in for the Evening):

- On table submissions were received up until 12:00 p.m. (noon) today (Monday, February 1, 2021).
There has been **one (1) on-table submissions** (opposed)
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been
Four (4) votes registered (3 in support/ 1 opposed)

28. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- J. Holton, 112 - 172 A Street, Surrey, spoke in support of the application, known the owners a number of years, pleased there will be local choices given to the community for this service. Stating it could help rejuvenate the waterfront area - offering a different establishment.
- S. Keddy, 15917 Cliff Avenue, White Rock, Owner of local Three Dogs Brewing Company spoke in support of the application, stating it would be a good addition to White Rock and parking in that area is not a concern.
- L. Carr, Applicant, spoke in support and confirmed there would be limited food / appetizers etc. served.

At 7:09 p.m. there was no one further that called in as a part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line at 7:13 p.m.

29. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION**

None


30. **CONCLUSION OF PUBLIC MEETING #4 - 1122 VIDAL STREET - DEVELOPMENT VARIANCE PERMIT 433**

The Chairperson concluded the Public Hearing / Meeting for Development Variance Permit 433 at 7:13 p.m.

31. **CONCLUSION OF THE FEBRUARY 1, 2021 PUBLIC HEARING/MEETING OPPORTUNITIES**



Mayor Walker



Tracey Arthur, Director of
Corporate Administration