The Corporation of the CITY OF WHITE ROCK



## Public Hearing POST-MEETING AGENDA

### Monday, March 1, 2021, 6:00 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 HEARING/ MEETING TO ORDER	
2.	DEPUTY CORPORATE OFFICER READS A STATMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC HEARINGS/MEETING FOR THE EVENING	10
3.	PUBLIC HEARING #1 - BYLAW 2371 - ACCESSIBLE PARKING STANDARDS	12
	BYLAW NO 2371: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371	
	<b>PURPOSE:</b> Bylaw 2371 proposes to amend the White Rock Zoning Bylaw in regard to accessible parking. A text amendment is being proposed to determine the dimensions and layout of accessible parking spaces in private developments.	
4.	THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:	
	<ul> <li>Notice was published in the February 18 and 25 editions of the Peace Arch news</li> </ul>	
	<ul> <li>A copy of the notice was placed on the public notice posting board on February 15, 2021</li> </ul>	

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

<u>Note</u>: Corporate report dated January 11, 2021 and minutes extract provided for information.

#### 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, February 24, 2021 there have been **no** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

# Summary of Submissions for Bylaw 2371 (Not Including the Phone-in for the Evening)

- On table submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- No submissions received on-table
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there has been one (1) vote registered (n support)

#### 7. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS

- 8. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW
- 9. CONCLUSION OF PUBLIC HEARING #1 BYLAW 2371 ACCESSIBLE PARKING STANDARDS

#### 10. PUBLIC HEARING #2 - BYLAW 2373 - 14401 SUNSET DRIVE

BYLAW NO 2373: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65-14401 Sunset Drive) Bylaw, 2020, No. 2373

CIVIC ADDRESS: 14401 Sunset Drive

**PURPOSE:** Bylaw 2373 proposes to rezone the property from 'RS-1 One Unit Residential Zone' to 'CD – Comprehensive Development' to permit the subdivision of the 24.99 m wide lot into two (2) 12.49 m wide lots to allow for the construction of two (2) new single family dwellings.

11. THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:

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

<u>Note</u>: Corporate report dated February 8, 2021 and minutes extract provided for information.

32

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

13.

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **two (2)** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

Author	Date Received	Civic Address	Status	<b>Item #</b> C-1 (Note: Two items
M. Carlson	Feb 11, 2021	Applicant	Support	of correspondence and survey map)
S. Mueller	Feb 23, 2021	Resident	Opposed	C-2

Summary of Submissions for Bylaw 2373 (Not Including the Phone-In for the Evening):

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **five (5) on-table** submissions (four (4) opposed and one with comments)
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been two (2) votes registered (both in opposition).

#### 14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS

#### 15. CONCLUSION OF PUBLIC HEARING #2 - BYLAW 2373 -14401 Sunset Drive

16. PUBLIC HEARING #3 - BYLAW 2351 - 15654/64/74 NORTH BLUFF ROAD/ 1570/80 MAPLE STREET AND 1593 LEE STREET

**BYLAW NO 2351:** *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351* 

CIVIC ADDRESS: 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street

**PURPOSE:** A Zoning Amendment and a Major Development Permit application have been submitted to allow for the construction of one sixstorey multifamily building containing 25 rental units, one six-storey building containing 49 stratified units, and 14 townhome units. The project is recognized in the Official Community Plan (OCP) as an "affordable rental development" as 30 percent of the units would be "owned or managed by non-profit groups and designed to be affordable for low and moderate income households"; this component of the project enables density of up to 2.5 FAR and height of up to six storeys per OCP policy 11.2.1.c. The required parking supply (139 spaces) would be provided within a belowgrade parkade. The two six storey buildings are oriented towards North Bluff Road and the townhomes would face Maple Street.

The proposed rezoning would establish a Comprehensive Development (CD), being specific to the six properties subject to the proposal, all of which are currently zoned RS-1 One Unit Residential Zone.

#### 17. THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:

- Notice was published in the February 18 and 25 editions of the Peace Arch news
- 80 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 February 15, 2021

#### 18. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW

<u>Note:</u> Corporate reports dated July 27, 2020 and minutes extract provided for information.

91

#### THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS

19.

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **two (2)** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

<b>Author</b> Petition with 204	Date Received	Civic Address	Status	Item #
signatures, submitted by A. Pauliuk.	Re-submitted Feb 22, 2021	All noted they are White Rock residents/ property	Support	C-1
NOTE: Names for this petition were collected in 2017.		owners		
Email with attached petition from A. Pauliuk. Petition has a total of 267 signatures	Feb 23, 2021	All noted they are White Rock residents/ property owners	Support	C-2

# Summary of Submissions for Bylaw 2351 (Not Including the Phone-In for the Evening):

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **seventeen (17) on-table** submissions three (3) in support, 13 opposed and one (1) with comments. Three of these submissions were petitions.
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been five (5) votes registered (three (3) opposed and two (2) in support.

#### 20. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS

#### 22. PUBLIC HEARING #4 - BYLAW 2375 - 15053 MARINE DRIVE

386

390

BYLAW NO 2375: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2021, No. 2375

CIVIC ADDRESS: 15053 Marine Drive

**PURPOSE:** Bylaw 2375 proposes to permit a temporary use permit and a cannabis license referral (resolution), which would enable the creation of a cannabis retail store at 15053 Marine Drive.

# 23. THIS PUBLIC HEARING/MEETING HAS BEEN PUBLICIZED AS FOLLOWS:

- Notice was published in the February 18 and 25 editions of the Peace Arch news
- 180 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 February 15, 2021

#### 24. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW

<u>Note</u>: Corporate report dated February 8, 2021 and minutes extract provided for information.

#### THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS

25.

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **nine (9)** submissions (six (6) submissions in support of the application and three (3) not in support).

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

<b>Author</b> T. Hart	Date Received Feb 18, 2021	Civic Address Undisclosed	<b>Status</b> Support	<b>Item #</b> C-1
M. Catroppa	Feb 18, 2021	2165 123st Surrey 403-1581	Support	C-2
S. Kassam	Feb 20, 2021	Foster Street, White Rock	Opposed	C-3
S. Bergen- Henengouwen	Feb 20, 2021	602-15015 Victoria Ave, White Rock 504-15025	Support	C-4
T. Erwin	Feb 21, 2021	Victoria Ave, White Rock 203-15015	Opposed	C-5
G. Pineau	Feb 22, 2021	Victoria Ave, White Rock	Support	C-6
A. Ronald Davies and Patricia R. Davies	Feb 22, 2021	Undisclosed	Opposed	C-7
		Owner of Alebirjes		
D. Castillo	Feb 22, 2021	Kitchen & Bar – 15077 Marine Drive	Support	C-8
V. Gunda	Feb 22, 2021	1213 Stayte Road	Support	C-9

# Summary of Submissions for Bylaw 2375 (Not Including the Phone-In for the Evening):

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **thirty-six (36) on-table** submissions: (22 in support and 14 opposed)

- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been **24** votes registered (sixteen (16) opposed and eight (8) in support.
- 26. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS
- 27. CONCLUSION OF PUBLIC HEARING #4 BYLAW 2375 15053 MARINE DRIVE
- 28. CONCLUSION OF THE MARCH 1, 2021 PUBLIC HEARING/MEETING

#### **OPENING STATEMENT OF PUBLIC HEARING PURPOSE AND CONDUCT**

The purpose of this evenings public hearings, public meeting shall be to give a reasonable opportunity to be heard or to present written submissions respecting the proposals. Registration for the hearings took place earlier today from 12 p.m. to 4:30 p.m. Those wishing to speak to any of the proposals called into Corporate Administration providing their contact information and an email was provided with instructions on how to participate this evening. Members of the public who did not register to speak will still be given an opportunity to call in at the end of registration list. Individuals will be called in the order that their name appears on the registration list. The speaker will begin by clearly stating their name and address and then providing their comments concerning the proposal. The address of the speaker is permitted to be collected through Section 26c of the *Freedom of Information and Protection of Privacy Act*. If the speaker has any questions regarding the collection of their personal information, please contact Corporate Administration.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to staff via email directly following the meeting.

Anyone wishing to speak at this meeting must be acknowledged by the Chairperson. Anyone speaking is requested to follow instructions provided by staff:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing
- Each speaker will be given a maximum of five (5) minutes to speak
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- Do not put your phone on speaker phone
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

Once all individuals on the registration list have had the opportunity to speak the Chairperson will ask for anyone wishing to speak to call into the meeting and contact information will be provided.

A person speaking an additional time is requested to add additional information from what they said previously.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposal with individual citizens. It is also not the time for the speaker to be asking questions of staff regarding the application.

Any person who wishes to present a written submission to Council may do so. The submissions will be retained by staff and copies of submissions will be available upon request. Everyone shall be given a reasonable opportunity to be heard at this Public Hearing/meeting. No one will be or should feel discouraged or prevented from making their views heard.

*Note*: The meeting will be streamed live and archived through the City's web-streaming service.

## THE CORPORATION OF THE CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

## NOTICE OF PUBLIC HEARING MONDAY, MARCH 1, 2021

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY**, **MARCH 1**, **2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

# 1) BYLAW 2371: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371

**PURPOSE**: Bylaw 2371 proposes to amend the White Rock Zoning Bylaw in regard to accessible parking. A text amendment is being proposed to determine the dimensions and layout of accessible parking spaces in private developments.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | <u>planning@whiterockcity.ca</u>.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.

#### 1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to <u>clerksoffice@whiterockcity.ca</u> or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing/Meeting, March 1, 2021.** 

You may forward your submissions by:

• Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the "City Hall Drop Box" to the left outside the front door; or



www.whiterockcity.ca

Notice of Public Hearing – March 1. 2021 – Bylaw 2371, Accessible Parking Standards Page 2

- •
- Emailing the Mayor and Council at <u>clerksoffice@whiterockcity.ca</u> with the applicable subject line:
  - PH 1: BYLAW 2371, Accessible Parking Standards

# 2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing/ Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic Address
- Whether you are in support of or not in support of the item

#### 3. You may register to speak to a Public Hearing/ Meeting item via telephone:

**Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Hearing**/ **Meeting, March 1, 2021**. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

#### Register to speak by emailing <u>clerksoffice@whiterockcity.ca</u> or calling 604-541-2127.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing/ Meeting
- You will have 5 minutes to speak
- While speaking turn off all audio of the meeting. Note: There is a <u>1-minute</u> <u>delay</u> in the live stream so please listen to the cues given over the phone
- Do not put your phone on speaker phone
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: : <u>https://www.whiterockcity.ca/894/Agendas-Minutes</u> as there will be an opportunity for you to call in for a limited period of time.

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My City by the Sea!

Page 13 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2371, Accessible Parking Standards Page 3

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaws/applications after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaws / applications and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from February 15, 2021, until March 1, 2021. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.

February 15, 2021

Tracey Arthur Director of Corporate Administration



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Page 14 of 613

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



DATE:	January 11, 2021
то:	Land Use and Planning Committee
FROM:	Carl Isaak, Director, Planning and Development Services
SUBJECT:	Text Amendment to Introduce Accessible (Barrier-Free) Parking into White Rock Zoning Bylaw, 2012, No. 2000

#### **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 (Accessible Parking Standards) Bylaw, 2021, No.2371;" and
- 2. Recommend that Council direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371."

#### EXECUTIVE SUMMARY

The City of White Rock Zoning Bylaw, 2012, No. 2000, currently requires accessible or "barrier-free" parking, to be provided in accordance with the requirements of the BC Building Code (BCBC). In 2018, the BCBC was amended to remove reference to accessible parking standards, and municipalities were given the responsibility of establishing minimum accessible parking space standards. While the number of accessible parking spaces in a private development is currently established in the Zoning Bylaw, the dimensions and layout of these spaces is not specified in the Zoning Bylaw. The purpose of this corporate report is to introduce, through a zoning bylaw amendment, minimum standards as they relate to the dimensions and supply of accessible parking, including specific reference to both standard accessible parking spaces and "van-accessible" parking spaces. Van-accessible spaces are designed to accommodate wider vehicles / clearance areas in order to accommodate, for example, vehicles that may have equipment such as a wheelchair lift.

The related draft Zoning Amendment Bylaw is attached to this corporate report as Appendix B.

#### PREVIOUS COUNCIL DIRECTION

Motion # &	Motion Details
Meeting Date	
Motion #: 2019-	THAT Council
460	1. Receives for information the corporate report dated October 21, 2019
	from the Directors of Engineering and Municipal Operations,
October 21, 2019	Financial Services, and Planning and Development Services titled
	"Wheelchair Van Side-Ramp Accessible Parking Improvements";

Council considered the matter of accessible parking on October 21, 2019.

2	Directs staff to include \$35,000 in the Draft 2020 to 2024 Financial
	Plan for van-accessible parking space upgrades, for Council's
	consideration; and
3.	Direct staff to staff bring forward amendments to the Zoning Bylaw
	to implement an approach similar to Surrey, Richmond and other
	municipalities, with regard to both the overall number of accessible
	parking spaces and the ratio of van-accessible parking spaces.

### INTRODUCTION/BACKGROUND

The BCBC was amended in 2018 to harmonize building standards with those of the National Building Code, released in 2015. Through these amendments, the regulation of accessible parking spaces within the BCBC was discontinued and the responsibility for this regulation was shifted to municipalities. Additional information about the amendments can be found within a Bulletin from the Province, provided in Appendix A.

Section 4.14.6 of City of White Rock Zoning Bylaw, 2012, No. 2000, currently reads as follows:

The size of parking spaces for persons with disabilities shall be provided in accordance with the requirements of the BC Building Code. Further, as part of the overall required number of parking stalls, parking stalls for occupancies where more than 10 parking spaces are provided shall be provided as follows:

Total Required Spaces	Required Spaces for Handicapped
10 to 75	1
76 to 125	2
126 to 200	3
Over 200	4 plus 1 for every additional 100 or fraction thereof

As noted, the City's Zoning Bylaw currently references the regulations for the dimensions of accessible parking as being established by the BCBC. However, these standards no longer exist within the BCBC, technically creating a gap in the regulations that apply to the parking that is designed to serve those with specific mobility needs. While currently accessible spaces are still being provided by builders voluntarily under the previous BCBC standards, it would be appropriate for the City to adopt specific standards for our community.

Furthermore, the City's Zoning Bylaw currently lacks standards to support and regulate the provision of van-accessible parking spaces. Such spaces are intended to provide additional space for people with disabilities who require vans or other vehicles that are equipped with mobility instruments, including ramps or platform lifts, which facilitate entry and exit into and out of the vehicle. Van-accessible parking spaces promote safety and mobility by providing more area in between parking spaces and around vehicles. Further, van-accessible parking spaces accommodate a wider range of vehicles than standardized accessible parking spaces while also allowing larger vehicles to enter and exit the space more safely and with less difficulty due to their increased width. For these reasons, van-accessible parking spaces are essential for the mobility of many people with disabilities and should be incorporated into an update to the City's standards regarding accessible parking.

A comparative review of zoning standards regarding accessible parking has been conducted in support of presenting administrative zoning amendments to the Land Use and Planning Committee (LUPC). Fourteen (14) municipalities around Metro Vancouver were researched in addition to recent work undertaken by the City of Kingston, which updated its zoning provisions in response to legislative changes coming out of the Accessibility for Ontarians with Disabilities

Act (AODA). This review has led to the identification of common approaches to regulating accessible parking which are believed to be appropriate for introduction in the City of White Rock. The following is a summary of key observations identified within the cities reviewed as part of this undertaking:

- 1. Where van-accessible spaces are not explicitly identified, the minimum width of an "accessible" parking space ranged from 2.6 metres to 4.0 metres; in some cases, this minimum width included an adjacent access aisle ranging from 1.2 metres to 1.5 metres.
- 2. Where there is a distinction between a van-accessible space and a standard accessible space, the minimum width of the standard space was between 2.4 metres and 2.7 metres and the minimum width of a van-accessible space was typically set at 3.4 metres.
  - The majority of the cities reviewed (70%) specify a minimum space length of 5.5 metres, regardless of whether the space is a van-accessible space or a standard accessible space.
  - The vertical clearance for access to an accessible space, where specified, is 2.3 metres.
  - Approximately 65% of cities assign accessible spaces to increments of required parking spaces (e.g., 2 accessible spaces when between 51 and 100 spaces); Richmond and Surrey require that a minimum of 2% of the total required parking spaces be accessible, rounded upward to the nearest whole number. The ranges of requisite accessible parking are largely aligned with a supply of 1.5 to 2.0% of the required standard parking spaces.
  - Burnaby and New Westminster require that one out of every three accessible spaces be van-accessible; Kingston, Richmond, and Surrey, and the AODA require that:
    - where a single accessible space is required, that space must be van-accessible;
    - equal numbers of accessible and van-accessible spaces are provided where there is an even number of accessible spaces required;
  - Approximately 65% of municipalities reviewed provide standards for access aisles.
  - 1.5 metres is most commonly established as the minimum width of an access aisle.
  - Kingston, Richmond, and Surrey, and the AODA allow access aisles to be shared in between two accessible or van-accessible spaces.

Based on the foregoing, City staff have prepared a bylaw to amend Zoning Bylaw No. 2000 to introduce accessible parking standards that are largely consistent with those observed throughout the Lower Mainland (see the draft Bylaw No. 2371 in Appendix B for details; the diagram in the draft bylaw for dimensions and layout is the same as the City of Richmond's bylaw).

This includes minimum space dimensions for regular and van-accessible parking spaces (2.5 metre and 3.4 metre width, respectively, plus 1.5 metre access aisle), minimum vertical clearance paths to get to van-accessible parking spaces (2.3 metres), and minimum numbers of accessible spaces provided based on the overall number of parking spaces required for a building (2% minimum). Under the proposed amendment to the Zoning Bylaw, the minimum total number of accessible spaces will either remain the same or increase by one (1) space.

Once adopted, these standards would apply to new buildings which have not yet received a building permit.

### FINANCIAL IMPLICATIONS

Amendments to the City's Zoning Bylaw will require a Public Hearing with advertising of such being published in the Peace Arch News. The costs of this advertised can be covered within existing budgets.

### **LEGAL IMPLICATIONS**

While builders are currently providing accessible parking spaces in accordance with the design criteria that was removed from the British Columbia Building Code in 2018, it is appropriate that the City establish design and layout criteria for accessible parking spaces that would be enforceable in the event of a dispute over the standards. The proposed amendments further specify van-accessible requirements, which are not presently in place and could not be required unless the Zoning Bylaw is amended.

#### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

As noted above, the introduction of accessible parking standards will require an amendment to the City of White Rock Zoning Bylaw, 2012, No. 2000. The community will be engaged in the review of recommended standards as part of a statutory Public Hearing, advertised in accordance with the requirements of the *Local Government Act*.

#### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Draft Bylaw No. 2371, and the accessible parking standards included therein, have been reviewed with staff within the City's Engineering and Operations Department and Building staff within the Planning and Development Services Department. These staff have offered their support for the standards as presented in this report.

#### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### ALIGNMENT WITH STRATEGIC PRIORITIES

While establishing accessible parking space standards is not identified as a specific project under the recently adopted 2021-2022 Council Strategic Priorities, this amendment to the Zoning Bylaw fits within the spirit of the theme of "Our Community," specifically the objective to "guide land use decisions of Council to reflect the vision of the community."

As the research work on this aspect of the Zoning Bylaw was already underway prior to the adoption of Council's new Strategic Priorities, and the amendment is ready for Council's consideration, this amendment is being brought forward for Council's consideration. The initial request from the South Fraser Active Living Group (SFALG) to consider van side-ramp accessible parking space requirements was made and originally supported by Council in 2019.

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

The following alternative options are available for the Committee's consideration:

1. Direct staff to not make any changes to the Zoning Bylaw for specifying accessible parking space dimensions. This option leaves an unintended gap in the Zoning Bylaw as it relates to the dimensioning of accessible parking and, in doing so, limits the ability of the City to mandate adequate facilities for those with accessibility needs; or

2. Direct staff to revise the draft Zoning Amendment Bylaw so that it contains standards for regular accessible parking spaces only (not van-accessible spaces). This option would ensure standard accessible spaces are defined, with minimum dimensions and supply requirements in the Zoning Bylaw, but the amendment would not include changes to introduce requirements for van-accessible spaces.

Staff's recommendation, to adopt standards for both regular and van accessible parking spaces, is included in the recommendation at the outset of this corporate report.

#### **CONCLUSION**

While the minimum number of accessible parking spaces is currently defined in the Zoning Bylaw, due to an amendment to the British Columbia Building Code in 2018 that removed design criteria for such spaces from the Code and allowed municipalities to establish their own requirements, the dimensions and layout for accessible spaces are not currently regulated by the Zoning Bylaw. Staff have conducted research on accessible space design criteria as implemented by other relevant jurisdictions and have proposed a text amendment to the Zoning Bylaw to introduce these requirements for accessible parking spaces. The minimum number of accessible parking spaces would either remain the same as the current requirements or be increased by one space (depending on the total number of parking spaces required for the building). Further, the proposed amendment would also introduce new requirements for van-accessible parking spaces, which are designed to accommodate wider vehicles / clearance areas in order to support vehicles that may have equipment such as a side-accessed wheelchair lift.

Staff recommend giving the draft Zoning Amendment Bylaw first and second readings and scheduling a (digital) public hearing.

Respectfully submitted,

Carl Jsaak

Carl Isaak 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: Ministry Bulletin - Accessibility in the 2018 British Columbia Building Code Appendix B: Draft Zoning Amendment Bylaw No. 2371 - Accessible Parking Standards

### **APPENDIX A**

#### Ministry Bulletin - Accessibility in the 2018 British Columbia Building Code



Information Bulletin

Building and Safety Standards Branch PO Box 9844 Stn Prov Govt Victoria BC V8W 972 Email: building.safety@gov.bc.ca Website: www.gov.bc.ca/buildingcodes

No. B18 – 05 August 24, 2018

#### Accessibility in the 2018 British Columbia Building Code

This bulletin provides an overview of the changes to the accessibility provisions in the 2018 British Columbia Building Code (BC Building Code) from the previous 2012 edition.

Although the BC Building Code is based on the National Building Code of Canada (NBC), British Columbia's unique accessibility requirements preceded and varied considerably from prior NBC requirements. The 2015 edition of the NBC contains many updates over previous editions to increase accessibility in buildings and is now more closely aligned with the requirements and approaches of most Canadian jurisdictions, including those of British Columbia (B.C.).

The Province of B.C. is committed to making buildings more accessible for persons with disabilities. The 2018 BC Building Code requires a greater level of building accessibility by combining the requirements of the 2015 NBC with B.C.'s historical requirements. In aligning more closely with the NBC, the BC Building Code achieves greater consistency not only with the NBC, but also with codes from other Canadian jurisdictions. This enhances B.C.'s ability to integrate new accessibility provisions from other leading jurisdictions into future codes.

A new Building Access Handbook is being developed to guide code users through the accessibility provisions of the 2018 BC Building Code.

#### New Definitions in the 2018 BC Building Code

Access or accessible means an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by *persons with disabilities*.

*Persons with disabilities* means persons who have a permanent or temporary physical, mental, intellectual or sensory impairment which, in interaction with various barriers, may hinder their full and effective participation in society on an equal basis with others.

#### New Organization and Approach

The 2018 BC Building Code follows the organization and approach of the 2015 NBC. Section 3.8. of Division B, which contains accessibility requirements for buildings, is arranged as follows:

**Subsection 3.8.1.** provides the scope of the BC Building Code's requirements for access.

**Subsection 3.8.2**. establishes the application of accessible design requirements (found in Subsection 3.8.3.) to spaces and facilities.

**Subsection 3.8.3.** establishes the design criteria for what is required of a space or facility in order to be considered 'accessible'.

**Subsection 3.8.4.** determines the minimum requirements for providing access during alterations or additions to existing buildings.

Subsection 3.8.5. contains the requirements for adaptable dwelling units.

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.



Information Bulletin Building and Safety Standards Branch PO Box 9844 Stn Prov Govt Victoria BC V8W 972 Email: building.safety@gov.bc.ca Website: www.gov.bc.ca/buildingcodes

Common criteria are now grouped in related provisions. For example, code users will now find a single application statement directing them to single design criteria, such as for spaces designated for wheelchair use in rooms or areas with fixed seats.

Many references to other requirements in the Building Code have also changed. Much of the content has been reorganized within Section 3.8. Some examples include:

- Article 3.8.3.19. in the 2012 BC Building Code which addresses the protection of accessible floor areas now appears as Article 3.3.1.7. in the 2018 BC Building Code
- Requirements for doors providing access that appeared in Article 3.3.1.13. of the 2012 BC Building Code now appear in Article 3.8.3.6. of the 2018 BC Building Code
- Provisions for accessible washrooms that appeared in Article 3.7.2.10. of the 2012 BC Building Code are now contained in Subsection 3.8.3.

#### New Spaces Requiring Access

Some spaces where access was not previously required must now provide access. For example, **apartment and condominium buildings** that only required interior access between the main entrance and the elevator must now provide access throughout all common areas, when the building is served by an elevator (access into and throughout dwelling units is still not required). **Small shops and stores** that had a total retail floor space of less than 50 m<sup>2</sup> were previously exempted from providing access; however, the 2018 BC Building Code does not contain this exemption.

In the 2018 BC Building Code, where a space is required to be accessible, 50 percent of the **pedestrian entrances** to spaces must be made accessible. This may result in greater use of power operated doors at more accessible entrances.

B.C.'s requirement that access be available throughout the building is continued, and the 2018 BC Building Code contains some specific requirements for how that is to be achieved. There is specific language for providing an accessible path of travel which starts outside the building and ends at each location where there is a feature or service to be used by persons with disabilities. Where controls are intended for occupant use such as light and intercom switches, such controls shall be accessible.

A greater proportion of **viewing spaces** for persons using wheelchairs shall be provided in assembly occupancies with fixed seats.

The 2018 BC Building Code places increased attention on connections to and from buildings. An accessible path of travel shall connect a sidewalk, roadway, or street to an accessible entrance. When provided, parking areas and passenger-loading zones shall be connected by an accessible path of travel.

The 2018 BC Building Code requires visible warning systems in all **accessible sleeping rooms and bed spaces** in addition to a portion of others.

Historical requirements for **parking spaces** are not maintained in the 2018 BC Building Code. The 2012 BC Building Code parking requirements do not address the variety of considerations for either loading/unloading vehicles, or for local planning requirements. Many local authorities have already established parking requirements that address accessible parking stalls, and there are also other standards and guidance documents available for designers such as the CSA B651, "Accessible Design for the Built Environment" standard.

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.



Information Bulletin Building and Safety Standards Branch PO Box 9844 Stn Prov Govt Victoria BC V8W 9T2 Email: building.safety@gov.bc.ca Website: www.gov.bc.ca/buildingcodes

#### New Design Requirements

The 2018 BC Building Code offers the **CSA B651**, "Accessible Design for the Built **Environment**" standard as an option for design of certain applications. Designers may choose to follow design criteria contained in the BC Building Code (in Subsection 3.8.3.), or follow the design criteria in the CSA B651 standard.

The 2018 BC Building Code also requires a minimum level of **illumination** for an accessible path of travel, and doorways located in an accessible path of travel must have a **clear width** of not less than 850 mm. Power door operators that are not designed to operate automatically must be operable by touch or approach of a fist, arm, or foot. **Foot-operated controls** are new to the 2018 BC Building Code.

**Limited-use / limited-application elevators**, also referred to as LU/LA elevators, are permitted as passenger elevating devices and are exempted from the minimum elevator car dimensions (to accommodate a patient stretcher) in Article 3.5.4.1.

In assembly occupancies, classrooms and meeting rooms with an area over 100 m<sup>2</sup>, as well as all courthouses, shall be equipped with assistive listening systems.

The 2018 BC Building Code contains specific language on the location and **placement of signage** to avoid shadows and glare; however, the specific language on stroke and font of characters is moved to the Notes as guidance (rather than as an enforceable part of the BC Building Code) to allow flexibility of design.

There are changes to **grab bar** design criteria with regards to required lengths and locations of grab bars. For example, an L-shaped grab bar must be adjacent to accessible water closets.

There are new illustrations in the Notes to demonstrate the application of accessible provisions. The complete content of Section 3.8. of Division B of the 2018 BC Building Code, with all new application and design criteria (including commentary), will be made available in the Building Access Handbook.

#### Links

- Building a Better B.C. for People with Disabilities: <u>https://www2.gov.bc.ca/gov/content/governments/about-the-bc-government/accessibility</u>
- Ministry website: <u>https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards</u>
- Table on Where to Find B.C.-Specific Provisions by Code Reference

#### Contact the Building and Safety Standards Branch

- General inquiries can be sent to <u>building.safety@gov.bc.ca</u>
- Technical Code inquiries can be sent to <u>codequestion@gov.bc.ca</u>

The Building and Safety Standards Branch does not enforce compliance with the BC Building Code. Local governments are authorized to enforce the BC Building Code through the Local Government Act and the Community Charter.

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.

### APPENDIX B

#### Draft Zoning Amendment Bylaw No. 2371 – Accessible Parking Standards

## The Corporation of the CITY OF WHITE ROCK BYLAW 2371



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 "A" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by removing Section 4.14.6 in its entirety and replacing the section with the following new section 4.14.6:

"4.14.6 Accessible Parking:

1) Accessible Parking Dimensions:

- a) Accessible parking spaces shall have a minimum length of 5.5m and a minimum width of 2.5m.
- b) Van-accessible parking spaces shall have a minimum length of 5.5m and a minimum width of 3.4m.
- c) The access and egress route to and from accessible and van-accessible parking spaces must have a minimum vertical clearance of 2.3m.
- d) Accessible parking spaces and van-accessible parking spaces shall have an adjacent access aisle on one side with a minimum width of 1.5m that may be shared between two adjacent accessible and / or van-accessible parking spaces.
- e) A wheel stop shall be placed 0.6m from the end of each accessible and vanaccessible parking spaces.

2) Accessible Parking Supply:

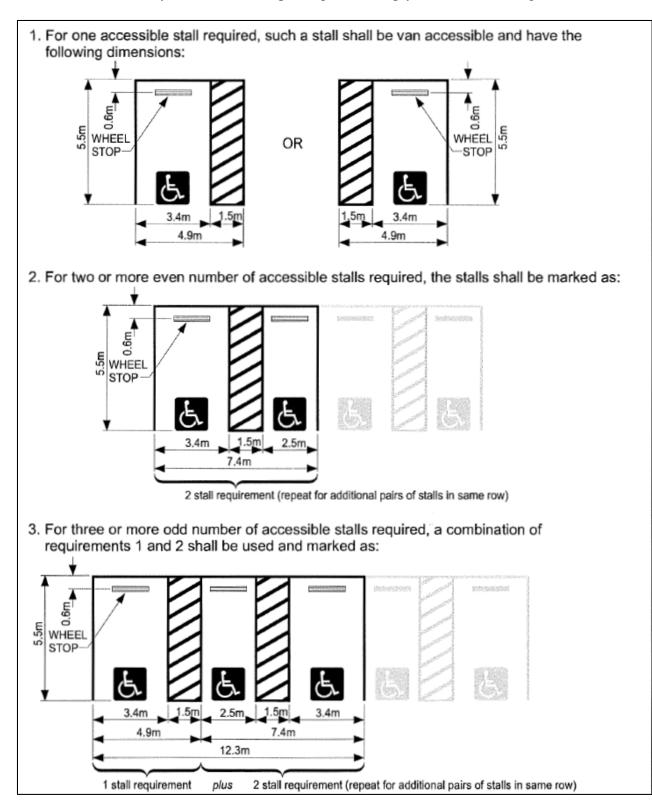
a) Accessible and van-accessible parking spaces shall be provided in accordance with the following supply requirements:

Total Required	Minimum Required Van-Accessible	Minimum Required Accessible Spaces
Parking Spaces	Spaces	
10 or less	0	0
11 to 50	1	0
51 to 100	1	1
101 to 150	2	1
151 to 200	2	2
Over 200	5 plus 1 for every additional 100 requi	red parking spaces or fraction thereof.
	• When the required accessible sp	ace supply is an even number there must
	be an equal number of van-access	sible spaces to standard accessible spaces.

٠	When the required accessible space supply is an odd number there should
	be one additional van-accessible space than standard accessible spaces.

3) Accessible Parking Dimensions and Layout

The dimensions and layout of accessible parking shall comply with the following:



Page 28 of @23

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371".

<b>RECEIVED FIRST READING on the</b>	day of
<b>RECEIVED SECOND READING on the</b>	day of
PUBLIC HEARING held on the	day of
<b>RECEIVED THIRD READING on the</b>	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

Mayor

Director of Corporate Administration

MINUTE EXTRACTS REGARDING BYLAW 2371: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371

Land Use and Planning Committee January 11, 2021

#### 4. <u>TEXT AMENDMENT TO INTRODUCE ACCESSIBLE (BARRIER-FREE)</u> PARKING INTO WHITE ROCK ZONING BYLAW, 2012, NO. 2000

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Text Amendment to Introduce Accessible (Barrier-Free) Parking into White Rock Zoning Bylaw, 2012, No. 2000".

The Manager of Planning provided a PowerPoint that outlined the process and research that was involved in order to bring forward proposed amendments to the City's zoning bylaw in regard to accessible (barrier- free) parking.

Staff recognized, Ben Tyler, Grade 11 student from Earl Marriott Senior Secondary, who did research work for the project as part of a co-op student program in December 2020.

#### Motion Number: LU/P-04It was MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to bring forward proposed Bylaw No. 2371 with amendments to include the following:

That the table outlining the supply requirements for accessible parking be amended so that the first range of parking is "5 or less", for which zero accessible spaces are required, and the second range of parking is "6 to 50", for which 1 van-accessible space is required and zero standard spaces are required.

#### Motion CARRIED

#### Motion Number: LU/P-05 It was MOVED and SECONDED

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 (Accessible Parking Standards) Bylaw, 2021, No.2371" with the noted amendment; and*
- 2. Recommend that Council direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.* 2371."

#### Motion CARRIED

Regular Council Meeting January 11, 2021

### 8.1.b BYLAW 2371 - White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.2371

Bylaw 2371 - A bylaw to amend the White Rock Zoning Bylaw in regard to accessible parking. This item was discussed at the January 11, 2021 Land Use and Planning Committee meeting. The Committee recommended Council give first and second reading as amended (minutes attached to this agenda under Item 7.1).

#### Motion Number: 2021-038 It was MOVED and SECONDED

THAT Council:

- Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.2371"; and
- Direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371."

#### Motion CARRIED

## THE CORPORATION OF THE CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

## NOTICE OF PUBLIC HEARING MONDAY, MARCH 1, 2021

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY**, **MARCH 1**, **2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

#### 1) BYLAW 2373: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65-14401 Sunset Drive) Bylaw, 2020, No. 2373 CIVIC ADDRESS: 14401 Sunset Drive (See Site Map Attached)

**PURPOSE**: Bylaw 2373 proposes to rezone the property from 'RS-1 One Unit Residential Zone' to 'CD – Comprehensive Development' to permit the subdivision of the 24.99 m wide lot into two (2) 12.49 m wide lots to allow for the construction of two (2) new single family dwellings.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | <u>planning@whiterockcity.ca</u>.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.



www.whiterockcity.ca

Notice of Public Hearing – March 1. 2021 – Bylaw 2373, 14401 Sunset Drive Page 2

#### 1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to <u>clerksoffice@whiterockcity.ca</u> or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing/Meeting, March 1, 2021.** 

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the "City Hall Drop Box" to the left outside the front door; or
- Emailing the Mayor and Council at <u>clerksoffice@whiterockcity.ca</u> with the applicable subject line:
  - PH 2: BYLAW 2373, 14401 Sunset Drive

## 2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing/ Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic address
- Whether you are in support of or not in support of the item



www.whiterockcity.ca

Page 29 of 613

3. You may register to speak to a Public Hearing/ Meeting item via telephone:

**Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Hearing/ Meeting, March 1, 2021**. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

#### Register to speak by emailing <u>clerksoffice@whiterockcity.ca</u> or calling 604-541-2127.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing/ Meeting
- You will have 5 minutes to speak
- While speaking turn off all audio of the meeting. Note: There is a <u>1-minute</u> <u>delay</u> in the live stream so please listen to the cues given over the phone
- Do not put your phone on speaker phone
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: <u>https://www.whiterockcity.ca/894/Agendas-Minutes</u> as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaws/applications after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

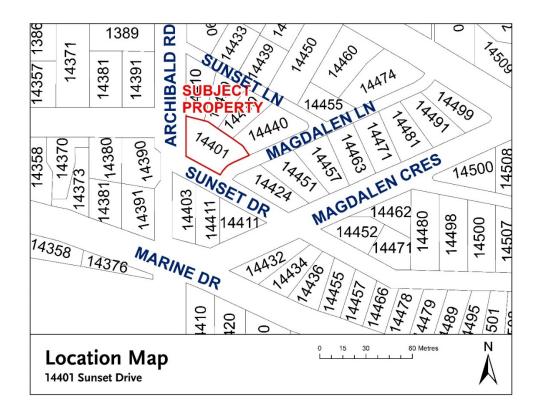
The proposed bylaws / applications and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from February 15, 2021, until March 1, 2021. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.



www.whiterockcity.ca

Page 30 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2373, 14401 Sunset Drive Page 4



SITE MAP FOR BYLAW 2373, 14401 Sunset Drive

February 15, 2021

Tracey Arthur Director of Corporate Administration



www.whiterockcity.ca

Page 31 of 613

## **Corporate Report dated February 8, 2021**

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



DATE:	February 8, 2021
TO:	Land Use and Planning Committee
FROM:	Carl Isaak, Director, Planning and Development Services
SUBJECT:	Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001)

#### **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 (CD65 14401 Sunset Drive) Bylaw, 2020, No. 2373;"
- 2. Recommend that Council direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 14401 Sunset Drive) Bylaw, 2020, No. 2373;" and
- 3. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
  - a) ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
  - b) demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
  - c) process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

#### EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone the property at 14401 Sunset Drive from 'RS-1 One Unit Residential Zone' to 'CD - Comprehensive Development' to permit the subdivision of the 24.99 m wide lot into two (2) 12.49 m wide lots to allow for the construction of two new single family dwellings. The proposal is consistent with the objectives and policies of the Official Community Plan's (OCP) Mature Neighbourhood land use designation which applies to the subject properties. OCP Objective 8.8 supports gentle infill to enable moderate residential growth in mature neighbourhoods. The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood and add housing options to the community through the introduction of smaller single-family detached homes. A copy of Draft Zoning Amendment Bylaw No. 2373

Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001) Page No. 2

is included in this corporate report as Appendix A, location and ortho maps of the property are included in Appendix B, and the preliminary plan of subdivision is included as Appendix C.

#### PREVIOUS COUNCIL DIRECTION

None.

#### INTRODUCTION/BACKGROUND

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as 'Mature Neighbourhood', which is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The objective of this land use policy area is to enable single-detached and gentle infill opportunities, support different housing options, and protect the character of existing mature single-family neighbourhoods. The subject property is zoned 'RS-1 One Unit Residential Zone'. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m<sup>2</sup> (4,995 ft<sup>2</sup>) or larger. The proposed 'CD – Comprehensive Development Zone' would be a site-specific zone created to accommodate a one-unit residential building on lots with a minimum lot width of 12.49 m (40.9 ft) and lots 447 m<sup>2</sup> (4,816 ft<sup>2</sup>) or larger. This CD zone would be similar to the RS-4 One Unit (12.1 m Lot width) Residential Zone, as both the lot width and area would exceed the minimum requirements but would not meet the minimum lot depth for this zone. Uses permitted in the current RS-1 zoning and the proposed CD zoning are both consistent with the OCP land use designation.

### ANALYSIS

#### **Site Context**

The subject properties are located on the north side of Sunset Drive between Archibald Road and Magdalen Crescent. A single-family home currently resides on the irregularly shaped property, with an overall size of 895 m<sup>2</sup> and dimensions of 24.9 m wide by an average of 25.8 m deep. The property does not have lane access. The surrounding neighbourhood to the north, south, east and west is comprised largely of single-family dwellings. As shown in Figure 1, the immediate area is predominantly zoned RS-1 (shaded white). Two blocks east of the subject property on High Street, there are four residential lots zoned RS-4 which accommodates a narrower lot (12.1m) width, one property zoned for a duplex (RT-1), and several "small lot, hillside" properties zoned RS-3 (cross hatched grey), fronting onto High Street and Marine Drive. The irregular parcel fabric of properties in the neighbourhood, and the associated mix of zones, is reflective of the variability in the form and character of lower profile housing in the area to the east of the subject properties, while the immediate area and to the north and west the zoning is predominantly RS-1.

#### **Zoning Comparison**

The rezoning of the subject property from RS-1 to a site specific Comprehensive Development (CD) Zone will allow for the creation of two lots approximately  $20m^2$  less than the minimum lot area required in the RS-1 zone. Table 1 on the following page compares the requirements of the RS-1 Zone and the proposed CD Zone. The primary difference between the proposed CD Zone and the RS-1 Zone, and any of the other one-unit residential zones, relates to lot depth. Specifically, the depth of the west lot would be 27.02m and the east lot would have depth of 24.61m whereas the RS-1 Zone requires a minimum lot depth of 27.4m. The setbacks proposed in the CD Zone align with those of the RS-1 zone and both lot area and frontage align with that enabled by the infill zoning standards of the standard RS-4 zone; this latter point is noted as the configuration of the lots as contemplated in the site specific CD Zone largely respect what is established within the RS-4 Zone, save for the noted deviation tied to lot depth. Building height

in the proposed CD Zone (4.88 m) would be less than the maximum permitted height of the RS-1 Zone (7.7m). The maximum lot coverage of 35% is less than the RS-1 maximum of 45%.



#### Figure 1: Zoning Map – 14401 Sunset Drive

**Table 1: Comparison of Zoning Requirements** 

	RS-1 Zone	CD Zone
Minimum Lot Area	464.0 m <sup>2</sup> / 4,994.6 ft <sup>2</sup>	445.0 m <sup>2</sup> / 4,789 ft <sup>2</sup>
Minimum Lot Width	15.0 m / 49.2 ft	12.49 m / 40.9 ft
Minimum Lot Depth	27.4 m / 89.9 ft	West Lot: 27.02m / 88.64 ft
		East Lot: 24.61 m / 80.74 ft
Maximum Lot Coverage	40% for lots with greater than 696 m <sup>2</sup> lot area	35%
Maximum Residential	0.5	0.5
Gross Floor Area	0.5	0.5
Maximum Building Height	7.7 m / 25.26 ft	4.88 m / 16 ft
Minimum Setbacks:		
Front	7.5 m / 24.61 ft	7.5 m / 24.61 ft
Interior	1.5 m / 4.92 ft	1.5 m / 4.92 ft
Rear	7.5 m / 24.61 ft	7.5 m / 24.61 ft
Off Street Parking	2 per one unit residential; 1 additional for a	2 per one unit residential
	secondary suite	
* Exact dimensions to be determined at time of building design;		
dimensions may not exceed the indicated maximum and minimum requirements		

Both the existing RS-1 zoning and proposed CD zoning allow for one single family dwelling per lot. Additional permitted "accessory" uses in both zones include a childcare centre, boarding use, bed and breakfast, or home occupation. An accessory registered secondary suite or short term rental would not be permitted in the CD zone.

Council's approval of the proposed rezoning, and subsequent subdivision approval by the City's Approving Officer would allow for a maximum of two (2) units (two principal homes), which is a

Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001) Page No. 4

net increase of one (1) unit from what is currently permitted at the site under the RS-1 Zone. A rendering of the proposed homes on the properties is included below as Figure 2.



Figure 2: Rendering of Proposed Two Homes in Context (viewed from south)

Note: The proposed access for the east (right) lot has been revised to be on the east property line (off of Magdalen Crescent Lane), as shown in the site plan attached as Appendix C

#### **Restrictive Covenant**

There is an existing covenant registered on the property. The covenant (H112799) states: "That no structure will be erected to exceed 16 (sixteen) feet in height at the apex of the roof taken vertically from the general contour of the land, from 25 (twenty-five) feet from the northerly boundary lot line to within 25 (twenty-five) feet of the southerly boundary lot line, and from the east boundary lot line and from within 12.5 (twelve and one-half) feet of the west boundary lot line, which shall be defined as the buildable area." While the City is not a signatory to the covenant and its terms are not binding on the regulations established by the municipality, staff believe the standards to be established in the CD Zone conform with the height limits and general intent of the siting requirements of the covenant.

#### **Required Parking**

Two (2) parking spaces are needed to service each principal residence. Under the existing RS-1 zoning a minimum three (3) spaces would be required if the lot were to have a principal dwelling and secondary suite. If the subdivision proceeds for an additional (second) lot, a minimum of four (4) spaces would be required. The recommendations in this report would, if approved, require the registration of a covenant on title which prohibits the establishment of a secondary suite.

#### **Tree Management**

Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001) Page No. 5

An arborist report prepared by Froggers Creek Tree Consultants Ltd. identifies one Japanese maple (1) tree on the property. This tree is a protected tree as defined by the *White Rock Tree Management Bylaw, 2008 No. 1831* and is proposed to be removed to accommodate the subdivision. Several mature shrubs are located on City property, which would also be removed as part of the proposal, subject to the receipt of compensation in the amount of \$6,000. The compensation would be used to replant trees on City property. As part of the rezoning and newly created CD zone, a minimum of one tree will be required to be planted on each lot to provide contribution to the overall tree canopy within the City.

#### **Public Information Meeting and Public Feedback**

The applicant held a digital public information meeting (PIM) on October 15, 2020. Sixty-three (63) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the October 9 and October 16 issues of the Peace Arch News. A total of ten (10) attendees were present during the PIM who noted the following concerns:

- 1. The blind corner at Archibald Road;
- 2. The driveway location in relation exiting onto a steep, narrow, busy road;
- 3. Parking and congestion; and
- 4. Secondary suites.

A total of six emails were received regarding the application, noting the following concerns:

- 1. Increased traffic;
- 2. The bottleneck of Sunset Drive serving all traffic moving south to Marine Drive from Archibald, Brearly, and Kerfoot;
- 3. Narrow road width and lack of sidewalks for pedestrians;
- 4. Decrease in property values due to smaller lot sizes;
- 5. Dangerous nature of the hedges along the property lines creating blind corners;
- 6. Encroachment on surrounding properties and lack of greenspace;
- 7. Application of the restrictive covenant governing the development of the lot.

As noted earlier, the project would result in one additional dwelling unit and the need for one net new parking space; secondary suites and short term rentals would not be permitted and this would be secured through a covenant registered on title of the property, in addition to the restrictions in the Zoning Bylaw. Staff do not believe the net increase of one dwelling unit will result in negative traffic impacts warranting improvements to the neighbouring road network. Further, the City's Engineering and Municipal Operations Department has commented on the design and the applicant has accordingly addressed matters pertaining to: the location of new driveways relative to intersections (i.e., the design now being compliant with the requirements of the City of White Rock Street and Traffic Bylaw, 2000, No. 1529); the need to remove hedges and vegetation near intersections to improve motorist and pedestrian visibility; and, the need for a dedication of land to support the construction of a sidewalk extending along the length of the property on Archibald Road and down Sunset Drive. These improvements will help to address public concerns regarding the potential for vehicle conflict, or bottlenecking, blind corners, and pedestrian safety.

The rezoning, if approved, would allow for the subdivision of the property into two, smaller lots. Each of the new lots would presumably be lower in value than a lot twice their size. Similarly, it

is assumed the homes on each of the lots would be lower in value (cost) when compared with a larger home built on the existing lot. Moderate variability in the size of lots within established neighbourhoods can help create interest through variability in the scale and design of single family dwellings.

The proposed CD-65 Zone has been scoped to limit the amount of land that can be covered with buildings and structures. Specifically, the new zone would limit lot coverage to a maximum of 35% of the area of the subject property; this would apply to each lot if a future subdivision is approved. The existing RS-1 Zone permits 40% lot coverage when lot area exceeds 696 square metres and 45% on lots being less than 696 square metres (which would apply to this lot under the current zoning). Introducing a lower lot coverage standard given an intention to subdivide the subject property into two lots being no greater than 443 square metres, demonstrates an effort to enable greater landscaping of the property through building constraint.

Finally, there is an existing covenant registered on title of the property. The covenant prohibits the construction of a building being taller than 16 feet (4.87m). While the City is not a signatory to this covenant, efforts have been made to respect this height limit. To this end, the CD-65 Zone includes a maximum height limit of 4.87 metres (15.97 feet), applicable to principal building, and a maximum height of 4.0 metres (12.12 feet) applicable to ancillary buildings and structures.

### **Planning Review**

The proposal is consistent with the objectives and policies of the OCP 'Mature Neighbourhood' land use designation. As the 'Mature Neighbourhood' is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes, the proposed rezoning and subdivision application meets the intent of the OCP.

The proposed rezoning from RS-1 to CD to accommodate the proposed two-lot subdivision would create further single-detached and gentle infill opportunities, support different housing options, while maintaining the character of the existing mature single-family neighbourhood.

### FINANCIAL IMPLICATIONS

Approval of the subdivision following final approval of the rezoning would result in \$19,294.76 in municipal development cost charges as a result of the net increase of one (1) new single-family residential lot.

### **LEGAL IMPLICATIONS**

As noted in the background above, there is a restrictive covenant registered on title between the subject property and adjacent properties regarding the height of buildings on the subject property. The City is not a party to the covenant, and therefore its terms are not binding on the regulations established by the municipality. While the City is not bound by the terms of the covenant, staff believe the standards to be established in the CD Zone conform with the height limits and general intent of the siting requirements of the covenant.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The applicant held a digital public information meeting (PIM) on October 15, 2020, and if Council provides first and second readings of the Zoning Amendment Bylaw, a Public Hearing would 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 comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable modest intensification in an existing neighbourhood, lessening the demand for outward sprawl otherwise necessary to accommodate growth in the region.

### ALIGNMENT WITH STRATEGIC PRIORITIES

An overall review of Single Family Home zones is currently in the 2021-2022 Council Strategic Priorities, scheduled for December 2021.

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

The following options are available for Council's consideration:

- 1. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 14401 Sunset Drive) Bylaw, 2020, No. 2373;" or
- 2. Defer consideration of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 14401 Sunset Drive) Bylaw, 2020, No. 2373" and refer the application to staff to address any issues identified by Council.

### **CONCLUSION**

The City of White Rock has received an application to rezone 14401 Sunset Drive from 'RS-1 One Unit Residential Zone' to 'CD - Comprehensive Development Zone' to allow the subdivision of the lot into two (2) new lots. The proposal is consistent with the objectives and policies of the 'Mature Family' OCP land use designation intended for the subject property, and the proposed infill, while reducing the maximum lot coverage from 45% to 35% for smaller building footprints than currently permitted. This would add to White Rock's housing stock without significantly changing the character of the existing single-family neighbourhood. Staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

Respectfully submitted,

Carl Jsaak

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: Draft Zoning Amendment Bylaw No. 2373

Appendix B: Location and Ortho Photo Maps

Appendix C: Preliminary Subdivision Plan

Appendix D: Public Information Meeting Attendance Sheet

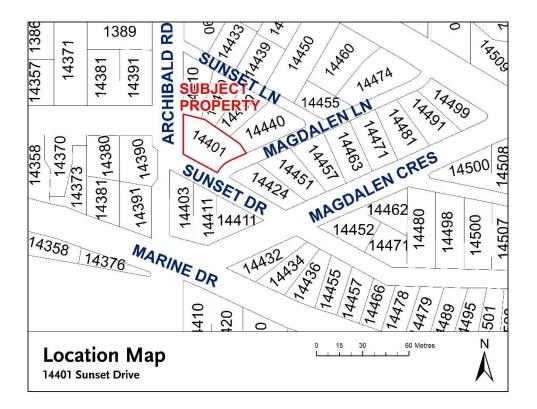
Appendix E: Arborist Report and Tree Replacement Plan

### APPENDIX A

### Draft Zoning Amendment Bylaw No. 2373

### APPENDIX B

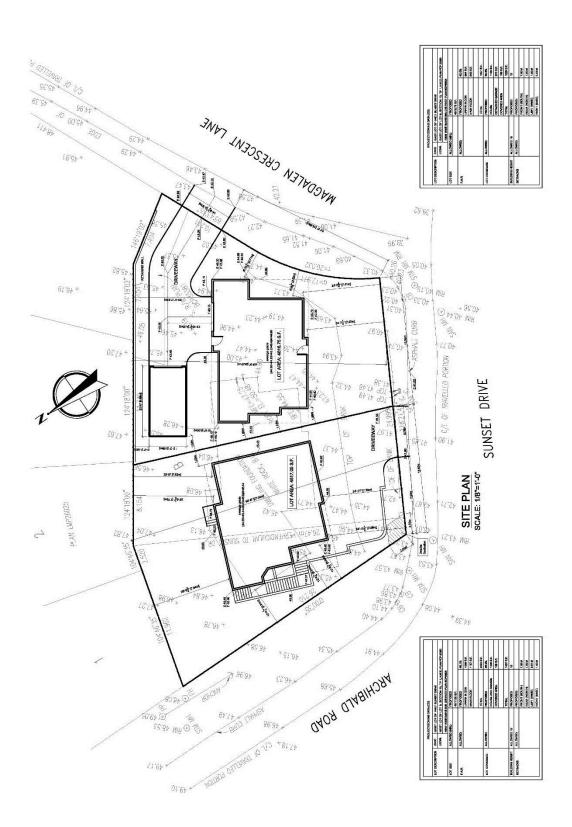
### **Location and Ortho Photo Maps**





### **APPENDIX C**

### **Preliminary Subdivision Plan**



### APPENDIX D

### Public Information Meeting Attendance Sheet

### APPENDIX E

### **Public Feedback**

### APPENDIX F

Arborist Report and Tree Replacement Plan

### The Corporation of the CITY OF WHITE ROCK BYLAW No. 2373



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 B Section 10 Township 1 New Westminster District Plan BCP33380 PID: 027-321-690 (14401 Sunset Drive)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-65 Comprehensive Development Zone (14401 Sunset Drive).'

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 7.65 CD-65 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.65 CD-65 Comprehensive Development Zone'.

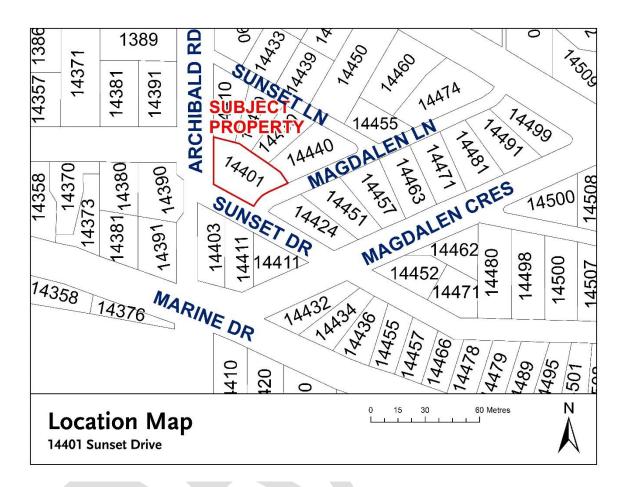
3. This bylaw may be cited for all purposes as "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373".

Public Information Meeting held this	20 <sup>th</sup> day of	October, 2020
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Considered at a Public Hearing this	day of	, 2020
Read a third time this	day of	, 2020
Adopted this	day of	, 2020

Mayor

Director of Corporate Administration

Schedule "1"



### Schedule "2"

### 7.65 CD-65 COMPREHENSIVE DEVELOPMENT ZONE

### **INTENT**

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregularly shaped lots with a minimum lot size of 443  $m^2$  (4,766 ft<sup>2</sup>).

- 1. Permitted Uses:
  - 1) a one-unit residential use in conjunction with not more than one (1) of the following accessory uses:
    - (a) an accessory child care centre in accordance with the provisions of Section 5.1.
    - (b) an accessory boarding use in accordance with the provisions of Section 5.4.
    - (c) an accessory bed and breakfast use in accordance with the provisions of Section 5.7.
  - 2) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
  - 3) a care facility in accordance with the provisions of Section 5.1.
- 2. Lot Size:
  - 1) The minimum lot width, lot depth and lot area in the CD-65 zone are as follows:

Lot width	12.49 m (40.9 ft)
Lot Depth	West Lot: 27m (88.6 ft)
	East Lot: 24m (78.8 ft)
Lot Area	$443m^2$ (4,766 ft <sup>2</sup> )

### 3. Lot Coverage:

(a) The maximum *lot coverage* in the CD-65 zone is 35%.

### 4. Floor Area:

- 1) maximum residential gross floor area shall not exceed 0.47 times the *lot area*.
- 2) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

### 5. Building Height:

- 1) principal buildings shall not exceed a height of 4.87m (15.97ft) from average natural grade.
- 2) *ancillary buildings* and *structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

- 6. Minimum Setback Requirements:
  - 1) principal buildings and ancillary buildings and structures in the CD-65 zone shall be sited in accordance with the following minimum setback requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)

7. Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following standards also apply:

- (a) there shall be not more than one ancillary building per lot.
- (b) ancillary buildings and structures shall not be located in any required front yard area.
- 8. Parking:

Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

### 9. Trees:

A minimum of one tree is to be planted per lot.

# **H.Y.** ENGINEERING LTD.

December 2, 2020

Via E-Mail to avonhausen@whiterockcity.ca and Mail

### **CITY OF WHITE ROCK**

**Planning Department** 15322 Buena Vista Avenue White Rock, BC V4B 1Y6

Our File: 154395 White Rock Project: ZON 20-001

Attention: Ms. Athena Von Hausen, Area Planner

Dear Athena:

#### PROPOSED 2-LOT SUBDIVISION LOCATED AT 14401 SUNSET DRIVE, WHITE ROCK, BC RE:

We are pleased to provide you with the following information and comments regarding the Digital Public Information Meeting (PIM) that took place on Wednesday, October 15th, 2020, from 5:30 to 6:30 p.m. As per comments provided by yourself on October 28th, 2020, a total of ten (10) participants attended the PIM. The PIM consisted of a presentation of the project details and renderings followed by a question and answer period. We received a total of twenty-five (25) comments throughout the PIM proceedings, of these comments three (3) were received prior to the PIM, twenty (20) were received during the PIM and two (2) were received after the PIM. Please see the attached for all of the comments recieved.

The most significant concern expressed prior to, during and after the PIM pertains to the Restrictive Covenant registered on title which limits the height of any building to sixteen (16) feet from the average natural elevation. We believe these concerns have been addressed through designing each of the proposed buildings to be less than sixteen (16) feet in height from the average natural elevation, as required in the Restrictive Covenant.

Another concern brought forward during the PIM related to the proposed shared driveway location and the potential impacts on traffic and safety within the surrounding area. Residents expressed concerns specifically with regards to the proposed shared driveway leading onto the narrowing Sunset Drive and possibly causing additional traffic and safety concerns to the intersection. Residents advised that intersection of Sunset Drive with Archibald Road and Magdalen Crescent Lane is busy and unsafe as Sunset Drive narrows when intersecting with Archibald Road and Magdalen Crescent Lane. It was stated that the narrowing of Sunset Drive, in combination with the blind corners created by hedges on the parent parcel, and the lack of pedestrian infrastructure makes the area unsafe and traffic prone, thus, the addition of a shared driveway may exacerbate these issues. The City clarified that the shared driveway was requested by the City's Engineering Department and that they do not anticipate traffic or safety concerns associated with the development. However, after the PIM, the Engineering Department has asked for the proposed driveways to be separated for each of the new lots from Sunset Drive and Magdalen Lane respectively. They have also indicated the requirement of new sidewalks on Archibald Road and Sunset Drive. We believe that providing seperate driveways and sidewalks address these neighbourhoods' concerns.

Also related to traffic, residents were concerned with the possible implications that the proposed development may have on the local parking supply. Residents mentioned that the area already deals with parking issues and that the additional lots may add to the existing problem. To address these parking supply concerns, each of the proposed lots will include a double car garage with an additional parking space within the driveway portions



of each respective lot. Because the development proposes on-site parking, we believe the proposed development will not negatively impact the existing parking conditions.

Lastly, residents expressed concern with the possibility of secondary suites being created as part of the proposed development. In order to address this concern, the owner/developer has designed the future homes in a manner that would make it difficult to create secondary suites in the future, and has also agreed to register a Restrictive Covenenat on title to restrict this type of use. Furthermore, throughout the inspection process during house construction, the City inspectors will ensure that no additional electrical wiring is provided which could potentially be used to install additional appliances to be used for secondary suites in the future. As such, we believe a Restrictive Covenant registered on title which prohibits secondary suites, a condition of the rezoning, will address any secondary suite concerns.

We believe the information and recommendations listed above addresses the concerns raised at the PIM, and that demonstrates that the owner is more willing to work with both City and neighborhood residents to mitigate any impacts brought forth by the proposed development.

Please review the above and attached, and if you have any questions or if you require additional information, please do not hesitate to contact the undersigned.

Sincerely,

H.Y. ENGINEERING LTD.

Fahad Abrahani, RPP, MCIP, CPT Planner

FXA/DHL/pl

Attachments

cc: Mr. Marlon Carlson

H.Y. ENGINEERING LTD.

Daniel Hanhausen Legorreta Junior Planner

..\ 154395 PIM Comments

### Pre-PIM - Comment #1:

Thank you for returning my telephone enquire and hearing my concerns about the proposed rezoning and subdivision of 14401 Sunset Drive from RS1 to CD. I assume that the purpose of the rezoning to CD is to allow the proposed lots to be smaller than the surrounding RS1 neighbourhood as the property does not appear to satisfy the subdivision standards under the current zoning.

I wish to emphasize that we do not object to the subdivision of this property but are very concerned that adding traffic to this short stretch of Sunset Drive is very dangerous. This is a very busy section of road that many people drive, cycle and walk here to access Marine Drive and the destinations along the waterfront and beach. Those of us who live along Marine drive frequently travel this route to get to and from our homes. Contemplating adding any driveways, even for a rebuilt single home, onto Sunset is very dangerous and will make a bad situation even worse.

I suggest that all driveways from this property be from Archibald and Magdalen lane, if the subdivision is to proceed. I also believe that a sidewalk needs to be built along the entire frontage of Sunset lane and it needs to be extended to Magdalen Crescent. This will at least separate the pedestrian and vehicle traffic and enhance safety. It would appear that a 1.5m sidewalk can be fit into the north side of Sunset Drive, in the area between the back of the existing curb and the property line. If there is not enough room, then I would support a the CD bylaw that makes provision for the additional road widening/dedication of Sunset Drive needed to make this work. It would also appear that it is possible to extend the sidewalk out to Magdalen Cres. It appears that there is some planting in the boulevard area between the back of curb and the flanking side yard of #14424. Removing the dangerous hedge on the boulevard here will improve sightlines and make this busy section of road safer. As the applicant is seeking to rezone the property, because they do not have the area to meet the RS1 subdivision requirements, i believe it is not to much to ask that they do these infrastructure improvements as compensation for the extra lot they will be able to yield. I trust that our comments will be included in your land use report to City Council and we do not need to contact the Mayor and Councillors directly with our comments. We would also appreciate if you could let us know when this application is scheduled to go to Council for consideration.

### Pre-PIM - Comment #2:

I was dismayed to see a re-submission of the proposal to subdivide and build two substantial houses at 14401 Sunset Drive. Must the neighbours re-visit this unwanted change to our area again so soon?

On what grounds should this proposal be given variance on lot size?

Why should next door neighbours' space be compromised by a building closer to them than is stipulated in the bylaws?

Most especially, the proposed "shared" driveway of the new buildings opens onto a very narrow, heavily used road i.e., Sunset Drive, right next to its dangerous corner with Archibald Rd.

- Vehicles driving south down Archibald, which is very steep at this point, cannot see traffic coming up the hill from Sunset Drive.
- In icy weather it is difficult to negotiate that hill in a westward direction and it must be done so "at a run" from Magdalen Crescent. It is the only way of reaching many houses on the hillside in treacherous winter conditions.
- Vehicles meeting one another on Sunset Drive in this block must frequently pull aside to allow oncoming traffic through because of the narrowness of the road.
- This bottleneck serves all traffic moving south to Marine Drive from Archibald, Brearly and Kerfoot. It is a busy street.
- There are no sidewalks to protect the many pedestrians who use it on their way to and from the beach.

Rather than allowing densification on this corner, the city should consider widening the road to make it safer for everyone.

### Pre-PIM - Comment #3:

We have learned that a development company has applied to rezone and subdivide property at 14401 Sunset Drive. You will be aware that a similar application was made and later withdrawn by the applicant following broad based opposition by homeowners in the area. The present application seeks authorization to construct two buildings, each having three levels, including garage, with a proposed height of 7.7 meters (greater than 25'3") In addition, can you please inform me how I may make arrangements to review and copy the full application that is on file with the Planning and Development Department, There is a restrictive covenant in place on the property at 14401 Sunset Drive. This covenant provides, in the relevant parts:

(2) That no structure will be erected to exceed 16 (sixteen) feet in height at the apex of the roof taken vertically from the General contour of the land, from 25 (Twenty-Five) Feet of the Northerly boundary lot line to within 25 (Twenty-Five) Feet of the Southerly boundary lot line, and from the East boundary lot line and from within 12 ½ (Twelve and One-Half) Feet of the West boundary lot line, which shall be defined as the Buildable area.

(3) The Grantee will not erect any building or other structure on the said lot (108) which shall have a flat roof with a pitch to the said flat roof of less that Three (3) inches in every Twenty (20) Feet.

The developer's proposal would be grossly in violation of the terms of the restrictive covenant, and if allowed would seriously impair the views from the houses located on Sunset Land and consequently, the homeowners' property values.

I have attached to this letter a copy of the deed made the 27th of October 1972 containing the terms of the restrictive covenant. I am also providing for your assistance a copy of a letter which was sent to the Building Department by Michael Carter of the law firm of Cleveland Doan on behalf of the homeowners at 14410, 14420, 14430, and 14440 Sunset Lane. This letter clearly sets out the intention to seek injunctive relief against the City in the event that any approvals are made that violate the building restrictions in the restrictive covenant, and this is the position I take with respect to the present application. Aside from the proposed egregious violation of the terms of the restrictive covenant, there is no reason aside from the developers' financial interests, why the R1 zoning should be varied in the circumstances of this application. I intend to canvass the homeowners in the area and to provide you with a petition setting out the neighbourhood's opposition to this application.

While I understand that there may be a requirement for a formal process for the City to give consideration to this application, I would ask the City of White Rock to reject this application and to honour the homeowners rights granted through the terms of the restrictive covenant. The homeowners on Sunset Lane have already spent a considerable amount of money hiring legal professionals in relation to their opposition to the earlier application. Given the fact that the previous application was withdrawn before being rejected by the City, it is difficult to understand why this application should even be allowed to proceed. The redundant application would seem to me to be an abuse of process

### Post-PIM - Comment #1:

On May 8th of this year, I wrote to the Planning and Development Department to register my objection to the proposed development of property at 14401 Sunset Drive. My objection was principally based on my belief that the height of the proposed buildings would violate the terms of the Restrictive Covenant on the property. On behalf of the Planning and Development Department, you replied, providing me with plans for the proposal, including elevations for the proposed buildings. From my review of these plans it appears that the proposed height of the buildings, taken at the average natural grade, does not violate the Restrictive Covenant. Therefore, at this time, while I do not support the application, neither do I oppose it. Specifically, I take no position. Please disregard my earlier communication expressing opposition. I have every confidence that the Planning and Development Department will come to an appropriate decision on this application taking into account all relevant factors. Having said that, should there be any future applications to amend or otherwise vary the plans for this development in any material form, I would like to be advised in order that I can ensure compliance with the terms of the Restrictive Covenant, and I reserve the right to object, should this occur.

### Post-PIM - Comment #2:

A zoning bylaw is a contract between its citizen and the city. It is integral to the purchase of a home. People have chosen to live in this R1-zoned neighborhood because of its green space, trees, and plants that are permitted in these larger lots. My neighbors and I have paid a premium price for the R1-zoned properties because we expect the R1 Zoning Bylaw to protect the environment as well as our investments in these properties. Unless there are urgent matters that absolutely mandate a change in the R1 Zoning Bylaw, it is difficult for me to accept changes to the bylaw. To change the bylaw at the expense of the entire neighborhood for one property owner does not seem rationale. Furthermore, I would like the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was repealed last time, I believe that the same decision should be made as there have been no changes in the circumstances.

Every property in this neighborhood not only meets but exceeds the minimum provisions of the R1 Zoning Bylaw. The average lot size of this neighborhood closest to the proposed property is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood. If one property begins to not meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

This development application fails to meet the R1 Zoning Bylaw on multiple fronts. The application proposes two properties that do not and cannot meet the minimum setbacks, the minimum lot sizes, or the minimum frontage as mandated by the R1 Zoning Bylaw. It encroaches on 4 neighboring properties. It neither conforms to the neighborhood standards nor respects the interests and rights of all the property owners. Furthermore, it jeopardizes the long term environmental, economic, and interests of the neighborhood. If this application passes, it will set an example for future develop who will be encouraged to follow suit and our green space will be gone.

Additionally, this application produces safety concerns. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads without sidewalks. There are three blind corners. There have been many instances where cars must reverse and move to the side to let another car pass through. Sunset Drive narrows to single-lane width in front of the property and Magdalen Crescent Lane is barely wide enough for one vehicle. Placing two driveways in this narrow lot, on either narrow road, exacerbates an already treacherous situation for both pedestrians and drives. This may cause future accidents in the future and be of high danger especially for younger kids and elderly people.

We would like to point out that this Development Application violates the covenants legally governing this property and imposes substantial legal costs on the Covenant holders. This is unwarranted and unjust as it is using the city as an instrument to violate or abrogate existing legally binding contract. I find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision.

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April 27, 2020

Dear Ms von Hausen:

I was dismayed to see a re-submission of the proposal to subdivide and build two substantial houses at 14401 Sunset Drive. Must the neighbours re-visit this unwanted change to our area again so soon?

On what grounds should this proposal be given variance on lot size?

Why should next door neighbours' space be compromised by a building closer to them than is stipulated in the bylaws?

Most especially, the proposed "shared" driveway of the new buildings opens onto a very narrow, heavily used road i.e., Sunset Drive, right next to its dangerous corner with Archibald Rd.

- Vehicles driving south down Archibald, which is very steep at this point, cannot see traffic coming up the hill from Sunset Drive.
- In icy weather it is difficult to negotiate that hill in a westward direction and it must be done so "at a run" from Magdalen Crescent. It is the only way of reaching many houses on the hillside in treacherous winter conditions.
- Vehicles meeting one another on Sunset Drive in this block must frequently pull aside to allow oncoming traffic through because of the narrowness of the road.
- This bottleneck serves all traffic moving south to Marine Drive from Archibald, Brearly and Kerfoot. It is a busy street.
- There are no sidewalks to protect the many pedestrians who use it on their way to and from the beach.

Rather than allowing densification on this corner, the city should consider widening the road to make it safer for everyone.

Respectfully submitted,

Mary Ponsford 14371 Sunset Drive

Bryan An & Jenny Lee 14440 Sunset Lane 604-542-5768 Oct 13, 2020

To: Planning Department

City of White Rock

RE: Development Application 14401 Sunset Dr.

I am submitting this statement to state my strong opposition against the development application for 14401 Sunset Dr.

A zoning bylaw is a contract between its citizen and the city. It is integral to the purchase of a home. People have chosen to live in this R1-zoned neighborhood because of its green space, trees, and plants that are permitted in these larger lots. My neighbors and I have paid a premium price for the R1-zoned properties because we expect the R1 Zoning Bylaw to protect the environment as well as our investments in these properties. Unless there are urgent matters that absolutely mandate a change in the R1 Zoning Bylaw, it is difficult for me to accept changes to the bylaw. To change the bylaw at the expense of the entire neighborhood for one property owner does not seem rationale. **Furthermore, I would like the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was repealed last time, I believe that the same decision should be made as there have been no changes in the circumstances.** 

Every property in this neighborhood not only meets but exceeds the minimum provisions of the R1 Zoning Bylaw. The average lot size of this neighborhood closest to the proposed property is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood. If one property begins to not meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

This development application fails to meet the R1 Zoning Bylaw on multiple fronts. The application proposes two properties that do not and cannot meet the minimum setbacks, the minimum lot sizes, or the minimum frontage as mandated by the R1 Zoning Bylaw. It encroaches on 4 neighboring properties. It neither conforms to the neighborhood standards nor respects the interests and rights of all the property owners. Furthermore, it jeopardizes the long term environmental, economic, and interests of the neighborhood. If this application passes, it will set an example for future develop who will be encouraged to follow suit and our green space will be gone.

Additionally, this application produces safety concerns. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads without sidewalks. There are three blind corners. There have been many instances where cars must reverse and move to the side to let another car pass through. Sunset Drive narrows to single-lane width in front of the property and Magdalen Crescent Lane is barely wide enough for one vehicle. Placing two driveways in this narrow lot, on either narrow road, exacerbates an already treacherous situation for both pedestrians and drives. This may cause future accidents in the future and be of high danger especially for younger kids and elderly people.

We would like to point out that this Development Application violates the covenants legally governing this property and imposes substantial legal costs on the Covenant holders. This is unwarranted and unjust as it is using the city as an instrument to violate or abrogate existing legally binding contract. I find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision.

Sincerely,

Bryan An & Jenny Lee

From:	Clarence Arychuk	
То:	Athena von Hausen	
Cc:	Bea Hadikin	
Subject:	14401 Sunset Drive	
Date:	Saturday, May 30, 2020 4:30:18 PM	

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for returning my telephone enquire and hearing my concerns about the proposed rezoning and subdivision of 14401 Sunset Drive from RS1 to CD. I assume that the purpose of the rezoning to CD is to allow the proposed lots to be smaller than the surrounding RS1 neighbourhood as the property does not appear to satisfy the subdivision standards under the current zoning.

I wish to emphasize that we do not object to the subdivision of this property but are very concerned that adding traffic to this short stretch of Sunset Drive is very dangerous. This is a very busy section of road that many people drive, cycle and walk here to access Marine Drive and the destinations along the waterfront and beach. Those of us who live along Marine drive frequently travel this route to get to and from our homes. Contemplating adding any driveways, even for a rebuilt single home, onto Sunset is very dangerous and will make a bad situation even worse. I suggest that all driveways from this property be from Archibald and Magdalen lane, if the subdivision is to proceed. I also believe that a sidewalk needs to be built along the entire frontage of Sunset lane and it needs to be extended to Magdalen Crescent. This will at least separate the pedestrian and vehicle traffic and enhance safety. It would appear that a 1.5m sidewalk can be fit into the north side of Sunset Drive, in the area between the back of the existing curb and the property line. If there is not enough room, then I would support a the CD bylaw that makes provision for the additional road widening/dedication of Sunset Drive needed to make this work. It would also appear that it is possible to extend the sidewalk out to Magdalen Cres. It appears that there is some planting in the boulevard area between the back of curb and the flanking side yard of #14424. Removing the dangerous hedge on the boulevard here will improve sightlines and make this busy section of road safer. As the applicant is seeking to rezone the property, because they do not have the area to meet the RS1 subdivision requirements, i believe it is not to much to ask that they do these infrastructure improvements as compensation for the extra lot they will be able to yield.

I trust that our comments will be included in your land use report to City Council and we do not need to contact the Mayor and Councillors directly with our comments. We would also appreciate if you could let us know when this application is scheduled to go to Council for consideration.

Sincerely, Bea Hadikin and C. Arychuk 14276 Marine Drive Planning and Development Department City of White Rock Att'n Athena Von Hausen, Planner October 13, 2020

### Dear Ms. Von Hausen

On May 8th of this year, I wrote to the Planning and Development Department to register my objection to the proposed development of property at 14401 Sunset Drive. My objection was principally based on my belief that the height of the proposed buildings would violate the terms of the Restrictive Covenant on the property.

On behalf of the Planning and Development Department, you replied, providing me with plans for the proposal, including elevations for the proposed buildings. From my review of these plans it appears that the proposed height of the buildings, taken at the average natural grade, does not violate the Restrictive Covenant.

Therefore, at this time, while I do not support the application, neither do I oppose it. Specifically, I take no position. Please disregard my earlier communication expressing opposition. I have every confidence that the Planning and Development Department will come to an appropriate decision on this application taking into account all relevant factors.

Having said that, should there be any future applications to amend or otherwise vary the plans for this development in any material form, I would like to be advised in order that I can ensure compliance with the terms of the Restrictive Covenant, and I reserve the right to object, should this occur.

Yours truly

Roger McMeans

From:	<u>Keith Solinsky</u>		
То:	Athena von Hausen		
Subject:	proposal 20-001 14401 Sunset Drive		
Date:	Monday, December 7, 2020 8:38:05 AM		

*CAUTION:* This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to express our opposition to allowing for 2 homes to be built on this location should the current site rules state the lot was and is for a single family home, on the current lot, not 2 homes or subdividable to 2 lots for 2 homes.

Keith Solinsky

### Help preserve our heritage!

Email White Rock City Hall: avonhausen@whiterockcity.ca

Regarding proposal 20-001 14401 Sunset Drive

Our West Beach is the most unique and spectacular area in the entire lower mainland. Beautiful architecturally designed homes on spacious lots coupled with spectacular ocean views are some of the reasons why. One has a sense of wild nature here. As events in the world change our neighborhood is becoming even more of a sought after and precious place to live.

Help me keep it that way.

The development proposal on 14401 Sunset Dr. is to crowd in 2 houses on undersized lots. What a blemish this would be! Not only that, if approved, others will be attempting to do the same thing. The end result...lowering of your property value and loss of community attractiveness.

The time to halt these actions is now. Email City Hall at the above address and let them know your feelings.

Pass this on to your neighbors.

Dave De Camillis



Froggers Creek Tree Consultants Ltd.

7763 McGregor Avenue Burnaby BC, V5J4H4 Telephone: 604-721-6002 glenn@froggerscreek.ca

City of White Rock 877 Keil Street White Rock, BC V4B 4V6 January 6, 2020

Re: <u>14401 Sunset Drive, White Rock BC</u>

### **Revised Tree Preservation Report**

I have been asked to revise a Tree Report I provided 3 years ago for this property.

### TREE PRESERVATION SUMMARY

1	Number of Protected Trees onsite
0	Protected Trees for retention
0	City trees

### INTRODUCTION

I have been provided with a tree survey of the property and a proposed site plan. A new house is being proposed to be built on the property. All surveyed trees have been assessed and information recorded concerning their type, dbh<sup>1</sup>, crown radius, health and structural condition.

### **OBSERVATIONS**

### Site Conditions:

I visited the site on December 14, 2015 and again on January 3, 2020 to assess the trees. 14401 Sunset Drive is a corner lot on a sloped property. There is 1 tree that qualifies as protected on the property. I have plotted out its approximate location on the attached drawing. There are hedges that appear to be shared or are completely on the properties to the north. Two of the hedges are larger trees. The eastern most hedge is smaller. Hedges are not protected according to City of White Rocks requirements.

### TREE INVENTORY

### **ON-SITE TREES**

#	Туре	DBH	MPZ	Ht	CR	Health	Structural Condition
1	Japanese Maple	13/13/13cm	2.2m	4m	2m	Good	No apparent defects

DBH- trunk diameter, MPZ is Minimum Protection Zone, Ht is approximate height, CR Crown radius

### DISCUSSION

To help determine the protection area required for each tree I have calculated out their Minimum Protection Zones (MPZ). In an effort to retain more trees during development most municipalities in

<sup>&</sup>lt;sup>1</sup> DBH- diameter of trunk at chest height.



### Froggers Creek Tree Consultants Ltd.

the Lower Mainland have accepted a Minimum Protection Zone (MPZ) of 6 times the diameter of the trunk. A tree that requires excavation inside of the MPZ is usually not considered a good candidate for retention. The MPZ's are included in the inventory above and shown on the drawing, as a dashed circle) in the Appendix.

### Tree Retention

No onsite trees will be retained. The required grade changes make the retention of this tree not possible.

### Neighbouring trees

There are hedges along the rear property line of this property. These hedges appear to be on the neighbouring properties. The required grade changes will critically impact the trees. I am recommending the hedges be removed. The owner of the hedges will need to agree to their removal.

### City Trees

There are no trees on city property. There are numerous mugo pines, rhodos and other shrubs planted on City property. These will all need to be removed do to grade changes.

### Drawings

A Tree Plan drawing is attached. The drawing plots the one maple and the approximate locations of the hedges in relation to the proposed layout.

End Report.

### **Certification:**

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Froggers Creek Tree Consultants Ltd. Glenn Murray – Board Certified Master Arborist I.S.A. Certification # PN-0795B Certified Tree Risk Assessor # 0049 Dated: January 6, 2020



Hedges on Neighbouring property



Mugo pines on City land





Tree Preservation Report 14401 Sunset Dr White Rock BC Jan 6, 2020



Undersized trees and shrubs on property



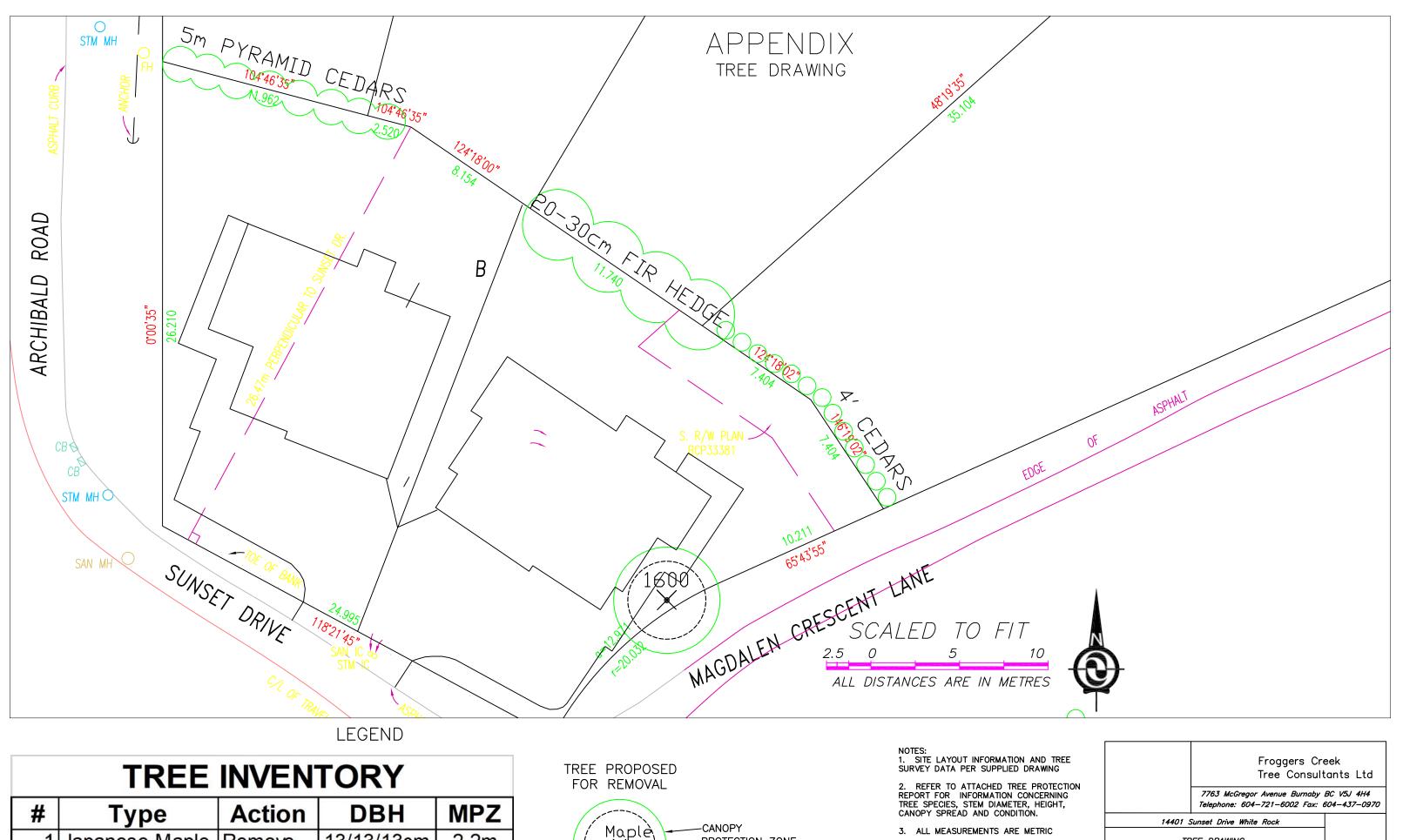
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### ASSUMPTIONS AND LIMITING CONDITIONS

- This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
- 2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars.
- 3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- 5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
- 6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7. Loss or alteration of any part of this report invalidates the entire report.
- 8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
- 9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.

5



PROTECTION ZONE

(MPZ)

Page 33 of 872

Page 6

2.2m

13/13/13cm

1 Japanese Maple Remove

DBH- trunk diameter, MPZ- protection zone

TREE DRAWING THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, THEIR CANOPIES AND PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT DRAWN BY: GM anuary 6, 2020 MINUTE EXTRACTS REGARDING BYLAW 2373: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65-14401 Sunset Drive) Bylaw, 2020, No. 2373 CIVIC ADDRESS: 14401 Sunset Drive

Land Use and Planning Committee February 8, 2021 (DRAFT)

### CORPORATE REPORTS

## 4.1 Application for Zoning Amendment – 14401 Sunset Drive (ZON/SUB 20-001)

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 14401 Sunset Drive".

Councillor Kristjanson arrived at the meeting at 5:09 p.m.

The Manager of Planning provided a PowerPoint regarding the application including a planning analysis.

The following discussion points were noted:

- Revised access confirmed: East building access is off Magdalen Crescent Lane / West building is off Sunset Drive
- Noted restrictive covenant (RC) is limited as to how it would be applied to the lands (not a RC with the City)
- No encroachments: removal of the existing buildings is required

Motion Number: LU/P-015 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give first and second readings to *"White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373".* 

### Motion CARRIED

### Councillors Johanson and Kristjanson voted in the negative

Motion Number: LU/P-016It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council direst staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65-14401 Sunset Drive) Bylaw, 2020, No. 2373*".

## Motion CARRIED

## Councillors Johanson and Kristjanson voted in the negative

## Motion Number: LU/P-017It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:

- ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m X 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
- b. demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
- c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

## Motion CARRIED

**Regular Council meeting February 8, 2021 (DRAFT)** 

## 8.1.b BYLAW 2373: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD65-14401 SUNSET DRIVE) BYLAW, 2020, NO. 2373

Bylaw 2373 - A bylaw to amend the Zoning Bylaw by adding to the Table of Contents for Schedule B (Comprehensive Development Zones CD-65) and by adding to Schedule "2" Schedule B (Comprehensive Development Zones CD-65), 14401 Sunset Drive. This item was introduced earlier at the February 8 Land Use and Planning Committee meeting. The bylaw was presented for consideration of first and second reading at this time.

## Motion Number: 2021-057

THAT Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*"

## Motion CARRIED

## Councillors Johanson and Kristjanson voted in the negative

## Motion Number: 2021-058

THAT Council:

- 1. Direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 14401 Sunset Drive) Bylaw, 2020, No. 2373*"; and
- 2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
- 3. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
  - ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to he satisfaction of the Director of Engineering and Municipal Operations; and
  - b. demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
  - c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

## Motion CARRIED

Marlon and Linda Carlson 14401 Sunset Drive White Rock, BC V4B 2V6

Feb 11, 2021

RE: 14401 Sunset Drive (ZON/SUB 20-001)

To the White Rock City Council:

On Feb 8 our project received first and second reading. During the discussions that evening several questions came up that were left unanswered. I'm sending this letter to offer clarity to the questions that were raised.

14401 Sunset Drive is my wife Linda's and my home where we live. We are only the second owners of the property. We purchased it from Art and Florence Wall in 2007. Mr. Wall was the Mayor of White Rock back in the early 1970's. He also setup the restrictive covenant that is registered on title, of which council has a copy.

The intent of the covenant is to protect the views of the immediate neighbors to the North of our property primarily by restricting the height of buildings on our property. With our proposed development fully adhering to the requirements of the covenant, the height calculations of the proposed homes work out to be that the west home would be approximately 6" <u>lower</u> than the existing home and the east home would be approximately 27" <u>lower</u> than our existing home.

We have discussed our proposal openly with our neighbors, shown that our proposal adheres to the requirements of the covenant and protects their views, and stated our ongoing commitment to those requirements. We have a good relationship with our neighbors and they are not opposed to our proposal.

Please keep in mind that this covenant was done approximately 50 years ago and some of points in it are moot or changed. For example, there is a part in the covenant pertaining to the slope of the roof, however todays building code requirements exceed that requirement. There also used to be an additional and separate covenant that pertained to the eastern part of the property, but that covenant was removed prior to our ownership when another property was developed.

The homes in our proposal also comply with the setback requirements of the covenant, which also complies with the setback requirements for RS-1 zoning. We did have a prior application back in 2016 in which the homes that were proposed did adhere to the covenant height but not on the setbacks. That proposal was not well received by our neighborhood and we decided to suspended it. It is noteworthy to point out that both of the homes in this current proposal would fit within the current existing building envelope of our property.

I trust that this letter offers further clarity to the questions that we raised on Feb 8th. Thank you.

Marlon Carlson

From:	Debbie Johnstone
To:	Debbie Johnstone
Subject:	FW: 14401 Sunset Drive (ZON/SUB 20-001)
Date:	February 17, 2021 9:43:06 AM
Attachments:	2020 02 27 Survey (20-001) 14401 Sunset Drive.pdf

From: Marlon Carlson <<u>marlon.carlson@me.com</u>>
Sent: February 16, 2021 5:03 PM
To: Greg Newman <<u>GNewman@whiterockcity.ca</u>>
Subject: Re: 14401 Sunset Drive (ZON/SUB 20-001)

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#### Hi Mr. Newman,

Yes I can confirm that this is the basis for the differences and the elevations were calculated by our designer Tiger Wu. This information was shared at the virtual PIM.

Marlon Carlson

On Feb 16, 2021, at 4:33 PM, Greg Newman <<u>GNewman@whiterockcity.ca</u>> wrote:

Mr. Carlson,

Thank you for this feedback. It looks as though the height differentials referenced in your letter come from the attached survey and the drawings prepared by your designers. Could you confirm that this is the basis for the differences so that staff can communicate such to Council. We think the point you raise is a good one and want to ensure Council has the information used to generate the numbers (see my summary below) from the survey and attached drawings.

- East 49.78m ROOF TOP (difference of 0.7m or 27.6 inches)
- West 50.32m ROOF TOP (difference of 0.16m or 6.3 inches)

Thank you,

Greg

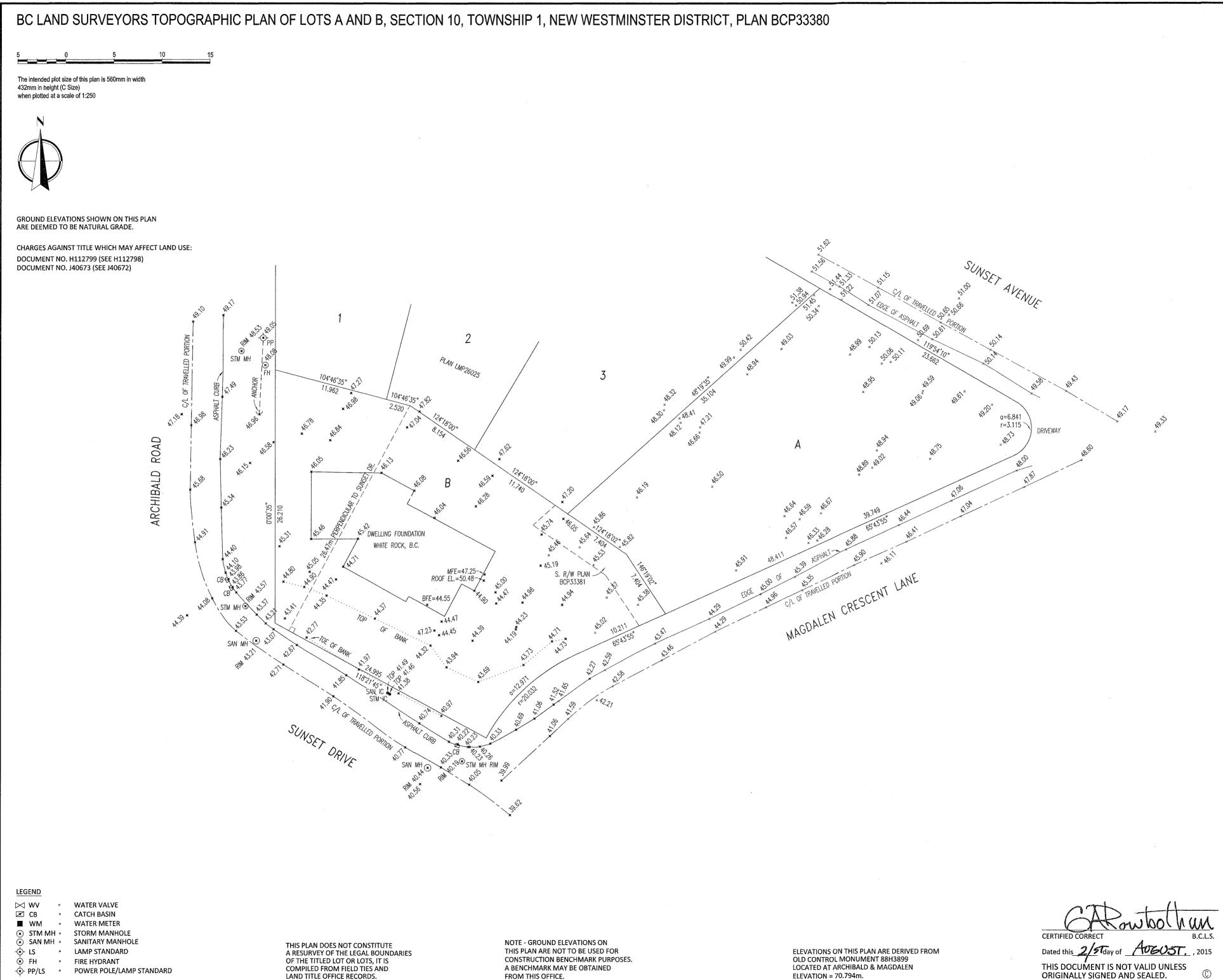
Greg Newman, MCIP, RPP **Manager of Planning, City of White Rock** 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6 Tel: 604.541.2142 | <u>www.whiterockcity.ca</u> <image001.jpg> The information transmitted, including attachments, is intended only for the individual(s) or entity(ies) to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any copying, review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is strictly prohibited. If you have received this information in error, please notify the City of White Rock and destroy any copies of this information. Thank you.

From: Marlon Carlson <<u>marlon.carlson@me.com</u>>
Sent: February 11, 2021 11:22 AM
To: Clerk's Office <<u>ClerksOffice@whiterockcity.ca</u>>
Cc: Greg Newman <<u>GNewman@whiterockcity.ca</u>>
Subject: 14401 Sunset Drive (ZON/SUB 20-001)

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Please pass the attached letter to the White Rock City Council. Also please ad this letter to the agenda package for March 1. Let me know if you need anything else. Thank you.

Marlon Carlson <2020 02 27 Survey (20-001) 14401 Sunset Drive.pdf><2020 02 27 Architectural EAST (20-001) 14401 Sunset Drive.pdf><2020 02 27 Architectural WEST (20-001) 14401 Sunset Drive.pdf>



Page 78 of 613

File No 16714T4-2015

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

From:	Susan Mueller
To:	Clerk"s Office
Cc:	Susan Mueller
Subject:	Bylaw 2373. 14401 Sunset Drive
Date:	February 20, 2021 11:26:42 AM

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I wish to comment on this application as a resident of this area. The lots here are of the same approximate size and so allow larger homes with a fair degree of separation to be possible. Allowing two homes to be build on one lot would deviate from this and detract from the reason people choose to live and invest here. I fear if this is passed that a negative precedent will be sent

Susan Mueller

ON TABLE MARCH 1, 2021 - PUBLIC HEARING ITEM 13

#### ON TABLE SUBMISSIONS:

BYLAW 2351: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351

CIVIC ADDRESS: 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street

March 1, 2021

Author	Date Received	Civic Address	Status	Item #
Mary Ponsford	February 24, 2021	14371 Sunset Drive	Opposed	C-3
Bryan An	February 28, 2021	14401 Sunset Drive	Opposed	C-4
David De Camillis	February 26, 2021	14460 Magdalen Avenue	Opposed	C-5
Clarence Arychuk and Bea Hadikin	February 26, 2021	14276 Marine Drive	Comments	C-6
Peggy Hanna	March 1, 2021	Undisclosed	Opposed	C-7

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## Dear Greg:

Thank you for forwarding the agenda package (Feb 8, 2021). My concerns have previously been addressed to the City and are included in this package.

I have studied the adjusted proposal for subdividing 14401 Sunset Drive. While the new driveway off Magdalen Crescent Lane and a paved sidewalk on Sunset Drive are certainly improvements, the intent of the proposal remains the same: the densification of this mature neighborhood for the proponent's personal benefit. This occurs at the expense of the adjacent properties. Why would the City grant rezoning to a modest sized lot on this busy and dangerous corner? The relevant roads remain narrow and steep. Without immediate street parking, encroachment onto neighboring blocks would become the norm.

A concerted (and expensive) effort was put forward against this development relatively recently. It is onerous on the local community to be required to mount opposition parties against rezoning their stable neighborhood once more. I urge Council to unambiguously deny this application.

Regards

Mary Ponsford 14371 Sunset Drive

From:	Bryan An
То:	Clerk"s Office
Subject:	Opposing statement against the development plan at 14401 Sunset Dr.
Date:	February 28, 2021 1:11:34 PM
Attachments:	14401 21-02-25 revised.docx

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

#### Hi,

Please find the attached. I am emailing the opposing statement against the development plan at 14401 Sunset Dr.

Thanks...Bryan An

Bryan An & Jenny Lee 14440 Sunset Lane 604-542-5768 Feb 28, 2021

#### To: Planning Department

City of White Rock

RE: Development Application

14401 Sunset Dr.

I would like to strongly voice opposition again the development application of 14401 Sunset Dr. I urge the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was rejected last time, the same decision should be made as there have been no fundamental changes in the circumstances. Please consider the following as you review the application:

- 1. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads, Sunset Drive and Magdalen Crescent Lane. Firstly, Sunset Drive, which has no sidewalks, narrows to single-lane width in front of the property. Secondly, Magdalen Crescent Lane is not only extremely narrow but also steeply declines downhill. The lane is barely wide enough for one vehicle and has no sidewalks. Despite the fact that the property is bordered by two narrow roads, the revised plan has a garage and driveway towards Magdalen Crescent Lane. This may increase the likelihood of accidents in the future.
- 2. A small subdivision would inevitably cause street parking, leading to encroachment onto neighboring blocks. As I mentioned above, the roads bordering the property are very narrow and downhill which would be troublesome. Again, this would likely lead to roadblocks and potential accidents, especially in the summer when there is more traffic.
- 3. The east lot of the revised plan has a garage from the south boundary of my property and my neighbor's which violates the minimum setback requirement of the City's zoning by laws.
- 4. The average lot size of properties most similar to the proposed property in this neighborhood is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood while the proposed lot size is almost the half of the average size lot. If one property begins to fail to meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

I would like to point out that this Development Application does not meet the City's zoning by laws and imposes substantial legal costs and consequences on myself and the neighbors. This is unwarranted and unjust as it is using the city as an instrument. We find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision. Please seriously consider the reasons outlined above.

Sincerely,

Bryan An & Jenny Lee

From:	David De Camillis			
То:	Clerk"s Office			
Subject:	PH2: BYLAW 2373, 14401 Sunset Drive			
Date:	February 28, 2021 5:20:11 PM			

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#### My name is David De Camillis and my home address is 14460 Magdalen Ave

This area of White Rock is unique to the GVRD and the entire Fraser Valley for that matter. It is characterized by large lots, unbelievable south ocean views and architecturally exquisite new homes. We are located at the end of the line as far as traffic is concerned and so our streets are quiet and our neighbourhood tranquil. As the density in the lower mainland increases our homes will soar in demand because of what we are today. This is our heritage. let's protect it.

Chopping up an undersized lot and jamming in a couple of apple box type homes will only hurt all of us. If this is approved by the City then others will surely follow. You as Council of the City of White Rock have a duty to protect our heritage. You also have a duty in preventing the degradation of our community.

Step up to the plate and stop the steal!

Respectfully yours,

Dave De Camillis

From:	Clarence Arychuk
То:	Clerk"s Office
Cc:	White Rock Council
Subject:	BL 2373 14401 Sunset
Date:	March 1, 2021 9:21:55 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I noticed that the rezoning application for the referenced property is scheduled for tonight. I have previously communicated with the City staff about the concerns I had with the development proposed. I was ensured by staff that the concerns would be forwarded to Council when the bylaw was ready. I want to reiterate them, for the Public Hearing, to ensure they are not forgotten, missed or their importance under emphasized.

There needs to be a sidewalk added to the north side of Sunset along the entire frontage of this site and east to Magdalen. It is a very tight little road and a very popular walking route in the neighbourhood; especially those returning from the beach. I have seen a number of near misses as cars come down the hill and squeeze out any pedestrians coming up the hill. I have looked at the mapping and grading of the area and a sidewalk can easily be added to the north side of the road. My other request is that the driveways to both lots not come out onto Sunset. If they did, it would compound my concerns previously mentioned.

Under normal circumstances, I would attend tonight's meeting and personally express these concerns. I hope that you, as City Clerk, will make them aware of them.

Clarence Arychuk & Bea Hadikin 14276 Marine Drive.

Sent from my iPad

Sent from my iPad

-----Original Message-----From: Peggy Hanna <kphanna@shaw.ca> Sent: March 1, 2021 11:35 AM To: Planning <planning@whiterockcity.ca> Subject: Proposal 20-001 14401 Sunset Drive

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To whom it may concern,

I'm against this proposal. Crowding two houses on one lot would be a blemish in this neighbourhood. We pay a lot of taxes to live in this pristine location if we allow this proposal there will be more to follow, as people will want to start sub dividing their lots for more profit. We pay a lot of money to live in this beautiful neighbourhood with beautiful streets. I would hate to see this neighbourhood have cars parked all over the streets because we allow crowding two houses on one lot. These people who attempt to do this and developers don't care because they won't be living here. They will sell and move away or rent out the properties and have no concern for the aftermath.

Thank you, Peggy Hanna

**C-7** 

# THE CORPORATION OF THE CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

# NOTICE OF PUBLIC HEARING MONDAY, MARCH 1, 2021

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY**, **MARCH 1**, **2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

## 1) BYLAW 2351: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351

## CIVIC ADDRESS: 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street (See Site Map Attached)

**PURPOSE**: A Zoning Amendment and a Major Development Permit application have been submitted to allow for the construction of one six-storey multifamily building containing 25 rental units, one six-storey building containing 49 stratified units, and 14 townhome units. The project is recognized in the Official Community Plan (OCP) as an "affordable rental development" as 30 percent of the units would be "owned or managed by non-profit groups and designed to be affordable for low and moderate income households"; this component of the project enables density of up to 2.5 FAR and height of up to six storeys per OCP policy 11.2.1.c. The required parking supply (139 spaces) would be provided within a below-grade parkade. The two six storey buildings are oriented towards North Bluff Road and the townhomes would face Maple Street.

The proposed rezoning would establish a Comprehensive Development (CD), being specific to the six properties subject to the proposal, all of which are currently zoned RS-1 One Unit Residential Zone.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | <u>planning@whiterockcity.ca</u>.



Notice of Public Hearing – March 1. 2021 – Bylaw 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street Page 2

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.

#### 1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to <u>clerksoffice@whiterockcity.ca</u> or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing/Meeting, March 1, 2021.** 

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the "City Hall Drop Box" to the left outside the front door; or
- Emailing the Mayor and Council at <u>clerksoffice@whiterockcity.ca</u> with the applicable subject line:
  - o PH 3: BYLAW 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple

#### **Street and 1593 Lee Street**

# 2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing/ Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic address
- Whether you are in support of or not in support of the item



Page 88 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street Page 3

#### 3. You may register to speak to a Public Hearing/ Meeting item via telephone:

**Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Hearing**/ **Meeting, March 1, 2021**. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

#### Register to speak by emailing <u>clerksoffice@whiterockcity.ca</u> or calling 604-541-2127.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing/ Meeting
- You will have 5 minutes to speak
- While speaking turn off all audio of the meeting. Note: There is a <u>1-minute</u> <u>delay</u> in the live stream so please listen to the cues given over the phone
- Do not put your phone on speaker phone
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: <u>https://www.whiterockcity.ca/894/Agendas-Minutes</u> as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaws/applications after the Public Hearing has been concluded.

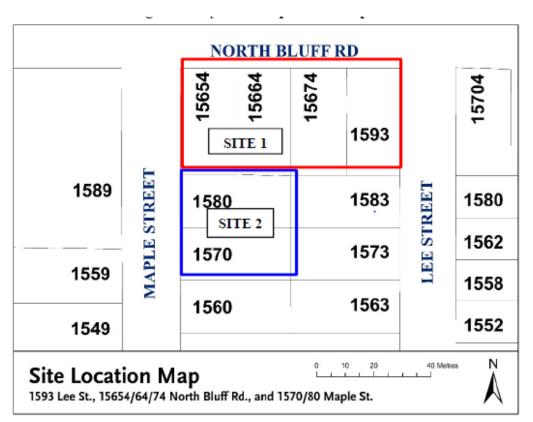
The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaws / applications and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from February 15, 2021, until March 1, 2021. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.



Page 89 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street Page 4



## SITE MAP FOR BYLAW 2351- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street

February 15, 2021

thir ·

Tracey Arthur Director of Corporate Administration



Page 90 of 613

# Corporate report dated July 27, 2020

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



DATE: July 27, 2020
TO: Land Use and Planning Committee
FROM: Carl Isaak, Director of Planning and Development Services
SUBJECT: Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)

## **RECOMMENDATIONS**

THAT the Land Use and Planning Committee:

- Recommend that Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351 as presented, and direct staff to schedule the required Public Hearing;
- 2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;
  - a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b. Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation; and
- Recommend that, pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351, Council consider issuance of Development Permit No. 428 for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street.

## **EXECUTIVE SUMMARY**

This corporate report brings forward a draft Zoning Amendment Bylaw, a draft Housing Agreement Bylaw, and a draft Major Development Permit to be considered by Council. The bylaws and permit relate to a proposed multi-building development at 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street. On May 4, 2020, staff sought feedback from

the Land Use and Planning Committee (LUPC) regarding the project's proposed parking reduction and planned affordable housing. In response to the feedback received, the applicant has amended the proposal to be fully compliant with the typical parking supply requirements of Zoning Bylaw No. 2000. The affordable housing components of the project, which were generally supported by the LUPC, remain the same.

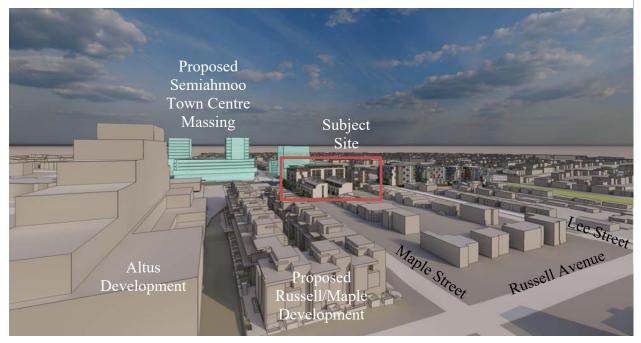
<b>Resolution # and Date</b>	Resolution Details
LUPC July 23, 2018	THAT the Land Use and Planning Committee recommend that the
2018-LUP-042	OCP amendment application be referred back to staff, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for an affordable rental housing development that includes a reduced FAR (2. 5 gross floor area ratio consistent with the OCP) and design refinements, and for a townhouse development that includes a reduced FAR (1. 5 gross floor area ratio consistent with the OCP).
LUPC January 28, 2019 2019-LU/P-003	THAT the Land Use and Planning Committee receives for information the corporate report dated January 28, 2019 from the Director of Planning and Development Services, titled "Information Report Update ('Beachway') - 15654/64/75 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street (Zon/MJP 19-002)".
LUPC May 4, 2020 2020-LU/P-013	THAT the Land Use and Planning Committee directs staff to work with the applicant to address the comments noted by the Land Use and Planning Committee at the May 4, 2020 meeting.

## PREVIOUS COUNCIL DIRECTION

## **INTRODUCTION/BACKGROUND**

The properties subject to the rezoning and major development permit applications referenced in this report are currently designated "East Side Large Lot Infill" in the City's Official Community Plan and are zoned "One Unit Residential Zone (RS-1)" in Zoning Bylaw No. 2000. The rezoning, if approved, would create a Comprehensive Development (CD) zone largely designed to implement the height and density enabled by the Official Community Plan. A major development permit for form and character, energy and water conservation and the reduction of greenhouse gases would also be required.

The surrounding neighbourhood is generally comprised of low density, detached residential homes, with the exception of the 'ALTUS' development, a 13-storey mixed-use building currently under construction. Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east. Figure 1 that follows, shows the Altus development to the west of the site in grey in the foreground, the proposed Semiahmoo Town Centre Plan massing in light blue, and the current building massing for the proposal outlined in red.





On May 4, 2020, the LUPC received a corporate report, titled "'Beachway' Application Update – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)" (attached as Appendix A). The report includes an overview of the proposal considering contextual factors, OCP policy, and zoning bylaw compliance as well as the feedback received through Public Information Meetings held on March 3 and March 28, 2019, and a meeting of the Advisory Design Panel (ADP) held April 23, 2019.

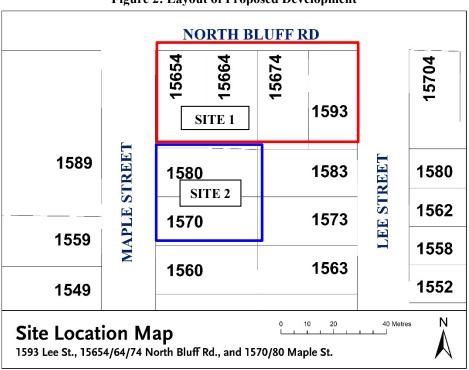
During the May 4, 2020 meeting, staff focused primarily on two main components of the proposal: a requested reduction in the total supply of parking, and the mix of affordable housing. Subsequently, the LUPC directed staff to work with the applicant on the parking variance aspect of the proposal, due to a lack of support for the parking variance which proposed a rate that was 35 spaces (or 20%) less than what the Zoning Bylaw requires. The proponent has modified the design of their parkade by adding an additional below-grade storey to accommodate the typical number of parking spaces; no changes to the design and massing of the above-ground portions of the project have been made. The current proposal would provide 140 parking spaces whereas 139 are required. Table 2.0 provides a summary of the parking supply for the project.

Project Component	Units	Typical Parking Requirements	Proposed Parking Spaces	Additional Spaces Provided
Strata Townhouses	14	28 (2.0 per unit)	28 (2.0 per unit)	0
Strata (AHOP) Apartments	49	59 (1.2 per unit)	60 (1.2 per unit)	1
Rental Apartments	25	30 (1.2 per unit)	30 (1.2 per unit)	0
Apartment Visitor Parking		22 (0.3 per unit)	22 (0.3 per unit)	0
Total		139	140	1

Table 1:	Proposed	Parking	Supply	Summary
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## Description of the Project and Measures to Support Affordable Housing

The project as currently proposed would have two main components, an "affordable rental" and affordable home ownership component, and a market townhome component. Figure 2 below illustrates the boundaries of the two components and forms part of the proposed amending zoning bylaw (see Appendix B).





"Site 1" as shown above would include the "affordable rental" and affordable home ownership components of the project. One six-storey multifamily building containing 25 rental units is proposed within Site 1 along with a six-storey building containing 49 stratified (ownership) units. The rental units within the 25 unit building would be secured at below-market rental rates through BC Housing's Provincial Rental Supply (PRS) Program and the implementation of a Housing Agreement (Bylaw), and zoning controls adopted by the City of White Rock. The 49 unit building would include strata units offered for purchase at ten percent below market value, achieved through the implementation of BC Housing's Affordable Home Ownership Program (AHOP). Draft bylaws related to the housing agreement and zoning bylaw amendment are included in this report as Appendices C and B respectively. The execution of related legal agreements would follow the receipt of third reading of the bylaws if supported by Council.

The townhome component of the project, included in "Site 2" as shown in Figure 2, would be made up of 14 units sold at market values within a strata corporation. The heights and densities presented within the development are consistent with those contemplated by the applicable policies of the Official Community Plan. A "density bonus" supporting buildings of up to six storeys in height and 2.5 FAR is enabled through OCP Policy 11.2.1(c). The Policy recognizes defined areas along North Bluff Road (i.e., Site 1 as shown in Figure 2) where the additional height and density may be supported subject to a minimum of 30 percent of the units being "owned or managed by non-profit groups and designed to be affordable for low and moderate income households". The "affordable rental" component of the project would be consistent with

the 30% threshold set in the OCP Policy and would be implemented through related provisions of the site-specific Comprehensive Development (CD-63) Zone and the Housing Agreement.

It is important to note that the proposal also conforms to various elements of the OCP's "Family-Friendly" housing policies. All 14 townhouse units have front door access on the ground level to the street or the shared outdoor courtyard and 20 of the "apartment" units in the AHOP building have ground floor front door access, similar to a townhouse. Additionally, 74 percent of the units contain either two or three bedrooms (65 units) and 23 percent of the units have three bedrooms (20 units). For reference, the Family-Friendly policy (i.e., OCP Policy 11.1.1(b)) provides that a minimum of 35 percent of the units should be either two or three bedrooms and a minimum 10 percent of all units in the development should be three bedroom units.

## **Development Permit Area Compliance**

The project as proposed is subject to the design direction set out in the East Side Large Lot Infill Development Permit Area guidelines found in Section 22.8 of the OCP. The objectives of the guidelines are generally summarized as follows:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life;
- Ensure the compatibility of new development with adjacent existing buildings;
- Enhance quality of life;
- Conserve energy, conserve water, and reduce GHGs; and
- Enhance the character of the built environment and public realm in the City of White Rock.

Through the technical review process the City's Engineering and Operations Department confirmed the need for road dedications along North Bluff Road. With these dedications requested, planning staff asked that the applicant demonstrate how the proposed six-storey building would interact with the pedestrian and street traffic along North Bluff Road, taking into account applicable design guidelines. In response, the applicant provided renderings illustrating a landscaped boulevard separating the bike and pedestrian paths from the vehicular travel lanes, and a 1.03 m – 1.7 m landscaped buffer between the proposed six-storey building and the street. Figure 3 below provides a rendering of the streetscape proposed along the Road.

Figure 3: Frontage Treatment along North Bluff Road and Building Setback



Page 95 of 613

LU & P AGENDA PAGE 10

To address the objectives of the East Side Large Lot DPA, the building mass along North Bluff Road creates a strong street presence. The apartment buildings have some moderate stepping down to the neighbourhood to the south to address compatibility of the new development with existing residences. The architect (Urban Arts) outlined the following to address the proposed architectural design: "The top floors of mid-rise buildings and the townhouses are sheltered under a westcoast mansard roof, inspired by streamlined marine vessels. The tapered forms are set back from the street creating roof top terraces and reducing the massing of the buildings." As noted, the application was reviewed by the City's Advisory Design Panel on April 23, 2019. Copies of the adopted minutes of this meeting are included as Appendix D to this report. Further to the previous reports, staff believe that the current proposal is consistent with the DPA Guidelines and are supportive of the architectural design, form and massing of the development.

With regards to the environmental objectives to conserve energy, water and contribute to a reduction in GHG emissions, the project utilizes passive design principals with:

- Massing and orientation to maximize winter solar gain and minimize summer overheating;
- Vertical sun shades on the west façade to reduce overheating from the summer sun;
- Mansard roofs with large overhangs for solar protection on the south, east and west facades;
- Large roof deck canopies on the townhomes for protection from the hot summer sun;
- Recessed balconies throughout to provide shade to outdoor and indoor spaces;
- Multi-level units are maximized throughout the development, utilizing vertical stack effect for passive ventilation and cooling; and
- Operable windows on two different facades for maximum cross ventilation, wherever possible.

The draft development permit is attached as Appendix E.

## FINANCIAL IMPLICATIONS

Municipal Development Cost Charges (DCCs) would be required, with a credit for each of the six existing single family dwellings. Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floorspace, and up to a waiver of 100% of amenity contribution for affordable rental floorspace (where at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for low and moderate income households). Approximately 34% of the total units in the apartment component of this application (25 out of 74 units) are being proposed as "below market" rentals, to be operated by a non-profit housing operator under BC Housing's PRS Program. The provision of the remaining 49 units under the AHOP is in addition to the criteria required to be considered for CAC reductions under Council Policy 511. Based on these facts, the project would be eligible for a 100% reduction in applicable CAC contributions.

## **LEGAL IMPLICATIONS**

Not applicable.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

## **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 'East Side Large Lot Infill Area', 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:

- 1. Prefabricated wood construction to reduce energy and greenhouse gas emission, support local industry, and to reduce construction time,
- 2. High performance building envelopes and mechanical systems to conserve energy and reduce greenhouse gas emissions,
- 3. Enhanced stormwater retention strategies will be incorporated into the buildings and site design to manage the quality and quantity of rainwater runoff,
- 4. Native plant species and xeriscaping will ensure the landscape supports a rich biodiversity, enhancing the natural environmental and human health performance of the community.

## 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 protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere. Council has also expressed through the on-going review of the 2017 Official Community Plan, an interest in addressing issues of affordable housing, a key component of this proposal.

## **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council reject the current proposal.

Alternatively, the LUPC may defer consideration of the application and refer the application to staff to address any issues identified by Council.

## **CONCLUSION**

As a follow-up the previous corporate reports, this corporate report provides the Land Use and Planning Committee with information regarding the revised proposal, which includes a zoning bylaw amendment and Major Development Permit application with no variance to parking requirements.

Respectfully submitted,

arl frank

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: Corporate Report dated May 4, 2020 titled "Beachway' Application Update 2 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)"
- Appendix B: Draft White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 15654/64/74 North Bluff Road, 1570/80 Maple Street, and 1593 Lee Street) Bylaw, 2020, No. 2351
- Appendix C: Draft White Rock Housing Agreement Bylaw (15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2352.
- Appendix D: ADP Minutes dated April 23, 2019
- Appendix E: Draft Development Permit No. 428

## APPENDIX A

Corporate Report dated May 4, 2020 titled "Beachway' Application Update 2 – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)"

# THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: May 4, 2020

TO: Land Use and Planning Committee
FROM: Carl Isaak, Director of Planning and Development Services
SUBJECT: 'Beachway' Application Update – 15654/64/74 North Bluff Road / 1570/80

Maple Street and 1593 Lee Street (ZON/MJP 19-002)

## **RECOMMENDATIONS**

THAT the Land Use and Planning Committee:

- 1. Receive for information the corporate report dated May 4, 2020, from the Director of Planning and Development Services, titled "'Beachway' Application Update 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)."
- 2. Recommend that Council direct staff to bring forward a draft Zoning Amendment Bylaw for first and second readings; and
- 3. Recommend that Council authorize staff to enter into discussions with BC Housing regarding the Project Partnering Agreement (PPA) and Memorandum of Understanding (MOU).

## **EXECUTIVE SUMMARY**

The purpose of this corporate report is to update the Land Use and Planning Committee (LUPC) on the status of a development application located on North Bluff Road between Maple Street and Lee Street, and to obtain direction from LUPC specifically on the proposed parking variance and partnership with BC Housing for the apartment portion of the project.

If LUPC is supportive of the proposed parking variance and partnership with BC Housing, staff would bring forward a subsequent corporate report with a related draft Zoning Amendment Bylaw for the proposal.

## **Previous Consideration of Proposal**

On July 23, 2018, the Land Use and Planning Committee (LUPC) received a corporate report from the Director of Planning and Development Services, titled "Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)." The original proposal was for two apartment buildings and one townhouse complex with an overall floor area ratio (FAR) of 2.76 and 1.54 respectively, which exceeded the maximum density contemplated in the OCP. There were a total of 84 units proposed in two buildings six storeys in height, 29 of which were affordable rental and 55 were stratified ownership. The remaining 14 townhouse units were to be a market strata. Overall, there was a total of 112 parking spaces for the apartment and townhouse units. The application at the time required an increase in gross floor area ratio (or 'FAR') density above the maximum 2.5 FAR permitted in the Official Community Plan (OCP) and would have required an OCP amendment.

Page 100 of 613

Council subsequently directed staff to work with the Applicant on a revised application that did not require an OCP amendment. Staff then prepared a report to LUPC on January 28, 2019, titled "Information Report Update ('Beachway') – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)," which provided a brief update outlining changes to the application that was within the OCP. The applicant then held the required Public Information Meetings (March 3 and 28, 2019) and proceeded to the Advisory Design Panel (ADP) (April 23, 2019) for feedback on the proposal. Revisions to the design have been made as a result of the feedback received from the public, City staff, and the ADP. This corporate report offers a summary of these revisions.

The LUPC also received a presentation on October 21, 2019, from the Provincial Director of the HousingHub Branch of BC Housing, and a related corporate report, titled "HousingHub – Affordable Home Ownership Program (AHOP) Presentation." The Affordable Home Ownership Program (AHOP) described in that presentation is being proposed as a component of this development application.

The Applicant (Bridgewater Development Corp) is also affiliated with other development proposals in the vicinity of this project, including the 'Russell and Maple' (4-5 storey apartments), the 'Beachway II' (5-6 storey apartments) on North Bluff Road between Lee Street and Maccaud Park, and 'Southend Village' (large mixed-use proposal) on the City of Surrey side of North Bluff Road, west of Earl Marriott Secondary.

## **Proposed Parking Variance**

One of the more substantive areas of zoning relief sought by the Applicant pertains to off-street parking. The current proposal would provide 104 parking spaces, whereas 139 spaces would be typically required (for both the townhouse and apartment portions of the project). This represents a 25% (35 space) reduction in the overall parking supply. The townhouse portion meets the typical parking requirement of two spaces per unit (28 spaces for 14 townhouse units), but the apartment (both strata and rental buildings), is proposed to have 76 spaces total for 74 apartment units. A table outlining the various sections of the project and their typical and proposed parking requirements is provided below.

Project Component	Units	Typical Parking Requirements	Proposed Parking Spaces	Variance
Strata Townhouses	14	28 (2.0 per unit)	28 (2.0 per unit)	0
Strata (AHOP) Apartments	49	59 (1.2 per unit)	49* (1.0 per unit)	10
Rental Apartments	25	30 (1.2 per unit)	13 (0.5 per unit)	17
Apartment Visito	r Parking	22 (0.3 per unit)	14 (0.2 per unit)	8
Total		139	104	35

\*6 of the proposed 49 spaces for the strata apartment units are proposed as car share and would not be assigned to individual units

In support of the relief requested, the proponent has provided a Parking Assessment prepared by Creative Transportation Solutions Ltd. (CTS), attached as Appendix I.

City planning staff have reviewed the Parking Assessment and are generally in concurrence with its findings, though caution that the operator of the affordable rental component should prioritize and encourage tenancies from households with no/low vehicle ownership, and the marketing information for the strata component should clearly indicate that limited off-street parking is available. Staff do have concerns that if the parking demand rates presented by the proponent are not accurate or future occupants are not made aware of the limited parking availability, and the supply of parking on-site is insufficient to accommodate the actual demand, it is anticipated that residents of the project will seek to park their vehicle(s) on public streets and the 1500 blocks of Maple Street and Lee Streets may experience a high level of on-street parking. The design of the project, as proposed, allows for the justified supply of parking to be met within a single-storey below-grade parkade. If additional parking is required, it is acknowledged that an additional storey of below-grade parking would be required. The costs of providing this additional parking would reportedly challenge the ability of the proponent to maintain the non-market affordable rental housing component, being a unique part of this project.

## Proposed Affordable Housing and Partnership with BC Housing

In order to support the overall affordability of housing within this project, a mix of affordable ownership housing, market ownership housing (townhomes), and non-market rental housing is proposed. Generally, housing affordability can be supported through mechanisms such as density bonusing, relaxed parking supply requirements, and the execution of partnership agreements, in addition to offering other financial, administrative, and regulatory incentives. In this case, the proponent is seeking to implement agreements with BC Housing and the City of White Rock to support the delivery of affordable home ownership units and affordable residential rental units.

The affordable ownership housing component of the project is reliant on the execution of BC Housing's Affordable Home Ownership Program (AHOP), which is a province-wide initiative to develop new affordable housing for middle income households that meet certain requirements. The execution of the AHOP requires a Memorandum of Understanding between the City of White Rock and BC Housing. Further, the AHOP requires the creation of a Project Partnering Agreement (PPA), which is a binding agreement between the City, BC Housing and the developer.

The affordable residential rental component of the project is separate from the AHOP and would be secured through BC Housing's Provincial Rental Supply (PRS) Program and a Housing Agreement Bylaw with the City. This PRS program establishes thresholds for tenant eligibility, placement of a covenant on title, which holds the rental stock as rental units for a period of at least 10 years, and secures rents to BC Housing's program limits. Appendix H provides a copy of the rental program framework. The PRS Program establishes limitations used to secure rents at rates below market averages. The rental rates currently tied to a one-bedroom unit are \$1,400 and \$2,000 for a two-bedroom unit.

The ability to accommodate a mix of housing affordability within the project is largely dependent on receiving support for a reduced parking supply. As such, this corporate report is in part intended to solicit feedback from Council regarding the appropriateness of the parking supply presented by the Applicant. Location and ortho photo maps of the subject property are attached as Appendix A. The corporate report from July 23, 2018, is attached as Appendix B, as well as the Corporate Report dated January 28, 2019, as Appendix C.

Staff recommend that if LUPC is willing to consider the proposed significant parking reduction, that staff be directed to prepare a draft Zoning Amendment Bylaw, which Council could consider

giving first and second reading to, and then obtain input via Public Hearing for the bylaw once that is possible due to the COVID-19 pandemic.

## PAST PRACTICE / POLICY/LEGISLATION

## **OCP Land Use and Policy**

The 'East Side Large Lot Infill Area' is the OCP land use designation for the subject properties. The designation generally allows multi-unit residential buildings with a density of 1.5 FAR (gross floor area ratio) in buildings of up to three storeys in height. The properties adjacent to North Bluff Road have the potential to be developed as apartments or ground-oriented townhouses and the properties adjacent to Lee Street could be developed as ground-oriented townhouses.

Policy 11.2.1.c within the Housing Chapter of the OCP identifies several areas in the City, including the subject properties on North Bluff Road, as eligible for additional density up to 2.5 FAR and a maximum height of up six storeys when developed as 'affordable rental housing developments.' Affordable rental developments require 30% of the units in the overall project to be rented at a rate affordable to low-to-moderate income households. As noted in the July 23, 2018 corporate report, based on the 2018 criteria for 'low and moderate income limits' from BC Housing, an affordable rent for this proposal is \$1,400 base rent (exclusive of utilities and insurance, but including parking) for one-bedroom units and \$2,000 base rent for two-bedroom units as a maximum initial rent. These rental rates have remained the same with the current proposal.

## **Zoning Bylaw**

The properties are currently zoned 'RS-1 One Unit Residential' in the City's Zoning Bylaw, which allows single family homes with secondary suites, among other accessory uses.

## ANALYSIS

## **Existing Land Use Context**

The surrounding neighbourhood is generally comprised of low density, detached residential homes, with the exception of the 'Altus' development, a 13-storey mixed-use building currently under construction. Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east.

As noted above, the site is designated 'East Side Large Lot Infill Area.' For a detailed analysis of the OCP context and designation map, please see the Corporate Report to LUPC dated January 28, 2019. Four of the six subject properties have frontage on North Bluff Road, which is a major arterial roadway that is part of TransLink's Major Road Network (MRN) and has bus service and direct access to Highway 99.

## **Rezoning and Development Permit Approvals Required**

The properties are currently zoned 'RS-1 One Unit Residential in the City's Zoning Bylaw, which allows single family homes with secondary suites, among other accessory uses. The proposed project would require rezoning to a Comprehensive Development (CD) zone to allow the proposed height and density parameters supported by OCP policy 11.2.1.c (up to 2.5 FAR and a maximum height of up six storeys when developed as 'affordable rental housing developments'). A major development permit for form and character, energy and water conservation and the reduction of greenhouse gases would also be required.

## **Previous Proposals**

The July 23, 2018 corporate report to the Land Use and Planning Committee included an overview of a new development application submitted by Bridgewater Development Corporation on July 13, 2018. This application was for a proposed development with a total of 98 residential units, including 29 affordable rental apartment units and 55 strata apartment units in buildings up to six (6) storeys that fronted on North Bluff Road, and 14 three-storey townhouse units that fronted onto Maple Street. The proposed density for the apartment site exceeded the OCP maximum density by 0.26 FAR (2.76 FAR proposed; 2.5 FAR allowed) and the proposed density for the townhouse site exceeded the OCP maximum density by 0.04 FAR (1.54 FAR proposed; 1.5 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 previous direction to work with staff on a revised application, the applicant submitted a revised Rezoning and Development Permit application on January 2, 2019. The revised proposal did not exceed the maximum density allowed in the OCP and therefore did not require an amendment to the OCP. The application was revised to propose a total of 88 residential units, including 25 affordable rental apartment units and 49 strata apartment units in buildings six (6) storeys in height that front on North Bluff Road, and 14 three-storey townhouse units that front on Maple Street. As the subject properties' current zoning is RS-1, and as noted above, an amendment to the zoning bylaw ('rezoning') is still required to allow the proposal to proceed; as noted, a major development permit is also required.

## **Public Information Meeting**

Following the resubmission of the revised application, Public Information Meetings were held on March 3 and March 28, 2019. Several members from the Applicant's team attended the meeting including a representative from the developer, two members from the architectural team, and one member from the landscape architecture firm. City staff were also in attendance to introduce and monitor the meeting and answer questions when necessary. A total of 18 people attended the March 3 meeting and 23 people attended the March 28 meeting. Out of the 18 people who attended the first meeting, 6% were not in support of the project. Out of the 23 that attended the second meeting, 11% were not in support. The key reasons identified by respondents who were not in support were: the proposed height and/or density, increased traffic due to the development, lack of infrastructure/existing amenities, ability of schools and hospitals to handle the additional density, and insufficient parking. The Applicant did not further revise the proposal after the public information meeting but instead held that the OCP was supportive of the height and density as proposed.

#### **Advisory Design Panel**

The application proceeded to the Advisory Design Panel on April 23, 2019. The panel's discussion of the proposal included the following general comments:

- The loading bay on Maple Street may not be conducive for serving the number of residents in the development.
- The appearance of the building is appreciated but in a marine environment the openings that do not have protection from the rain containing salt from the ocean may be improved with a small overhang.
- An apparent error on the drawings indicating no windows in bedrooms on two levels of the townhouse plans was brought to the attention of the Architects.

• The landscape architect stated that he was pleased with the overall design and distribution of landscaping, however there were some technical issues that had to be solved, including respecting established tree protection zones and providing adequate planting soil volumes and realistic planting locations.

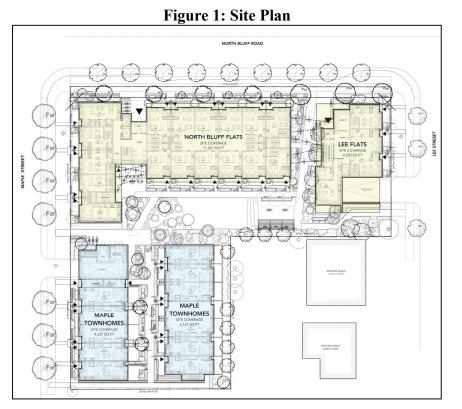
The Applicant revised the arboricultural assessment report to reflect the concerns related to the overall landscaping commentary. Due to road improvement requirements, some of the concerns related to tree protection zones cannot be resolved along Maple Street as existing trees cannot be retained with the required streetscape improvements (particularly the requirement for a sidewalk along Maple Street and pathway access to the townhouse units that have their front door entrances off of Maple Street). Accordingly, plans have been updated to indicate their removal.

## **Current Proposal**

On January 28, 2020, the proposal was further revised to incorporate a number of changes sought by City staff and in response to the comments from the ADP. The specific changes include:

- 1. The Floor Area Ratio (FAR) was reduced to 2.496 for the apartment site and 1.41 for the townhouse site through slight floor area reductions.
- 2. Vehicular site access was reduced to one access area to the underground parkade from Lee Street and one access area to a loading space off of Maple Street. This change was required as per the Street and Traffic Bylaw to consolidate underground parkade access to one location only.
- 3. The overall number of parking spaces proposed was reduced from 113 to 104 spaces. Staff did not request a reduction to parking, however this was a result of revising the underground parkade access configuration as noted above.
- 4. A 2.65 metre dedication along North Bluff Road, required to obtain a 30 metre road allowance (i.e., 15 metres within the City of White Rock), was provided. The 2.65 metre dedication will potentially offer the opportunity for a cycle path as per the Strategic Transportation Plan (2014), pedestrian sidewalk, and a boulevard landscape area with the opportunity for tree planting.
- 5. Due to the dedication noted above, the front setback to the buildings was reduced to between 1.03 and 1.7 metres. Staff will need to work further with the Applicant to address this item to coordinate planting along the boulevard and in front of the building to soften the appearance of the building.

Appendix D of this corporate report provides a table outlining the key changes in development statistics from the original application to the new revised application. A site plan of the proposal is included below as Figure 1:



#### **Affordable Housing Component**

The Applicant has maintained the proposal with 25 apartment units in the building facing Lee Street (Lee Flats Building) secured at "below market" rental housing. These units would be operated by a non-profit organization under the PRS Program. This represents approximately 34% of the total number of units on the apartment site and is more than minimum 30% of units required in order to access the bonus density and height permitted under OCP policy 11.2.1.c. As noted in the July 23, 2018 corporate report, based on the 2018 criteria for 'low and moderate income limits' from BC Housing, an affordable rental amount for this proposal would still be based on a \$1,400 base rent (exclusive of utilities and insurance, but including parking) for one-bedroom units and \$2,000 base rent for two-bedroom units. This would be the maximum initial rent that could be charged in order for the units to qualify as "affordable" rental housing.

The final rental rates and other details surrounding the affordable rental units would be secured through the PRS Program. This Program establishes thresholds for tenant eligibility including maximum household income to qualify, placement of a covenant on title which holds the rental stock as rental units for a period of at least 10 years, and secures rents to BC Housing's program limits that establish what is considered to be 'affordable.' Interim construction financing can also be applied to a project under the PRS Program for eligible project partners, similar to the AHOP outlined below. Appendix H provides a copy of the rental program framework.

In addition to the 25 affordable rental units, 49 affordable ownership units delivered through the AHOP would see units sold at a minimum of 10% below market value (North Bluff Flats Building). A predetermined portion of the purchase price would be secured by a registered mortgage facilitated by BC Housing, which would be interest and payment free for up to 25 years. The purchaser would be required to secure a standard mortgage for the remainder of the balance of the purchase price. The AHOP mortgage would be due and payable either at the time of maturity (after 25 years), at the time the AHOP home is sold, or if the owner breaches the terms of the mortgage. A proportionate share of any increase in property value would also be due

Page 106 of 613

LU & P AGENDA PAGE 21

at this time. Mortgage proceeds would be collected by BC Housing, who would then transfer the funds to the City for investment in an Affordable Housing Reserve Fund for use on future affordable housing projects.

A partnership with BC Housing under the AHOP requires two different agreements: a Project Partnering Agreement (PPA) and a Memorandum of Understanding (MOU). The PPA is a project-specific contract with the City of White Rock, BC Housing, and the project developer. The PPA sets out the roles, rights, and obligations of each signing member and outlines the specifics of the project including templates of various documents, zoning requirements with increases to density, parking reductions, and other key incentives or variances sought. The MOU then sets out the broad roles and responsibilities of the partnership between the City of White Rock and BC Housing for the delivery of the AHOP housing component of the project. The MOU is not project specific and would apply to any current or future AHOP project partnership between the City and BC Housing. The MOU will provide definitions of purchasers who would qualify for the AHOP program (ie. maximum annual income level), specific terms of the agreement (ie. timeframe that the unit will need to be the purchasers principal residence), and would be subject to ultimate approval by City Council and BC Housing.

A Draft AHOP Master Partnering MOU is included as Appendix G. HousingHub, a branch of BC Housing, would support these units for middle-income households through the utilization of partnerships to increase the supply and range of affordable housing options. This is made possible by offering interim construction financing at lower rates and by leveraging contributions from project partners. This can be through density increases or other incentives offered by municipalities and construction of the affordable units by a developer. The price under the AHOP for a 1-bedroom would be approximately \$475,000, reduced from \$540,000. A two-bedroom would be approximately \$600,000 reduced from \$650,000. Finally, a 3-bedroom apartment would be approximately \$660,000, down from \$765,000. The difference in purchase price is secured by an AHOP mortgage that is registered on title. Over the long-term, the income from the mortgage payments would be reinvested into affordable housing projects within the community, guaranteeing that the proceeds continue to be applied to local affordable housing initiatives.

As construction costs and market pricing will continue to adjust in response to the economic impact of the COVID-19 pandemic, these numbers would likely change prior to BC Housing finalizing the AHOP partnering agreement, if Council proceeds with approving the development application.

## **Parking Variance**

The current proposal provides 104 parking spaces, where 139 spaces are required (1.2 spaces per apartment unit plus 0.3 spaces for visitors and 2 spaces per townhouse unit). This would require a 25% variance, or 35 spaces in total. The Applicant provided staff with the following rationale to support the requested variance:

- 1. BC Housing is a partner in the project and will offer 100% of the mid-rise portion of the development as affordable housing (AHOP). The demand for parking tied to the affordable housing units is believed to be less than that associated with market units.
- 2. The current proposal enables parking to be provided on one level, making the project more financially viable and, as a result, enabling the developer to pursue an affordable housing partnership with BC Housing.

- 3. The development site is served by transit services along North Bluff Road. The proposed new high-frequency RapidBus service (proposed in the City of Surrey's Semiahmoo Town Centre Plan) will be located along 152 Street within the Semiahmoo Town Centre, travelling along North Bluff Road to a terminus stop in the vicinity of 156 Street or 157 Street and 16<sup>th</sup> Avenue in Surrey.
- 4. This development site is well placed to encourage walking, transit use, and biking by residents:
  - The site is within a 10 minute walk to the Semiahmoo Town Centre,
  - The Peace Arch Hospital Precinct is a 5 minute walk to the west,
  - Earl Marriott Secondary School is located one block to the east on North Bluff Road, and Peace Arch Elementary School is less than 10 minute walk to the south east,
  - The Kent Street Activity Centre, located within Maccaud Park and home to the Kent Street Seniors Activity groups, is a 5 minute walk from the site, and
  - Major mixed use developments with work opportunities are planned directly across the street in south Surrey.
- 5. Each affordable rental unit will receive a transit credit for the value of a 2-zone monthly pass for a minimum of two years.
- 6. The project proposes six car-share spaces for the 49-unit affordable ownership building which will provide the opportunity for an alternative to vehicle ownership.

Creative Transportation Solutions Ltd. (CTS) also analyzed parking demands on weekdays to define an anticipated, context-specific, demand for parking during peak times (see Appendix I). The Assessment draws from the ITE Parking Generation Manual, 5<sup>th</sup> Edition, the 2018 Regional Parking Study prepared by TransLink and Metro Vancouver, and the City of White Rock's Official Community Plan. Parking for the affordable home ownership units and the townhome units was estimated at 1.31 spaces per unit. A total of 0.99 spaces per unit were estimated for the affordable rental units. The study identified that the average peak parking demand was a total of 107 spaces for residents only (based on the ITE Manual), which represents a demand rate that is 8% lower than the required parking standard of 117 spaces. This average demand rate did not consider site specific conditions that may reduce parking demand, an example being transportation demand management measures or easy access to alternative modes of transportation (e.g., public transit).

As the proposal only proposes 104 spaces, the document concludes by recommending specific allocations of parking including that the market apartment component of the project (49 units) be provided with parking at a rate of 1.0 spaces per unit, whereas the zoning bylaw would require a supply of 1.2 spaces per unit. The affordable rental component (25 units) would, as justified in the Assessment, be providing parking at a rate of 0.5 spaces per unit, whereas 1.2 spaces would be required by the bylaw. The parking supplied to the market townhomes would be provided in accordance with the requirements of the zoning bylaw at a rate of 2 spaces per unit. Visitor parking for both apartment components of the project would be provided at a rate of 0.19 spaces per unit (14 spaces) whereas the Zoning Bylaw typically requires 0.3 spaces per unit (22 spaces).

City planning staff have reviewed the Parking Assessment and are generally in concurrence with its findings. Staff do have concerns that if the parking demand rates presented by the proponent are not accurate or future occupants are not made aware of the limited parking availability, and

the supply of parking on-site is insufficient to accommodate the actual demand, it is anticipated that residents of the project will seek to park their vehicle(s) on public streets. From a staff perspective, concerns related to the reduction in parking are contingent on the City's management of the boulevards on both 1500 blocks of Maple and Lee Streets. Neither Maple nor Lee Street is developed with curbs or sidewalks and both streets are designated as Permit Parking Only. If the City were to restrict the amount of Resident Parking Permits eligible to the new residents of this development, then some of the concerns related to over-crowding on surrounding streets would be alleviated, however this may not be a fair solution to new residents given that existing residents would be eligible for Resident Parking Permits.

The design of the project, as proposed, allows for the justified supply of parking to be met within a single-storey below-grade parkade. If additional parking is required, it is acknowledged that an additional storey of below-grade parking would be required, which would increase the cost of parking to more than double from \$30,000 to \$62,000 per space to construct. The costs of providing this additional parking would reportedly challenge the ability of the proponent to maintain the non-market affordable rental housing component of the project, being a unique and important element within this project. As such, this corporate report is in part intended to solicit feedback from Council regarding the appropriateness of the parking supply presented by the Applicant.

## **BUDGET IMPLICATIONS**

Further details regarding the Development Cost Charges associated with the project will be brought forward following this corporate report, if LUPC directs that a draft zoning amendment bylaw be prepared.

In accordance with Council Policy 511: 'Density Bonus/Amenity Contribution,' a Community Amenity Contribution (CAC) would normally be required with a rezoning at this level of density, and Council may consider reducing the amenity contribution target based on the provision of affordable rental housing.

Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floorspace, and up to a waiver of 100% of amenity contribution for affordable rental floorspace (where at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for low and moderate income households). Approximately 34% of the total units in the apartment component of this application (25 out of 74 units) are being proposed as "below market" rentals, to be operated by a non-profit housing operator under BC Housing's PRS Program. The provision of the remaining 49 units under the AHOP is in addition to the criteria required to be considered for CAC reductions under Council Policy 511.

## **OPTIONS**

The Land Use and Planning Committee can recommend that Council:

- 1. Direct staff to prepare a zoning amendment bylaw to consider first and second readings for the application, and authorize staff to enter into discussion with BC Housing regarding the agreements and MOU for the affordable housing components of the project;
- 2. Reject the current proposal; or
- 3. Defer consideration of the application and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

## **CONCLUSION**

As a follow-up the previous OCP amendment application information corporate report and the information report on the revised application requiring no OCP amendment, this corporate report provides the Land Use and Planning Committee with information regarding the revised proposal, which includes a zoning bylaw amendment and Major Development Permit application as well as a large variance to parking. City planning staff have reviewed the Parking Assessment and are generally in concurrence with its findings. Staff do have concerns that if the parking demand rates presented by the proponent are not accurate or future occupants are not made aware of the limited parking availability, and the supply of parking on-site is insufficient to accommodate the actual demand, it is anticipated that residents of the project will seek to park their vehicle(s) on public streets and the 1500 blocks of Maple Street and Lee Streets may experience a high level of on-street parking. This report also provides details on the steps that are required to partner with BC Housing regarding the affordable rental and ownership components of the development.

Respectfully submitted,

Carl Jsaak

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

## **Comments from the Chief Administrative Officer**

The revised proposal includes a significant variance to the parking requirements stipulated within the City of White Rock zoning bylaw. There is a concern that the requested zoning relief to offstreet parking will create challenges for properties sharing available parking spaces on the street.

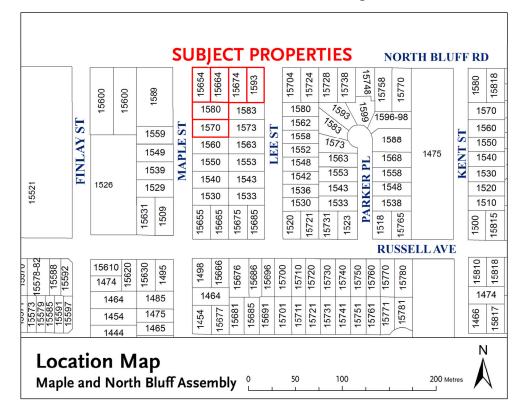
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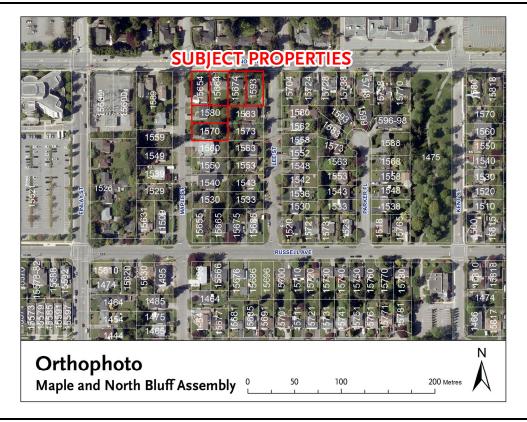
Dan Bottrill Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
  Appendix B: Corporate Report dated July 23, 2018 titled "Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)"
  Appendix C: Corporate Report dated January 28, 2019 titled "Information Report Update ('Beachway') – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)"
  Appendix D: Comparison of Original Development Proposal Statistics with Revised Proposal Appendix E: Renderings and Landscape Site Plan
  Appendix F: Memorandum of Understanding DRAFT
  Appendix G: Letter from BC Housing indicating support dated November 12, 2019
  Appendix H: Provincial Rental Supply Program Framework
- Appendix I: CTS Technical Memorandum dated November 8, 2019

## APPENDIX A

## **Location and Ortho Photo Maps**





## APPENDIX B

## Corporate Report dated July 23, 2018 titled "Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)"

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



## DATE: July 23, 2018

TO: Land Use and Planning Committee
FROM: Carl Johannsen, Director of Planning and Development Services
SUBJECT: Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)

## **RECOMMENDATIONS**

THAT the Land Use and Planning Committee:

- 1. Receive for information the corporate report dated July 23, 2018 from the Director of Planning and Development Services, titled "Initial OCP Amendment Application Report North Bluff / Maple Street to Lee Street (18-011 OCP);" and
- 2. Recommend that Council refer the OCP amendment application back to staff, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for an affordable rental housing development that includes a reduced FAR (2.5 gross floor area ratio consistent with the OCP) and design refinements, and for a townhouse development that includes a reduced FAR (1.5 gross floor area ratio consistent with the OCP).

## **EXECUTIVE SUMMARY**

An Official Community Plan (OCP) Amendment application has been received regarding a development proposal on an assembly of six adjacent properties at 15654, 15664 and 15575 North Bluff Road, 1593 Maple Street, and 1570 and 1580 Maple Street.

This proposal consists of two developments: on Maple Street the applicant is proposing a threestorey townhouse development with a proposed gross Floor Area Ratio (FAR) density of 1.54, and on North Bluff they are proposing three apartment residential buildings up to six (6) storeys in height with a proposed gross Floor Area Ratio (FAR) of 2.76. The townhouse development would have 14 stratified units, and the apartment development would include 29 affordable rental units in one building which would be managed by a non-profit society, and 55 strata residential units in the other two buildings.

While the proposed apartment development meets the minimum 30% of units to be below market rents (i.e. affordable to low-to-moderate income households) to be eligible for the OCP density bonus for affordable rental housing developments, it exceeds the maximum FAR in the OCP by 0.26 FAR. The proposed townhouse development exceeds the maximum FAR by 0.04, and while it adds housing diversity to the community the townhouse portion does not provide an affordable housing component.

While staff support the provision of affordable rental housing, staff do not support the proposed FAR in either the townhouse or apartment components of the application.

This report sets out options for consideration by the Land Use and Planning Committee, in terms of giving direction to staff on how this application should be managed moving forward. These options include staff:

- 1. Working with the applicant to revise the application, to be consistent with the current OCP FAR for these properties (1.5 gross FAR for the townhouses and 2.5 gross FAR for the apartments) and include a refined building design; or
- 2. Working with the applicant to revise the townhouse portion of the application only, to be consistent with the current OCP FAR for these properties (1.5 gross FAR) and include a refined building design, and continue to process an OCP amendment application for the apartment portion of the application in its current form with affordable rental housing; or
- 3. Continue to process the entire proposal in its current form, including the OCP amendment, with the next step being a Public Information Meeting to be hosted by the Applicant.

## **INTRODUCTION**

The Planning and Development Services Department has received an OCP Amendment application for 15654, 15664 and 15575 North Bluff Road, 1593 Maple Street, and 1570 and 1580 Maple Street. This corporate report provides initial, high-level staff analysis and commentary on this application, for the Land Use and Planning Committee's (LUPC) information.

Staff seek feedback from the LUPC on whether this OCP Amendment application should be:

- moved forward in its current form; or
- referred back to staff, with direction from the LUPC to staff regarding suggested revisions to the application.

The townhouse portion of the application is a three-storey townhouse development with a proposed gross Floor Area Ratio (FAR; the building density) of 1.54, and 14 townhouse units. The apartment portion involves three residential buildings up to six (6) storeys in height, with a proposed FAR of 2.76. The proposal includes 84 residential dwelling units (29 of which are being proposed as 'affordable rental units'), and a separate amenity building of 58 square metres (629 square feet). The orthophoto and location map is included as Appendix A of this corporate report, and the applicant's drawing package is included as Appendix D (including site plan, conceptual massing drawings, and commentary on the relationship with City OCP policies).

## PAST PRACTICE / POLICY / LEGISLATION

On October 23, 2017 Council adopted a new OCP (*White Rock Official Community Plan, 2017, No. 2220*), which sets out land use, density, height and other policy directions for new development applications.

Under the Housing chapter of the OCP, under policy 11.2.1.c, several areas in the City, including the subject properties, are identified as being eligible for additional density up to 2.5 FAR and a maximum height of up six storeys when developed as 'affordable rental housing developments' (30% of the units in the overall project must be rented at a rate affordable to low-to-moderate income households). These affordable rental housing developments are also eligible to have community amenity contributions (CACs) reduced or waived in recognition of the value of the below market housing provided, and applicable Development Cost Charges may be credited

Page 114 of 613

back to the developer if Council establishes an Affordable Housing Reserve Fund with cash-inlieu CACs.

The new OCP also includes policy regarding OCP Amendment applications. According to Section 19.3 (page 76) OCP Amendment applications are to be reviewed by staff and an initial information report on the proposal presented to Council for review and feedback to staff. As stated in the OCP, Council may then refuse the application or direct City staff to continue processing it.

This approach provides the Committee opportunity to provide direction on OCP Amendment applications, prior to these applications being presented at a Public Information Meeting and proceeding through the application process, as set out in the Planning Procedures Bylaw.

## ANALYSIS

## Existing Land Use Context

All of the subject properties are currently zoned 'RS-1 One Unit Residential Zone' which permits one-unit residential units with a 7.7 metre (25.26 feet) maximum height, and each is currently occupied by a detached residential building.

The surrounding neighbourhood is generally comprised of low density, detached residential homes, with the exception of the 'Altus' sales centre on the west side of Maple Street. Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east.

Four of the six subject properties have frontage on North Bluff Road, which is a major arterial that is part of TransLink's Major Road Network (MRN) and has bus service and direct access to Highway 99.

## Townhouse Site

The two Maple Street properties are 0.36 acres (1,450 square metres; 15,603 square feet) in overall size.

In terms of OCP land use the subject properties are in the 'East Side Large Lot Infill Area' designation, which allows a maximum FAR of 1.5 (see Appendix D) in three-storey ground oriented townhouses. There is no 'density bonus' policy applicable to the Maple Street properties.

## Apartment ('Flats') Site

The four North Bluff Road fronting properties are 0.7 acres (2,850 square metres; 30,679 square feet) in overall size.

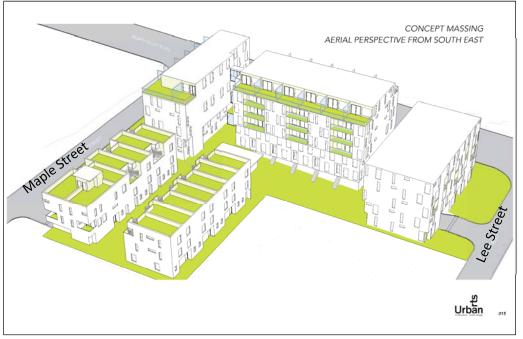
In terms of OCP land use the subject properties are in the 'East Side Large Lot Infill Area' designation, which allows a maximum FAR of 1.5 (see Appendix D) in three-storey apartments or ground oriented townhouses. Up to 2.5 FAR is also available, if at least 30% of the residential units in a development consists of affordable rental units (affordable to low-to-moderate income households).

For 2018, the BC Housing definition for "low and moderate income limits" (i.e. the qualifying income 'ceiling') for a one-bedroom unit is \$71,200 (the median income for families without children in BC), and \$104,440 for a two-bedroom units (the median income for families with children in BC). In order to provide housing at rent levels affordable to households 15-20% below this income level, staff would be targeting a \$1,400 base rent (exclusive of utilities and insurance, but including parking) for one-bedroom units and \$2,000 base rent for two-bedroom

units as a maximum rent, with any further rent reductions based on support from other levels of government or other agencies. This would result in these households paying approximately 30% of their pre-tax income on shelter costs (rent plus utilities and insurance), which is considered affordable by CMHC.

The applicant has indicated that a non-profit housing provider is interested in owning and managing the affordable rental portion of the site. More information regarding the potential non-profit organization will be brought forward should the application advance further.

A conceptual massing (aerial perspective image) of the proposed development is included below as Figure 1, the proposed site plan is included as Figure 2, and a more detailed and enlarged drawing package is available in Appendix D.



## Figure 1: Conceptual Massing (view from SE)

Figure 2: Proposed Site Plan



## Proposed FAR in Relation to the OCP

The proposed OCP Amendment application for the townhouse site involves an FAR of 1.54. As noted above, staff do not support the proposed FAR, which is 0.04 FAR (795 square feet) above the maximum FAR permitted. The applicant could reduce the proposal to the OCP 1.5 FAR density by reducing the floor area of the 14 units by 56 square feet each (on average).

The proposed OCP Amendment application for the apartment site involves an FAR of 2.76. Staff do not support the proposed FAR, which is 0.26 FAR above the maximum FAR available for affordable rental housing developments of 2.5.

This being said, staff note that the density allowed in the OCP without providing affordable rental housing on these properties is 1.5 FAR (in a three storey building). This development scenario generates a residual land value (i.e. the value of the development less the costs of development, including profit) which may be the same or close to the residual land value for a proposed development that incorporates a 1.0 FAR bonus density and six storey height.

This is because not all of the bonus density in a 2.5 FAR/6 storey scenario may result in revenues high enough to cover the cost of construction; noting that an affordable rental housing development requires 30% of the units in the project to be affordable rental, approximately 25% of the bonus density may be market condo/rental, but the remaining 75% of the bonus density will need to be set at affordable rent levels, which in turn may not cover the costs of constructing the additional floor area.

Due to this scenario, it appears the applicant is proposing additional density to improve the financial viability of the project. Alternatively, the applicant could reduce the price they are willing to offer to the landowner to improve financial viability, but this may also result in the properties ultimately being developed at 1.5 FAR (and without an affordable rental component).

The applicant has provided an OCP amendment rationale for the apartment site (attached as Appendix "B") and the townhouse site (Appendix "C"), and has described the relationship with the proposal and other OCP objectives in their drawing package attached as Appendix D. Should Council wish to advance the apartment application at the currently proposed density (2.76 FAR), it is recommended that staff be directed to prepare an amendment bylaw to the OCP that would allow up to 2.8 FAR for all three sites identified in Figure 11 of the OCP.

## Townhouse Design Commentary

The applicant has proposed that all 14 townhouses be situated over a single level underground parking garage, with two parking spaces provided per unit in a tandem configuration. The townhouses range in size between 137 square metres (1,470 square feet) and 166 square metres (1,784 square feet), and all have three bedrooms. Each townhouse can access the unit directly from the parkade via an internal staircase, with some units having habitable area (e.g. a den/office space) on the parkade level. While the townhouses are three-storeys in height, they also are designed with rooftop decks to provide additional outdoor living space for residents. The rooftop decks are proposed to be accessed via a spiral staircase, which staff have identified as possible conflict with the Building Code. The applicant's architect has communicated that they will pursue an Alternative Solution with the Building Permit application for the spiral staircases.

## Apartment Design Commentary

The applicant has proposed several unique design features as part of the apartment project. The use of "mass timber" structures (typically consisting of glulam beams and cross-laminated timber panels) for residential buildings has occurred at several projects in the University of British Columbia ("Brock Commons" and "Virtuoso") and the applicant has proposed to use mass

timber construction methods for both the apartment and townhouse residential components of the development. See Appendix E for "mass timber / CLT" examples provided by the applicant.

Within the two market strata residential buildings, the design stacks two-level units on top of each other (i.e. units have entries on floors 1, 3, and 5, with additional space on levels 2, 4, and 6), with internal stairs providing access between levels. This allows the elevators to stop on alternating floors ("skip stops"), and increases the amount of floor area available for units by eliminating hallways on floors where the elevator does not stop.

The building for the affordable or below market rental housing also has two-level units on the ground level, but for the remaining levels include hallways and the elevators stop on every floor. Other notable aspects of the apartment concept design include:

- The OCP family friendly housing policy calls for a minimum of 10% three bedroom units and 35% either two or three bedrooms, and the overall proposal includes 22% three bedroom units (22 total) and 80% of units (79 total) as either two or three bedroom guidelines;
- The applicant has provided all 25 ground floor apartment units and 14 townhouse units with front door access on the ground level to the street or a common courtyard, in accordance with the City's family friendly housing policy; and
- The applicant has included a road dedication on North Bluff Road to bring the ultimate road width to 30 metres (15 metres on either side of the centre line) in order to achieve the enhanced streetscape and bicycling facilities identified in the City's Strategic Transportation Plan.

Staff also note that further design refinements need to be considered by the applicant, to ensure the proposed development fits appropriately on the site. These could include increasing the proposed building separations, reducing lot coverage, and increasing the building setback from the adjacent single family home to the south; these refinements will likely result in a lower FAR for this component of the proposal.

## Options for Committee's Consideration

While staff support the proposed affordable rental component, staff do not support the proposed OCP Amendment in its current form, primarily due to the proposed FARs exceeding the OCP maximum density for both the townhouse and apartment portions of the proposal.

The townhouses are very close to OCP compliance (only 0.04 FAR above), and the apartments at 2.76 being above the maximum 1.5 FAR in the East Side Large Lot Infill Area land use, and above the maximum 2.5 FAR maximum density for affordable rental housing developments.

Increasing permitted OCP densities on a site-specific basis will likely lead to future requests for similar OCP amendments, as prospective purchasers will 'bid' higher for the land on the basis of an anticipated increase in density. Staff do not believe that the densities in the approved OCP need to be increased in order to accommodate the projected increases in population.

Noting that design refinements to both the apartment and townhouse sites will likely reduce FAR but not fundamentally change the application, and based on the above analysis, the LUPC can consider these options, amongst other feedback, in directing how staff should manage this application moving forward:

1. Staff work with the applicant to revise their rezoning and major development permit application to be consistent with the maximum FAR for affordable rental housing

developments (2.5 FAR maximum), and the maximum FAR for the townhouse portion of the development (1.5 FAR maximum). This includes refining the apartment building design to increase separation and setback distances, which in turn will likely reduce the FAR closer to or below 2.5 FAR,

## <u>or</u>

2. Staff work with the applicant to revise the townhouse portion of the application, to be consistent with the current OCP FAR for these properties (1.5 FAR), and continue to process an OCP amendment application for the apartment portion of the application in its current form with affordable rental housing;

## <u>or</u>

3. Staff continue to process the entire proposal in its current form, with the next step being a Public Information Meeting, followed by review by the Advisory Design Panel.

## Additional Considerations

Should this proposed application move forward, staff note there are additional considerations that the applicant will need to meet and that the LUPC should be aware of, including:

- the OCP requires new multi-unit residential and mixed use buildings to include one (1) electric vehicle charging station and one (1) 'rough in' for every ten (10) parking spaces;
- on-site loading spaces for the apartment site and townhouse site are not currently identified on the drawing package, and adequate provision of these loading spaces including analysis of off-street turning movements would need to be resolved before the application would be forwarded to the Advisory Design Panel. The addition of loading spaces may also influence the currently proposed FARs;
- a road dedication is required along North Bluff Road to widen the road allowance to a 30 metre arterial condition (15 m from centerline), to allow for an enhanced streetscape (wider sidewalks, bicycle paths, boulevards, lighting, street trees, etc.) that is consistent with the City's *Strategic Transportation Plan*, which identifies North Bluff Road as a potential 'complete street';
- the applicant has proposed an 'affordable housing' component of twenty-nine (29) dwelling units. Staff are supportive of including rental units in this proposal; this location is conducive to rental housing in terms of being adjacent to the Town Centre and frequent transit. However, if the application proceeds with an OCP Amendment involving a higher FAR staff strongly suggest that the level of affordability provided by the applicant be increased. These affordable rental units will also need to be secured by way of a Housing Agreement as rental for the life of the building;
- this development would be eligible for a reduction of Community Amenity Contributions (CAC), according to Council Policy 511; and
- noting that water, stormwater and sanitary servicing master plans are currently being developed to guide development-related upgrades to these services, and that these master plans are based on FARs in the current OCP, and it is important to note that increasing the FAR on this property and potentially other properties may undermine the basis of these servicing plans, and require significant additional servicing upgrades and funding.

## **CONCLUSION**

The Planning and Development Services Department has received an OCP Amendment application for 15654, 15664 and 15575 North Bluff Road, 1593 Maple Street and 1570 and 1580 Maple Street. While staff support the affordable housing component, staff do not support the proposal in its current form, primarily due to the FAR being over what is identified in the OCP.

Staff seeks feedback from the Land Use and Planning Committee on whether this OCP Amendment application should be:

- referred back to staff, with direction from the LUPC to staff regarding suggested revisions to the application; or
- moved forward in its current form.

Respectfully submitted,

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Carl Johannsen, MCIP, RPP Director of Planning and Development Services

## **Comments from the Chief Administrative Officer:**

This corporate report is provided for Committee's information.

Botten

Dan Bottrill Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps Appendix B: Applicant's Official Community Plan Amendment Rationale Letter - Apartments Appendix C: Applicant's Official Community Plan Amendment Rationale Letter - Townhouses Appendix D: Drawing Package Appendix E: Information on Mass Timber (CLT) Precedent Projects from Applicant

## **APPENDIX C**

#### Corporate Report dated January 28, 2019 titled "Information Report Update ('Beachway') – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)"

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



DATE:	January 28, 2019
то:	Land Use and Planning Committee
FROM:	Carl Johannsen, Director of Planning and Development Services
SUBJECT:	Information Report Update ('Beachway') – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)

## **RECOMMENDATION**

THAT the Land Use and Planning Committee receive for information the corporate report dated January 28, 2019 from the Director of Planning and Development Services, titled "Information Report Update ('Beachway') – 15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)."

## **INTRODUCTION**

On July 23, 2018 the Land Use and Planning Committee (LUPC) received a corporate report from the Director of Planning and Development Services, titled "Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)." 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) and would have required an OCP amendment.

Council subsequently directed staff to work with the applicant on a revised application that did not require an OCP amendment. This corporate report provides a brief update outlining changes to the application, which now does not require an OCP amendment and will now proceed as a rezoning and major development permit application. Location and ortho photo maps of the subject property are attached as Appendix A. The corporate report from July 23, 2018 is attached as Appendix B, for LUPC's information.

## PAST PRACTICE / POLICY/LEGISLATION

## **OCP Land Use and Policy**

The OCP designation for the subject properties is 'East Side Large Lot Infill Area.' This land use generally allows multi-unit residential buildings with a density up to 1.5 FAR (gross floor area ratio), in three storey buildings. The properties adjacent to North Bluff Road could be developed as apartments or ground-oriented townhouses and the properties adjacent to Lee Street could be developed as ground-oriented townhouses.

Under the Housing chapter of the OCP, under policy 11.2.1.c, several areas in the City, including the subject properties on North Bluff Road, are identified as being eligible for additional density up to 2.5 FAR and a maximum height of up six storeys when developed as 'affordable rental housing developments.' Affordable rental developments require 30% of the units in the overall project to be rented at a rate affordable to low-to-moderate income households. As noted in the

Page 122 of 613

July 23, 2018 report, based on the 2018 criteria for 'low and moderate income limits' from BC Housing, an affordable rent for this proposal is \$1,400 base rent (exclusive of utilities and insurance, but including parking) for one-bedroom units and \$2,000 base rent for two-bedroom units as a maximum initial rent.

## **Zoning Bylaw**

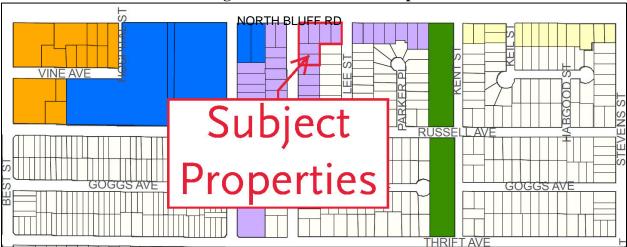
The properties are currently zoned 'RS-1 One Unit Residential' in the City's Zoning Bylaw, which allows single family homes with secondary suites, among other accessory uses.

## ANALYSIS

## Existing Land Use Context

The surrounding neighbourhood is generally comprised of low density, detached residential homes, with the exception of the 'Altus' sales centre on the west side of Maple Street. Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east.

Figure 1 below highlights the subject properties on the OCP land use designation map. Properties designated 'East Side Large Lot Infill Area' are coloured in purple, and the subject properties are outlined in red.



## Figure 1: OCP Land Use Map

Four of the six subject properties have frontage on North Bluff Road, which is a major arterial that is part of TransLink's Major Road Network (MRN) and has bus service and direct access to Highway 99.

## Rezoning and Development Permit Approvals Required

The properties are currently zoned 'RS-1 One Unit Residential in the City's Zoning Bylaw, which allows single family homes with secondary suites, among other accessory uses. The proposed project would require rezoning by Council to a Comprehensive Development (CD) zone to allow the proposed height and density parameters supported by OCP policy 11.2.1.c (up to 2.5 FAR and a maximum height of up six storeys when developed as 'affordable rental' housing developments). A major development permit for form and character, energy and water conservation and the reduction of greenhouse gases would also be required.

## Previous Proposal

The July 23, 2018 corporate report to the Land Use and Planning Committee included an overview of a new development application submitted by Bridgewater Development Corp on July 13, 2018. This application was for a proposed development with a total of 98 residential units, including 29 affordable rental apartment units and 55 strata apartment units in buildings up to six (6) storeys that front on North Bluff Road, and 14 three-storey townhouse units that front on Maple Street.

The proposed density for the apartment site exceeded the OCP maximum density by 0.26 FAR (2.76 FAR proposed; 2.5 FAR allowed) and the proposed density for the townhouse site exceeded the OCP maximum density by 0.04 FAR (1.54 FAR proposed; 1.5 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).

## **Revised** Proposal

Following Council's previous direction to work with staff on a revised application that did not require an OCP amendment, the applicant has submitted a new rezoning and Development Permit application on January 2, 2019. The new proposal does not exceed the maximum density allowed in the OCP and therefore does not require an amendment to the OCP. As the subject properties' current zoning is RS-1, and as noted above, an amendment to the zoning bylaw ('rezoning') would be required to allow the proposal, as well as a Development Permit to regulate the form and character of the development. Appendix C of the corporate report provides a table outlining the changes in development statistics from the original application to the revised application.

A site plan of the proposal is included below as Figure 2, with an enlarged version of the same site plan included as Appendix D to this corporate report.



## **Affordable Housing Component**

The applicant has proposed that the 25 apartment units in the building facing Lee Street be secured at "below market" rentals and operated by a non-profit housing society. This represents almost 34% of the total number of units on the apartment site and is more than minimum 30% of units required in order to access the bonus density and height permitted under OCP policy 11.2.1.c.

As noted in the July 23, 2018 corporate report, based on the 2018 criteria for 'low and moderate income limits' from BC Housing, an affordable rent for this proposal is \$1,400 base rent (exclusive of utilities and insurance, but including parking) for one-bedroom units and \$2,000 base rent for two-bedroom units. This would be the maximum initial rent required to qualify as affordable rental housing.

The final rental rates and other details surrounding the affordable rental units (including requiring that the market strata units would not be occupied until after the affordable rental building had received its occupancy permit) would be secured through a Housing Agreement Bylaw.

## **Next Steps**

Consistent with the process for a Zoning Bylaw amendment and Major Development Permit application (outlined in Schedules H and L of Planning Procedures Bylaw No. 2234), the following are the next steps for the application:

- 1. The applicant will install development notification signs on the property, and a public information meeting hosted by the applicant and attended by staff will be scheduled to allow residents an opportunity to provide early input on the proposal.
- 2. The application materials will be circulated to internal departments for comment, as well as to staff at the City of Surrey and the Surrey School District.
- 3. An Advisory Design Panel meeting will be held to receive advice and direction on the form and character of the proposed development.

A detailed corporate report for a future LUPC meeting to consider this application will be prepared upon completion of the technical and public review processes.

## **BUDGET IMPLICATIONS**

Further details regarding the Development Cost Charges associated with the project will be brought forward in the detailed corporate report noted above.

In accordance with Council Policy 511: 'Density Bonus/Amenity Contribution', a Community Amenity Contribution (CAC) would be required, and Council may consider reducing the amenity contribution target based on the provision of affordable rental housing.

Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floorspace, and up to a waiver of 100% of amenity contribution for affordable rental floorspace (where at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for low and moderate income households). Almost 34% of the total units in the apartment component of this application are being proposed as "below market" rentals, to be operated by a non-profit housing society.

## **CONCLUSION**

As a follow-up to a previous OCP amendment application information corporate report, the applicant has revised the density of the proposal to below the maximum 2.5 gross floor area ratio (FAR) for the affordable rental apartment side and 1.5 FAR for the townhouse site, consistent with the OCP. The applications no longer require an OCP amendment. This report is provided to Council for information regarding the revised proposal, which includes a zoning bylaw amendment and Major Development Permit application. A detailed corporate report regarding this application will be provided to LUPC for consideration upon completion of the technical and public review processes.

Respectfully submitted,

Carl Johannsen, MCIP, RPP Director of Planning and Development Services

## **Comments from the Chief Administrative Officer:**

This corporate report is provided for information.

Botton

Dan Bottrill Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps
Appendix B: Corporate Report dated July 23, 2018 titled "Initial OCP Amendment Application Report – North Bluff / Maple Street to Lee Street (18-011 OCP)"
Appendix C: Comparison of Original Development Proposal Statistics with Revised Proposal Appendix D: Renderings and Landscape Site Plan

## APPENDIX D

## Comparison of New Revised Proposal with 1<sup>st</sup> and 2<sup>nd</sup> Development Proposal Statistics

	New Proposal	2 <sup>nd</sup> Proposal	1 <sup>st</sup> Proposal
Number of Units	74 (25 below market	74 (25 below market	84 (29 below
	rental, 49 strata)	rental, 49 strata)	market rental, 55
			strata)
Gross Floor Area	7,116.5 m <sup>2</sup> (76,601 ft <sup>2</sup> )	$7,125.4 \text{ m}^2 (76,697 \text{ ft}^2)$	7,887 m <sup>2</sup> (84,897
			$ft^2$ )
Floor Area Ratio	2.496	2.5	2.76
(Gross)			
Lot Coverage	51.4%	51%	52.9%
Height	Six storeys (~18 m)	Six storeys (~18 m)	Six storeys (~18 m)
(to top of roof)			
Parking Spaces	76	99	112

## **Table 1: Apartment Site**

## Table 2: Townhouse Site

	New Proposal	2 <sup>nd</sup> Proposal	1 <sup>st</sup> Proposal
Number of Units	14	14	14
Gross Floor Area	2,044.2 m <sup>2</sup> (22,004	2,174.3 m <sup>2</sup> (23,404	2,236.2 m <sup>2</sup> (24,070
	ft <sup>2</sup> )	$ft^2$ )	$ft^2$ )
Floor Area Ratio	1.41	1.5	1.54
(Gross)			
Lot Coverage	53.7%	53%	53%
Height (to top of roof)	Three storeys (~12	Three storeys (~12	Three storeys (~12
	metres)	metres)	metres)
Parking Spaces	28	14	14

## APPENDIX E

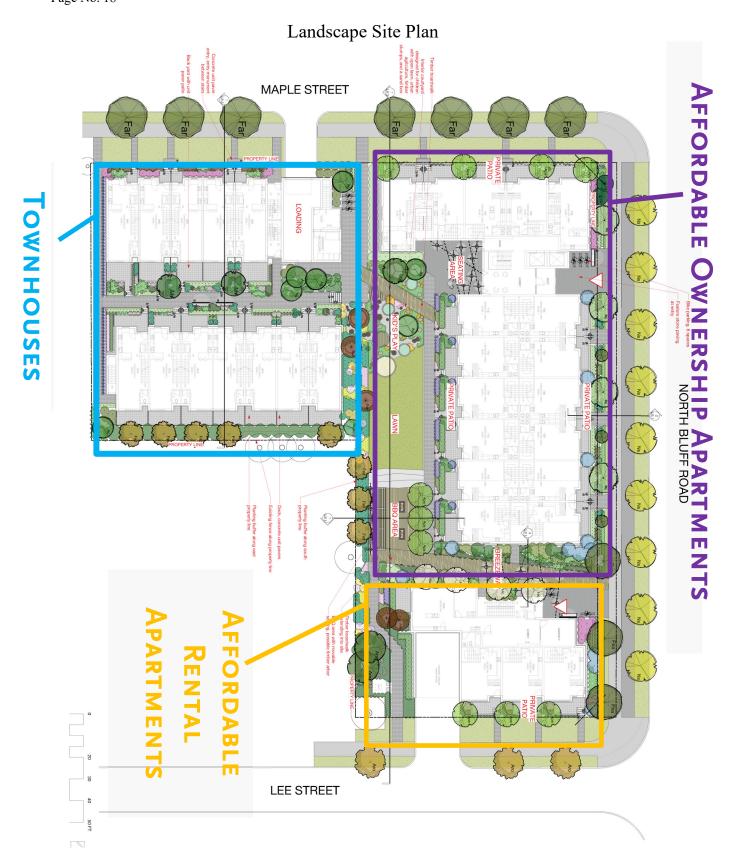
## **Renderings and Landscape Site Plan**

## View Southwest from North Bluff and Lee (Sunset)





View Southeast from North Bluff and Maple (Night)



## APPENDIX F

## Memorandum of Understanding DRAFT



## AFFORDABLE HOME OWNERSHIP PROGRAM MASTER PARTNERING MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is dated for reference: December 3, 2019

BETWEEN

## CITY OF WHITE ROCK

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

(the "City")

AND

#### BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Suite #1701 - 4555 Kingsway, Burnaby, British Columbia V5H 4V8

("BC Housing")

Regarding the development of Affordable Home Ownership Program Units in the City of White Rock

#### **PART 1 – INTRODUCTION**

This Memorandum of Understanding ("**MOU**") sets out the intent of the proposed partnership between BC Housing and the City for the development of new affordable home ownership projects within the City. The MOU applies only to projects ("**Developments**") that are approved for the Affordable Home Ownership Program (the "**Program**") by the City and BC Housing and for which they enter into a Project Partnering Agreement with the owner of that Development.

The purpose of this MOU is to set out the desired basic business terms and conditions upon which BC Housing and the City intend to proceed with discussions and negotiations for the approval and construction of the Developments.

This MOU is a non-binding statement of the parties' mutual understanding of the collaboration framework. No legally enforceable rights or obligations will be created by or arise from this MOU in respect of either party.

The City acknowledges that any other agreements arising from, or contemplated under this MOU and all rights and obligations of BC Housing will be subject to approvals by BC Housing's Executive Committee and Board of Commissioners as required

BC Housing acknowledges that any other agreements arising from, or contemplated under this MOU and all rights and obligations of the City will be subject to approvals by the City's authorities having jurisdiction or City Council as required.

Both Parties acknowledge that any other MOUs or Agreements arising from or contemplated under this MOU remain subject to BC Housing and City Council approval and such approval remains at the discretion of each Party.

#### PART 2 – GOALS

This MOU recognizes the parties shared goal of developing new affordable housing for sale to middle income households as a partnership between BC Housing, private sector developers<sup>1</sup> and the City. Affordability will be achieved through contributions from developers, the City and BC Housing, which contributions will be secured over the long-term, as described below.

The specific goals intended to be met through this arrangement are:

- The creation of new home ownership homes ("AHOP Homes") within the City that are
  affordable for middle income households<sup>2</sup> in the City. AHOP Homes may exist in
  Developments where only a portion of the units are allocated under the Program and the
  remaining units are not subject to the Program terms.
- Affordability will be achieved through partnerships with developers who will benefit from lowcost interim construction financing from BC Housing and increased density or other considerations and/or contributions from the City.
- In addition to the creation of AHOP Homes, the City will benefit through BC Housing's repayment of the City's contributions for use for future affordable housing purposes.

#### PART 3 – OUTLINE OF THE AFFORDABLE HOME OWNERSHIP PROGRAM

The Developments will be constructed by developers and the approved number of AHOP Homes will be made available for sale to middle income households who meet Program eligibility requirements, as described in the Program framework ("**Eligible Purchasers**"). Initial sale of all AHOP Homes in the Developments will be limited to Eligible Purchasers.

<sup>&</sup>lt;sup>1</sup> Developers may be for-profit or non-profit entities.

<sup>&</sup>lt;sup>2</sup> As defined in the Affordable Home Ownership Program Framework.

The intent of the Program is that AHOP Homes will be sold to Eligible Purchasers at fair market value, with a pre-determined portion of the purchase price secured by a registered mortgage facilitated by BC Housing (the "**AHOP Mortgage**").

AHOP Mortgages will be interest and payment free for up to 25 years, effectively increasing the affordability for purchasers while securing the contributions made by the City and BC Housing in affordable housing for the long-term. AHOP Mortgages are due and payable upon the earlier occurrence of the date the AHOP Home is sold, the maturity of the 25-year mortgage amortization period or any breach of the AHOP Mortgage terms, including failure to maintain the AHOP Home as the primary residence for the first five years.

Owners of an AHOP Home with an AHOP Mortgage will be required to repay the principal amount of the AHOP Mortgage plus (or minus) the agreed upon proportionate share of any increase (or decrease) in the value of the AHOP Home.

#### **PART 4 – ROLES AND RESPONSIBILITIES**

Subject to final agreement and approvals, the City desires to further the objectives of the Program by:

- Contributing to the affordability of each Development through the provision of favourable zoning, bonus density, parking and/or other incentives or relaxations, and/or expedited approvals.
- It is the City's sole discretion to approve all, some or none of above noted considerations, or to reject a Development.
- Creating a separate reserve fund for the deposit and expenditure of AHOP mortgage proceeds transferred to the City, as applicable.

# Subject to final agreement and approvals, BC Housing desires to further the objectives of the Program by:

- Negotiating terms of a Project Partnering Agreement with the Developer for each Development and securing the affordability of AHOP Homes and their availability to Eligible Purchasers through s.219 Covenants and other security documents as may be required;
- Providing interim construction financing at favourable rates for up to 100% of the capital cost of the Development;
- Reviewing and approving all AHOP Home sales to ensure AHOP Homes are sold to Eligible Purchasers and subject to the restrictions confirmed in the AHOP Mortgage or s. 219 Covenants;
- Granting AHOP Mortgages on the completion of the purchase of an AHOP Home, and managing all aspects of the AHOP Mortgage throughout the AHOP Mortgage term, including monitoring, enforcement and collection of the amounts secured by the AHOP Mortgage when they come due; and
- Release of AHOP Mortgage proceeds to the City for investment in the mutually agreed fund, designated for affordable housing.

#### **PART 5 – INVESTMENT OF AHOP MORTGAGE PROCEEDS**

BC Housing will collect the AHOP Mortgage proceeds when due<sup>3</sup> and hold them in trust for the City. Once each year, BC Housing will transfer AHOP Mortgage proceeds received from Eligible Purchasers, less 2% for administration costs, to a fund managed by the City. BC Housing and the City shall mutually agree in advance regarding the fund designated for the investment of AHOP Mortgage proceeds and the permitted use and objectives associated with the designated fund.

<sup>3</sup> Upon sale, proceeds may be applied to an AHOP Mortgage for a subsequent eligible purchaser of the same unit, in order to extend affordability.

The City will use all AHOP Mortgage proceeds received from BC Housing for affordable housing projects within the City in accordance with the provision of affordable housing and the mutually agreed objectives of the designated fund.

BC Housing and the City agree to work together in supporting the development of new affordable housing projects which receive funding from the designated fund. The City and BC Housing will jointly approve any new projects receiving this funding which approval may require the additional approval of White Rock City Council and BC Housing's Executive Committee.

#### PART 6 – MUNICIPAL APPROVALS

All municipal approvals for Developments are subject to City approval and the provision of such approval is at the absolute discretion of the City.

#### **PART 7 – PUBLIC CONSULTATION**

Public consultation will occur for the Developments consistent with the City's established policies and practices and statutory obligations in relation to applications for rezoning and development approval. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve the cost savings anticipated by the Program. BC Housing will participate in the public consultation as it pertains to explaining the AHOP Program Framework and project partner agreements for each Development.

#### **PART 8 – COMMUNICATION**

BC Housing and the City will jointly agree on all major communications activities and materials relating to the subject matter of this MOU and any Developments resulting from it.

#### CITY OF WHITE ROCK

Per its authorized signatories

Signature	Date Signed
Print Name and Title	
Signature	Date Signed
Print Name and Title	
BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION	
Per its authorized signatories	
Signature	Date Signed
Print Name and Title	
Signature	Date Signed
	Date eigned

Print Name and Title

## **APPENDIX G**

## Letter from BC Housing indicating support dated November 12, 2019



Home Office 1701 – 4555 Kingsway Burnaby, BC V5H 4V8

> Tel 604-439-4109 Fax 604-433-5915

November 12, 2019

City of White Rock 15322 Buena Vista Ave White Rock, BC V4B 1Y6

Attn: Carl Isaak, Director of Planning and Development Services <u>Re: 15654-74 North Bluff Road & 1593 Lee St, White Rock</u>

Dear Mr Carl Isaak,

The HousingHub, a newly established division of BC Housing, was created to fulfil a new mandate – to supply housing for the middle-income household. As part of this initiative, the HousingHub seeks to utilize partnerships with the development community and Developers to create projects that serve the needs of the middle-income households in communities across our province. In particular, the HousingHub's Affordable Home Ownership Program aims to increase the supply and range of affordable housing options in the independent range of the Housing Continuum.

In mid 2019, Bridgewater Development Corp and 1100 West Capital Partners approached the HousingHub to explore the opportunity to develop 15654-74 North Bluff Road & 1593 Lee St, White Rock with a partnership. The development would create approximately 88 apartment, condo and townhome units within two buildings on the site and would have a positive impact in the community for a new supply option for rental and affordable ownership housing. After careful analyses and review of the opportunity, we found that the development meets the overall program intent, goal, principles, target population and core elements of the HousingHub.

We understand that the affordable home ownership aspect of the project will not be possible without partnership with City of White Rock and their acceptance of concessions and look to the City to provide direction and clarity on the process over the next few months given the costly nature of holding land.

This letter confirms that the HousingHub is interested in participating in the proposed affordable ownership-based housing at the addresses listed above with Bridgewater and 1100 West Capital Partners. However BC Housing's final participation is contingent on the final negotiated business deal for the inclusion of affordable home ownership on being approved by our Executive Committee. The development dually accomplishes objectives set by Bridgewater and 1100 West Capital Partners and the HousingHub while more importantly, benefiting future residents with the creation of new ownership units.

We value this potential partnership and see this as a positive response in alleviating the pressures faced in the neighbourhood with respect to affordable housing and additional supply for middle income households in White Rock.

Yours truly,

Raymond Kwong ( Provincial Director, HousingHub

British Columbia Housing Management Commission

Page 138 of 613

LU & P AGENDA PAGE 53

## APPENDIX H

**Provincial Rental Supply Program Framework** 

# **Provincial Rental Supply**



BUILDING PARTNERSHIPS. BUILDING HOMES.

## **PROGRAM FRAMEWORK**

May 2018





Page 140 of 613

LU & P AGENDA PAGE 55

## INTRODUCTION

In 2018, the Province of British Columbia announced the creation of the HousingHub, through which BC Housing partners with non-profit and for-profit sectors, faith groups, and other levels of government to identify and advance innovative approaches to locate, use, or repurpose land in communities where affordability is an issue.

The Provincial Rental Supply program is delivered by BC Housing through the HousingHub, with an aim to increase the supply of affordable housing for middle-income households across British Columbia. Units will typically be situated toward the independent range of the Housing Continuum. Increasing the supply and range of affordable housing options can promote self-sufficiency and help households move along the Housing Continuum (Figure 1).

Developments must be able to operate without any ongoing operating subsidies or other funding from BC Housing. Where projects involve supports or services to residents, additional funding from other project partners will be necessary.

This program framework outlines the overall program intent, goal, principles, target populations, core elements, standards and guidelines, monitoring and reporting requirements, and defines the roles and responsibilities of project partners in the delivery and management of the Provincial Rental Supply program.

#### Figure 1: Housing Continuum



## PRINCIPLES

The following principles guide how BC Housing implements and administers the Provincial Rental Supply program, and our relationship with partners and government.

- 1. Affordable housing is established in communities where there is demonstrated need
- 2. Sustainability
  - a) Developments will be financially sustainable without additional financial assistance from BC Housing.
  - b) BC Housing considers environmentally sustainable practices a priority and encourages commitments to this end.
- 3. Consistency with regional and community priorities and plans
  - a) Community and local/regional government support for the project should be evident.
  - b) Projects should be consistent with any Official Community Plans and strategies.
- 4. Project partners are expected to maximize their equity contribution to projects

#### 5. Transparent and accountable operations

- a) BC Housing will employ fair and consistent processes when evaluating and selecting projects.
- b) Project partners will maintain reliable and consistent records and fulfil reporting obligations to BC Housing.

## PROGRAM PURPOSE

**Goal:** Increase the supply and range of affordable and appropriate rental housing options for middleincome households across British Columbia.

**Objective:** Create affordable rental housing in communities with housing need across British Columbia.

#### **Outputs:**

- 1. Interim construction financing for eligible project partners.
- 2. Take-out financing for eligible non-profit project partners.
- 3. New affordable rental units created in communities with housing need.

#### Outcomes:

- 1. More middle-income households living in affordable, appropriate housing.
- 2. Affordable housing is operated successfully over the expected life of the developments without operating subsidies or supplemental funding from BC Housing.

#### Indicators:

1. Number of new units created for eligible households.

## FUNDING

#### Partner Contributions

Partnerships are an essential component of the Provincial Rental Supply program. BC Housing will partner with non-profits and private developers, faith groups, property owners, and federal and local governments, to locate, use, develop or redevelop land in communities where affordability is an issue. Partner contributions may include capital funding, land or other equity contributions.

## Financing<sup>1</sup>

BC Housing may provide interim construction financing for the development of affordable housing, including new construction, acquisitions and redevelopments. Interim financing may be approved up to 100% of the cost to complete the project.

BC Housing may also help eligible non-profit housing partners obtain take-out financing. BC Housing will make arrangements with NHA approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have Canada Mortgage and Housing Corporation (CMHC) loan insurance.

BC Housing will typically require the following security registered on title:

• Execution and registration of BC Housing's standard mortgage security package, and

<sup>1</sup> Financing is subject to BC Housing's Lending Criteria.

• A Section 219 restrictive covenant.

Security considerations will vary from project to project and will include a long-term operating agreement if CMHC-insured take-out financing is provided.

## **PROJECT ELIGIBILITY**

BC Housing will consider proposals for funding through an open proposal call for submissions. The evaluation of submissions will be based on proponent and project eligibility, need and demand, lending criteria and available financing. The following minimum eligibility requirements must be met<sup>2</sup>:

- 1. The site must be suitable for affordable housing.
- 2. Housing must be for middle-income households. The project partner must own and control a mortgageable interest in the property.
- 3. The project partner will demonstrate present and future need and demand for affordable rental housing in the target community. Project partners should refer to the Need and Demand Study Document template for the recommended approach (see <a href="https://www.bchousing.org/publications/housing-need-demand-template.pdf">https://www.bchousing.org/publications/housing-need-demand-template.pdf</a>).
- 4. The project partner must present a clear business case for the project, including demonstrated ability to maintain affordable rents over time, and demonstration that developments will be sustainable without operating subsidies or grants for capital repairs/replacements from BC Housing.
- 5. Project partners are encouraged to bring equity to the project such as cash, grants, municipal concessions or land.

While all project partners must meet the minimum eligibility requirements, BC Housing may apply additional criteria or prioritize projects based on available equity contributions, financing and other determining factors as indicated below:

- Greater need and demand/community impact
- Greater affordability
- Municipal and community support
- Larger equity contribution
- Geographic location

## **KEY PROGRAM ELEMENTS**

## **Tenant Eligibility**

The program targets middle-income households, with income thresholds for eligibility as follows:

- Units with two or more bedrooms: Middle-income households are those whose gross household income does not exceed the 75<sup>th</sup> income percentile for families with children, as determined by BC Housing from time to time.<sup>3</sup>
- Units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75<sup>th</sup> income percentile for families without children, as determined by BC Housing from time to time.<sup>4</sup>

<sup>&</sup>lt;sup>2</sup> BC Housing may require additional guarantees or security in certain cases as it deems appropriate.

<sup>&</sup>lt;sup>3</sup> BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File – Custom Tabulation British Columbian Couple Families (With Children).* 

<sup>&</sup>lt;sup>4</sup> BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File – Custom Tabulation British Columbian Couple Families (Without Children).* 

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit.

#### Rents

Rents must be affordable for eligible tenants, as determined by BC Housing<sup>5</sup>, and remain affordable for a minimum period of ten (10) years<sup>6</sup>.

The rent structure will vary depending on the characteristics of the particular project, the tenant population served, and whether or not funding from other partners is layered into the project.

All units in the development must be rented at or below market, and at rents affordable for eligible households considering the location and average household income for the area.

#### **Design Guidelines**

Projects are encouraged to meet or exceed the BC Housing Design and Construction Guidelines (https://www.bchousing.org/partner-services/asset-management-redevelopment/construction-standards). Provincially funded units must meet high standards of environmental sustainability, including low greenhouse (GHG) emissions. Certifications may include LEED, R2000, Passive House, BC Energy Step Code or other equivalent.

## **ROLES AND RESPONSIBILITIES**

## **BC Housing**

- Evaluating project proposals.
- Facilitating financing.
- Providing technical assistance and advice.
- Monitoring and evaluating the success of the program.

#### **Project Partners**

- Coordinating the design and construction of developments.
- Day to day operations and management of the housing, including the provision of property management services.
- Identification and selection of tenants, including verification of their income.
- Periodic reporting to BC Housing.
- Ensuring the financial viability and long term operating success of the housing.

## MONITORING AND REPORTING

Monitoring ensures program compliance and minimizes risk to all stakeholders: residents, project partners and BC Housing.

BC Housing's main interests are:

- Targeted households are being housed.
- Affordable rents are maintained.

<sup>&</sup>lt;sup>5</sup> Housing is considered affordable for a household when 30% or less of the household's gross income goes towards paying for housing.

<sup>&</sup>lt;sup>6</sup> Longer-term affordability requirements and operating agreements will apply in the event of take-out financing.

- Construction standards and value for money are met.
- Developments are financially viable with no operating subsidies from BC Housing.
- Buildings are maintained to an appropriate standard for their expected lifespan.
- Project partners meet legal and contractual obligations.

From time to time, the project partner is required to submit a report, using a template provided by BC Housing, addressing key requirements such as:

- Current financial statements.
- Current rent levels.
- Household incomes at move-in.

An on-site visit by BC Housing staff may occur from time to time, particularly where operational or financial issues arise.

### SIGN-OFF

The Program Framework requires final sign-off by the Vice-President Development and Asset Strategies, and the Vice-President Corporate Services and Chief Financial Officer.

Vice President Development and Asset Strategies

Vice President Corporate Services and Chief Financial Officer

'Beachway' Application Update – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) Page No. 22

### APPENDIX I

**CTS Technical Memorandum dated November 8, 2019** 

### **TECHNICAL MEMORANDUM**

TO:	Raghbir Gurm, 1168620 BC Limited
FROM:	Gary Vlieg, P.Eng., Creative Transportation Solutions Ltd. (CTS)
DATE:	08 November 2019
RE:	Beachway I – Parking Assessment
FILE NO:	5935-01

CTS was retained to conduct a parking assessment regarding the development of a multi-family development at on North Bluff Road between Maple Street and Lee Street, in the City of White Rock, BC.

The primary objectives of this study were as follows:

- To conduct a parking assessment of the proposed multi-family development of Beachway I, in the City of White Rock;
- To document the analysis in a memo that meets the requirements of the City of White Rock

This report documents our analyses and findings.

### 1.0 BACKGROUND

1.1 Proposed Development

It is being proposed to build a multifamily development at the following addresses in the City of White Rock, BC.

- 15654 North Bluff Road
- 15664 North Bluff Road
- 15674 North Bluff Road
- 1593 Lee Street
- 1580 Maple Street
- 1570 Maple Street

The current zoning is RS-1 (One Unit Residential Zone) and the site is located in the east side large-lot infill redevelopment area (Please see **FIGURE 1**). The development area is noted in the City of White Rock OCP as an area for potential affordable market housing.

A section of the property is noted as suitable for Small Lot & Street-Front Townhouse, and the remaining section is noted as suitable for Multi-Unit Residential (Low Density).

### FIGURE 1 SITE CONTEXT



The residential development is proposed to be rezoned as a comprehensive development and will have 14 market townhouse units and 49 affordable ownership apartment units, and 25 affordable rental apartment units, for a total of 88 dwelling units.

Of the apartment units, 100% will be affordable housing units through a developer partnership with BC Housing.

Only one vehicle access is proposed, which will provide entry to one level of underground parking. This access will be provided off of Lee Street and is referenced from architectural drawings provided in **APPENDIX A**.

### 1.2 City of White Rock Official Community Plan

The Imagine White Rock 2045 - Official Community Plan is a document that describes the vision of the City and provides policy framework to achieve it. It includes policies on items such as housing, infrastructure, and transportation, and also provides future land uses and development potential

Part of the City of White Rock's goals is to provide complete communities, which is a community where residents have convenient access to all of their needs.

Part of the strategy for providing complete communities, is encouraging the development of new affordable and market rental housing in transit-accessible locations.



Specifically, Objective 11.2 of the Official Community Plan, notes that new non-market housing be supported by reviewing parking requirements for relaxation, when they are within walking distance of frequent transit service and/or commercial areas. As previously noted, 100% of the proposed apartment units for the proposed development will be affordable units.

This site is specifically noted in the OCP as a potential location for affordable rental housing.

### 2.0 EXISTING CONDITIONS

### 2.1 Existing Road Network

### North Bluff Road / 16th Avenue

- East-west arterial
- Centerline forms the municipal boundary between City of White Rock and City of Surrey.
- Four lanes.
- Truck Route.
  - No Stopping on north side. 'Permit Parking Only' on south side
- Concrete curb and gutter along both sides of the road.
- Street lighting.

### Russell Avenue

- East / west primary collector
- Two lanes two through lanes with two parking lanes.
- 'Permit parking Only' on both sides
- Concrete curb and gutter along both sides of the road.
- Street lighting.

### Lee Street

- North / south neighborhood local road.
- Two lanes.
- Permit parking Only' on both sides
- No curb or gutter.
- Street Lighting.

### Maple Street

- North / south neighborhood local road.
- Two lanes.
- 'Permit parking Only' on both sides
- No curb or gutter.
- Street Lighting.



### 2.2 Alternative Transportation Infrastructure

The proposed development has good connectivity to transit, as well as cycling and pedestrian infrastructure. A summary of these alternative modes of travel is provided:

### Transit Network

The proposed development is well connected to transit with several options for regular busses and community shuttles. The site is serviced by the following routes on North Bluff Road:

- Route #375 White Rock South Guildford During peak travel times, this bus operates at half hour intervals. The bus stop is on North Bluff Road.
- Route #321 Surrey Central Station Newton Exchange/White Rock Centre/White Rock South – During peak travel times, this bus operates at fifteen-minute intervals. The bus stop is on North Bluff Road.

The following route is serviced on Russell Avenue to the south,

• Route #361 White Rock Centre - Ocean Park - During weekday peak travel times, this bus operates at half hour intervals. On the weekend peak travel times, this bus operates at one-hour intervals. The bus stop is on Thrift Avenue.

The above bus routes can be used to connect to the nearby Frequent Transit Network at White Rock Centre, which provides connections to Surrey, Richmond, and Langley. Routes along the Frequent Transit Network have headway times of 15 minutes or better during the peak periods.

The following routes are accessible just west of Finlay Street on either North Bluff Road or Russell Avenue. These bus stops are located adjacent to the Peach Arch Hospital, which is within a 5-minute walking distance of the proposed development.

- Route #360 Ocean Park Peace Arch Hospital During weekday peak travel times, this bus operates in half hour intervals. On the weekend peak travel times, this bus operates in one-hour intervals. Bus Stop is on Thrift Avenue, west of Finlay Street.
- Route #363 South Point Peace Arch Hospital During peak travel times, this bus operates in half hour intervals. Bus Stop is on Thrift Avenue, west of Finlay Street.

Bus stop locations are illustrated in FIGURE 2.

### Bicycle Network

According to the City of White Rock Strategic Transportation Plan:

- North Bluff Road is proposed in the future to be designated as a bicycle route;
- Finlay Street is currently designated as a shared use lane; and
- Thrift Avenue is currently designated as a shared use lane.



The proposed development will provide 90 Class I and 18 Class II bicycle parking spaces, which will help to facilitate this mode of travel for residents and visitors.

The bicycle routes within the study area are illustrated in **FIGURE 2** 

### Pedestrian Network

It is noted in the *City of White Rock Strategic Transportation Plan*, that walking in the City is the most popular form of transportation aside from the use of motor vehicles. This is attributed to the dense and walkable built form within the City. With the City of White Rock Town Centre and Semiahmoo Town Centre being located within a 12-minute walk of the proposed development, there is significant opportunity for residents to take advantage of the pedestrian infrastructure that is offered.

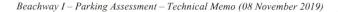
As noted previously in **FIGURE 1**, the Semiahmoo Shopping Centre is within a 10 - 15 minute walking distance from the proposed development. Also, within a 12-minute walking distance is the City of White Rock Town Centre, which includes a connection to the Frequent Transit Network along  $152^{nd}$  Street. The nearby bus stops are located within a 5-minute walking distance of the proposed development.

Other nearby destinations of note include the Peach Arch Hospital, Earl Marriott Secondary School, Peach Arch Elementary School, and the Kent Street Activity Centre in Maccaud Park which is home to the Kent Street Seniors Activity groups.

The study area is well connected with sidewalks. All arterial and collector roads have a sidewalk on at least one side. Some local roads also have sidewalks on one side. Currently, there are no sidewalks on Maple Street or Lee Street.

The proposed development will be including enhanced sidewalks on the frontage and also a greenway through the property.

The existing sidewalks are illustrated in FIGURE 2.





Page 151 of 613

Page 6



FIGURE 2 ALTERNATIVE MODES OF TRAVEL

In consideration of the intended land use and the available nearby amenities and infrastructure to encourage alternative modes of travel, it is expected that there will be a good utilization of alternative modes of travel, particularly walking.

### 3.0 PARKING ANALYSIS

### 3.1 Parking Requirements

The required parking spaces are summarized in **TABLE 1** with reference to the *City of White Rock Zoning Bylaw Section 4: General Provisions & Regulations*. The unit descriptions and numbers are based on information provided on architectural drawings.



Page 152 of 613

### Page 7

TABLE 1
REQUIREMENTS AS PER CITY OF WHITE ROCK ZONING BYLAW

Land Use Description	Land Use Bylaw Classification	Required Parking Rate	# of Units	Parking Stalls Required
Townhouse	Townhouse	2 per Dwelling Unit	14	28
Anartmont	Apartment	1.2 per Dwelling Unit	74	89
Apartment	Visitor Parking	0.3 Per Dwelling Unit	74	22
Total			88.0	139
Small Car Stalls	ls Maximum of 40% of Total Required Parking		56	
Handicapped Stalls	3 Required for Total Required Spaces Between 126-200			3
Class I Bicycle Parking	1 space per dwelling unit			88
Class II Bicycle Parking 0.2 spaces per dwelling unit			18	

The total required quantity of vehicle parking for the development is 139 spaces. The proposed development is planned to provide a total of 104 vehicle parking spaces. A parking variance of 25% or 35 parking spaces is requested.

A total of 41 of the vehicle parking stalls will be noted as "Small Car" and 3 of the vehicle parking stalls will be noted as handicapped stalls. The restrictions and requirements for small car and handicapped stalls are satisfied.

The required bicycle parking is noted as 1 Class I bicycle parking space per unit, and 0.2 Class II bicycle parking spaces per unit. The proposed development will be meeting this requirement by providing a total of 90 Class I and 18 Class II bicycle parking spaces.

### 3.2 Average Parking Demand

In order to consider the peak parking demand of the proposed development, the Institute of Transportation Engineers (ITE) Parking Generation Manual 5<sup>th</sup> Edition is referenced.

The parking generation manual contains observed data for common land uses, along with an average peak parking demand based on variables such as gross floor area, number of dwelling units, or number of bedrooms.

Land Use Code 221 – Multi-family Housing (Mid-Rise), provides data that represents multifamily developments, that include apartments, townhouses, and condominiums located within the same building, and are between three and ten levels (floor). This land use describes the proposed three floor townhouse building. This can also be used to describe the six-floor affordable ownership apartment building. Although it does not explicitly consider the affordability of the housing in its data analysis.

Land Use Code 223 – Affordable Housing, provides data that represents all kinds of multifamily housing that is rented at below market rate. The land use best describes the proposed six floor affordable rental apartment building.

For our parking demand analysis, only data in the general urban/sub-urban scenario was considered, and data according to the number of dwelling units.



General urban/sub-urban areas are associated with almost homogenous vehicle centered access. Although the proposed development is located in an area with good alternative transportation infrastructure, this setting is applied as it is more applicable than other settings, and will provide a conservative analysis.

**TABLE 2** summarizes the average peak parking demand for each of the two considered land uses. It is noted that for both of these land uses, the peak period is between 10:00 PM and 5:00 AM, for a weekday.

Land Use Description	Setting/Location	Period	Average Peak Period Parking Demand	Applicable To:	Number of Units	Average Peak Parking Demand
Land Use: 222 Multi Family (Mid-Rise)	General Urban/Suburban	Weekday	1.31 Per Dwelling Unit	Townhome Units, Affordable Ownership Units	63	82.5
Land Use: 223 Affordable Housing (Income Limits)	General Urban/Suburban	Weekday	0.99 Per Dwelling Unit	Affordable Rental Units	25	24.8
				Total	88	107

### TABLE 2 FORECASTED AVERAGE PEAK PARKING DEMAND

It is noted that the average peak parking demand expected for mid-rise land uses is 1.31 parked vehicles per dwelling unit, and for affordable housing is 0.99 parked vehicles per dwelling unit.

The dataset suggests that the expecting average peak parking demand will be lower than the prescribed parking requirements set in the City of White Rock Zoning bylaw, which prescribes 2.0 parking stalls per townhouse, and a combined 1.5 stalls per apartment unit. The average parking demand rates range from 13%-35% lower than the required parking rates, using the assumption of a general urban/suburban setting.

If the average peak parking demand rate is applied to the proposed development, the average peak parking demand is forecasted to be approximately 107 parked vehicles. This does not consider site specific conditions that may reduce parking demand, such local data trends, requirements for non-market rental, available alternative modes of transportation, or transportation demand management measures.

### 3.3 Parking Supply in Metro Vancouver

Data collected as part of the 2018 Regional Parking Study, is also considered for its representation of local data. The key findings of this report emphasize that generally within the metro Vancouver area, parking is typically oversupplied for strata sites in the range of 32 percent to 58 percent. For rental sites, the oversupply of parking ranges from 24 percent to 44 percent.



This study also provides some data specifically for non-market (affordable) rental units in the region. Data is observed at one site showing that for non-market rental units, a parking demand of 0.14 vehicles per dwelling unit was observed via a parkade facility survey. A household questionnaire style survey was conducted that received 28 responses for non-market rental units, which determined the number of parked vehicles per dwelling unit to be 0.43. Although these sample sizes are low, they are consistent with the expectation for affordable rental units to generally have significantly less parking demand.

### 3.4 Alternative Modes of Transportation

### Walking

The proposed development will benefit significantly from its convenient location. As previously noted, the proposed development site is well positioned within the community, with good connections to transit, nearby town centres, schools, activity, parks, and the Peace Arch Hospital.

The area is intended to become a complete community, and the City of White Rock already encourages walking as a mode of travel, due to its high density and built form.

It is intended that priority for tenants of this development be given to people who work locally. There are many types of employment opportunities accessible by walking, with the hospital nearby, and with the White Rock Town Centre, and Semiahmoo Town Centres nearby by that are undergoing development.

It is expected and encouraged that many users of this development, will be able to utilize the well-connected pedestrian network for their travel and leisure needs.

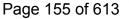
### Transit

As previously noted, the frequent transit network is within a 10-12-minute walk of the proposed development. This provides several connections throughout Metro Vancouver.

Within the local context, the North Bluff corridor provides transit in 15-30-minute intervals, with access just a couple minutes' walk away. Options for transit are available both on North Bluff Road, and also south on Russell Avenue. These transit options also provide a connection to the White Rock Town Centre where transit users may access the frequent transit network.

Residents who will commute to work outside of the local proximity have a reasonable alternative transportation option through the available transit.





### 3.5 Transportation Demand Management Measures

As mentioned above, the proposed development is surrounded by opportunities for alternative modes of transportation via the existing transportation infrastructure.

To further enhance the utilization of this infrastructure and promote alternative transportation in general, the developer will be providing a number of transportation demand management initiatives, which are intended to mitigate both the vehicle traffic generated and vehicle parking demand.

### Public Transit

For each of the twenty-five (25) units within the affordable rental building, the developer will be providing transit credit, up to the value of a 2-zone monthly transit pass. This will be provided as recommended, for a minimum of period of 2 years. This initiative will encourage residents to make public transit their preferred mode of transport.

Residents who are already inclined to use public transportation will find this development even more desirable.

It is recommended to provide the public transit credit in the form of reimbursement for the purchase of Compass products. Funds for this program shall be appropriately managed by the building management, and any unclaimed credit should continue to be made available for residents of the affordable rental building until depleted. The availability of public transit credits should be made clear with appropriate marketing.

### Car Sharing

For exclusive use of the forty-nine (49) units within the affordable ownership building, the developer will provide and maintain six (6) car share vehicles. The intent of these vehicles is for them to be used by residents as needed, for two-way vehicle trips.

By having this option available within the development residents who only occasionally need a vehicle, will have a reliable alternative to vehicle ownership.

This is ideal for residents who will be using transit or walking for their daily commute, but may need a vehicle for errands or leisure purposes. This allows for some of the convenience of owning a vehicle, but without the cost of maintaining a vehicle all year round.

The provision of car share within the building should be made clear with appropriate marketing to prospective residents, in search of users that will most benefit from this amenity.

The usage of these transportation demand management measures is recommended to be monitored to ensure that the intended benefits are being realized and to determine their local effectiveness. It is in the interest of the developer and the City, to ensure that these provided features are being utilized and make the appropriate adjustments when necessary.



### 3.6 Cost Feasibility

With the provision of affordable housing, the costs of the development are an important consideration. For the success of the project, it must be beneficial for all parties and stakeholders involved

The availability of varying types of housing will be an asset for the community by being able to provide options for all types of individuals and families. It is clear in the City's vision, to encourage these types of developments in order to create a complete community.

Currently, additional parking stalls can only be achieved with the development of a second level of parking. Although the requested variance is 25%, 139 parking stalls to 104 parking stalls, based on information provided by the developer, the cost to provide the parking will more than double. The average cost for each stall with one level of parking is \$30,000 per stall, and becomes \$62,000 per stall when a second level is considered,

In the scenario of providing 100% affordable housing in the apartment buildings, the creation of a second level of parking will make this option cost prohibitive.

### 3.7 Parking Considerations

For the proposed development, 14 units will be market townhouse, 49 units will be affordable ownership apartment units, and 25 units will be affordable rental apartment units. 104 vehicle parking stalls are proposed to be provided. In order to more efficiently manage the expected parking demand, the following assignment of stalls is recommended.

### Market Townhouse

The townhouses are of a larger size, and will be intended for market use. For this reason, it is recommended to provide the prescribed parking requirements for the townhouses as noted in the Zoning Bylaw, of 2 vehicle parking stalls per unit, for a total of 28 parking stalls.

### Affordable Housing

A variance should be considered for the affordable ownership apartment units, and affordable rental apartment units, in consideration of the expected lower parking demand, available alternative modes of travel, intended use of the units, and the feasibility of providing this variety of housing for the community.

Allocating 1 parking stall per affordable ownership apartment unit should be considered, for a total of 49 parking stalls. Of these 49 parking stalls, 6 can be designated and used for the proposed car share program.





Page 12

The purchase of affordable ownership apartment units is income restricted, and it is required that the buyers make this address their principal address. There are alternative modes of travel available, and the convenience of a dense and complete community nearby and further developing, will help reduce the necessity of owning a vehicle. The provision of exclusive car share usage for these units is expected to further reduce vehicle ownership.

Allocating 1 parking stall for every two (2) affordable rental apartment unit should be considered, for a total of 13 parking stalls. This is consistent with the findings in the *Regional Parking Study*, and considers the available alternative modes of transportation and intent of the building.

The tenants of the affordable rental apartment units have specific income requirements. It is expected that rental apartment unit users that desire to live in this development will be residents who work and primarily travel within the City of White Rock/South Surrey. It is also noted that priority will be given to tenants working locally. The provision of public transit credit will help to incentivise the use of the available transportation infrastructure, and shape the transportation modal demand for these residents.

In general, for affordable rental apartment units, vehicle ownership is expected to be low. With employment opportunities in close proximity with the City of White Rock Town Centre, it is expected and encouraged that the majority of the users of this housing, will be taking advantage of the walking and transit convenience available.

### Visitor Parking

As availability of visitor parking is often a concern, it is recommended that the remaining 14 vehicle parking stalls be designated as visitor parking. Of the 74 affordable apartment units, this represents a provision of 0.19 visitor parking stalls per unit. This is a variance from the 0.30 that is required by the City of White Rock Zoning Bylaw, but is comparable to the 0.20 visitor parking rate used by other municipalities in the region.

There may be consideration for conversion of visitor stalls to residential in the future, if site specific data supports it.

A summary of the proposed vehicle parking stall distribution is as follows:

- Market Townhouses 28 Vehicle Parking Stalls (2 Per Dwelling Unit)
- Affordable Ownership Apartment Unit 49 Vehicle Parking Stalls (6 to be used for Car Share Program)
- Affordable Rental Apartment Unit 13 Vehicle Parking Stalls (1 Per 2 Dwelling Units)
- Visitor Parking 14 Vehicle Parking Stalls (0.19 Per Apartment Dwelling Unit)



### 4.0 PARKADE ACCESS CONFIGURATION

It is being proposed that the loading zone and parkade access share an access point.

In order to accommodate this configuration, the access crossing distance at the property line will be larger than then 7 meters maximum requested by the City of White Rock

If the access for the parkade and loading are separated, the result will be two crossings that will have a combined crossing width in excess of 7.0 meters.

The loading access requires a larger access in order to provide sufficient maneuvering to minimize impact on Lee Street. By sharing the maneuvering space with the parkade access, a more efficient configuration is achieved, that will minimise pedestrian conflicts.

It has been forecasted that the site trip generation will be approximately 33 vehicle trips in the morning peak hour (slightly more than one vehicle every 2 minutes), and 40 trips in the afternoon peak hour (1 vehicle movement every 1.5 minutes). Given that the loading zone is anticipated to be used once or possibly twice per day, the interaction between vehicles using the parkade and vehicles using the loading zone is anticipated to be very small.

It is recommended that the parkade and loading access remain as a single driveway.

It is recommended that a dashed line be painted to clearly delineate the two areas.



### 5.0 SUMMARY & RECOMMENDATIONS

### 5.1 Summary

In support of a parking variance in the supply of required on-site parking spaces, the following was assessed and considered:

- An analysis of parking demand based on the ITE Parking Generation Manual that determined that the average peak parking demand for the proposed land uses is 13-35% lower than the required parking rates;
- Local data in the 2018 Regional Parking Study supports that generally, parking is over supplied throughout the region. Data supports expectations that non-market (affordable) rental apartment units will have significantly less parking demand;
- The City of White Rock experiences a high modal split towards walking. With the development being within a short walking distance of White Rock Town centre, its many commercial areas, and the adjacent schools and parks, it is expected that the option of walking will be heavily utilized by residents of this development;
- The proposed development location is in a reasonable distance to the frequent transit network, and also has several options for buses and community shuttles within a 5-minute walking distance, on both North Bluff Road and Russell Avenue;
- The developer will be providing transportation demand management measures in the form of public transit credit for the affordable rental units, and car sharing for the affordable ownership units.
- The provision of additional parking levels will economically make the project cost prohibitive.

CTS assessed the proposed parkade access configuration, and considered the crossing distance, observed vehicle volumes, and loading vehicle maneuverability to determine that a combined access is appropriate for the proposed development.



Beachway I – Parking Assessment – Technical Memo (08 November 2019)

Page 160 of 613

### 5.2 Recommendations

Based on the findings of this Parking Assessment, CTS recommends the following:

- 1. That the City of White Rock consider a variance in the requirement of vehicle parking stalls prescribed by the Zoning Bylaw for the proposed development of 35 parking stalls or 25%.
- 2. That the developer provides the transportation demand management measures outlined in this memo, and monitor their usage.
- 3. That the developer considers assigning the provided parking stalls for the development as outlined in this memo, in order to better manage the parking demand.
- 4. That the parkade and loading access remain as a single driveway.
- 5. It is recommended that a dashed line be painted, separating the parkade entrance and the loading stall as separate lanes.

We would like to take this opportunity to thank you for this unique project and we look forward to working with you again in the future. Please call the undersigned should you have any questions or comments.

Yours truly,

CREATIVE TRANSPORTATION SOLUTIONS LTD.

Reviewed by:

Prepared by:

Gary Vlieg, P.Eng. Engineering Group Manager Dominique Bram Guevarra, EIT Junior Traffic Engineer

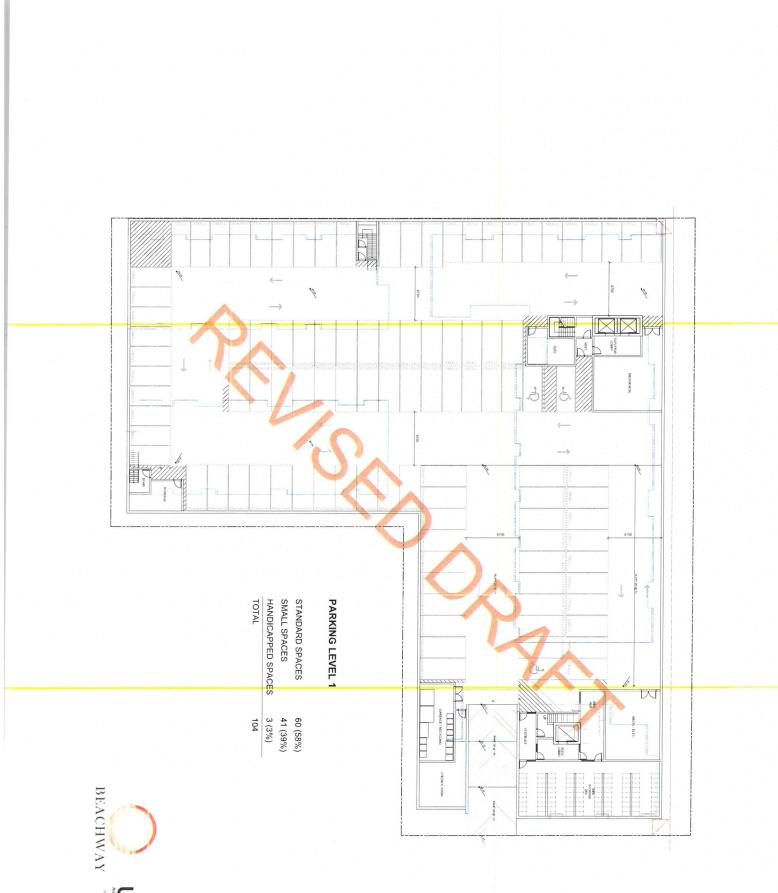
Attachment

Beachway I – Parking Assessment – Technical Memo (08 November 2019)

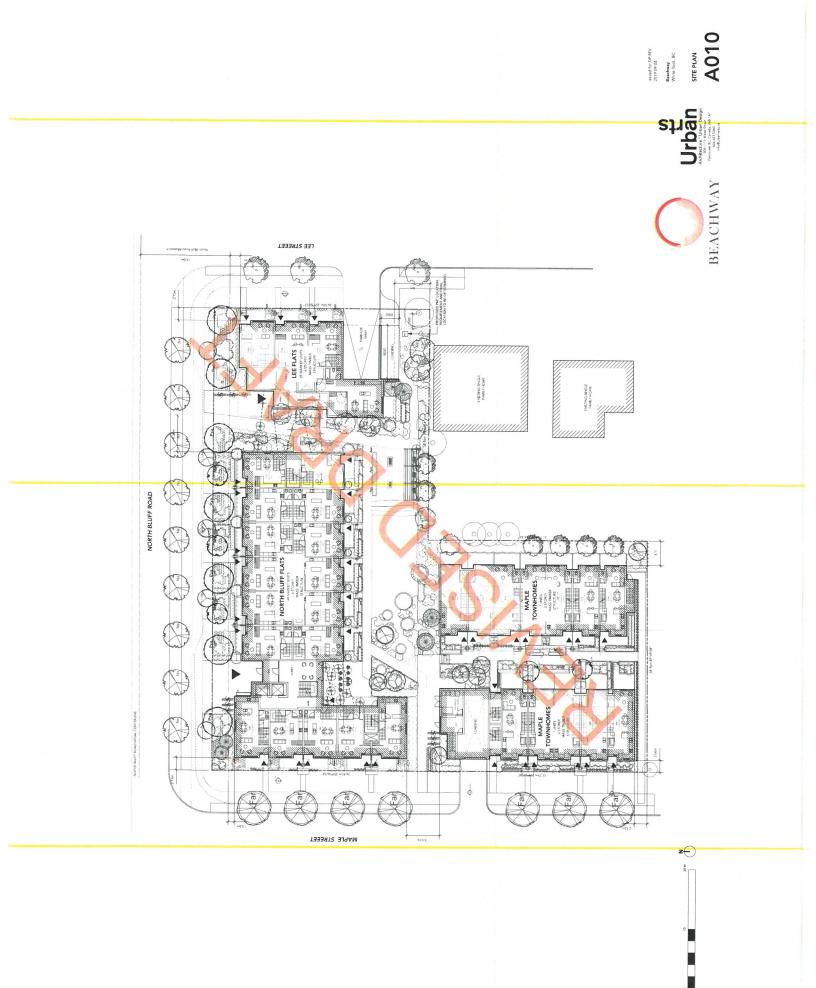


Page 161 of 613

### Appendix A Architectural Drawings

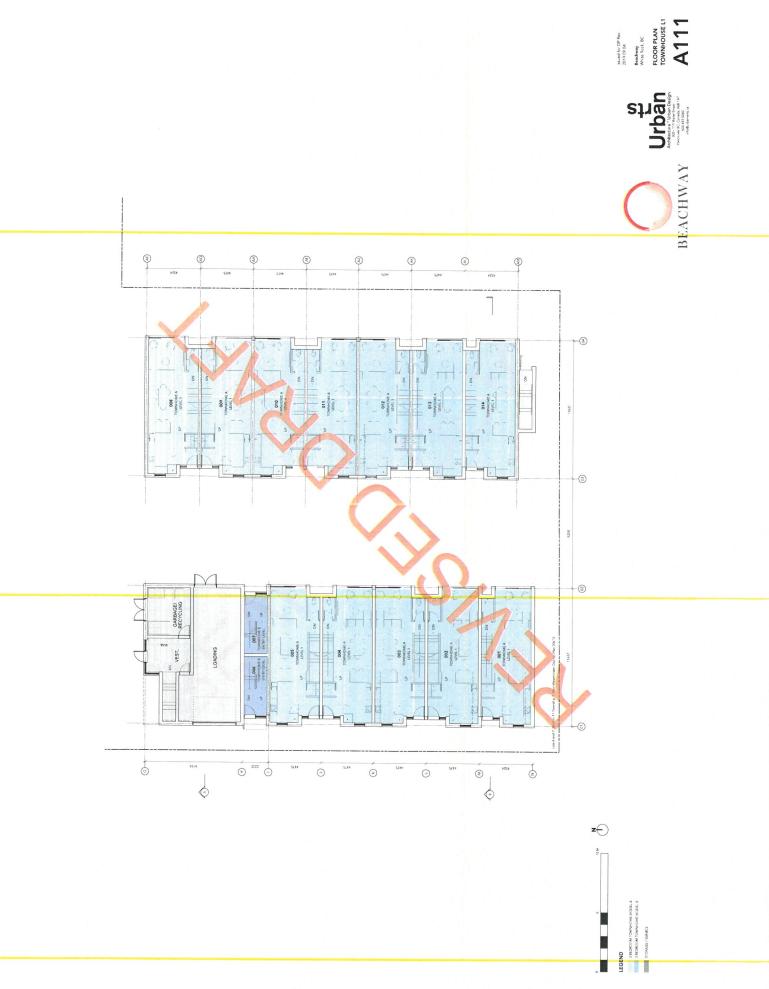






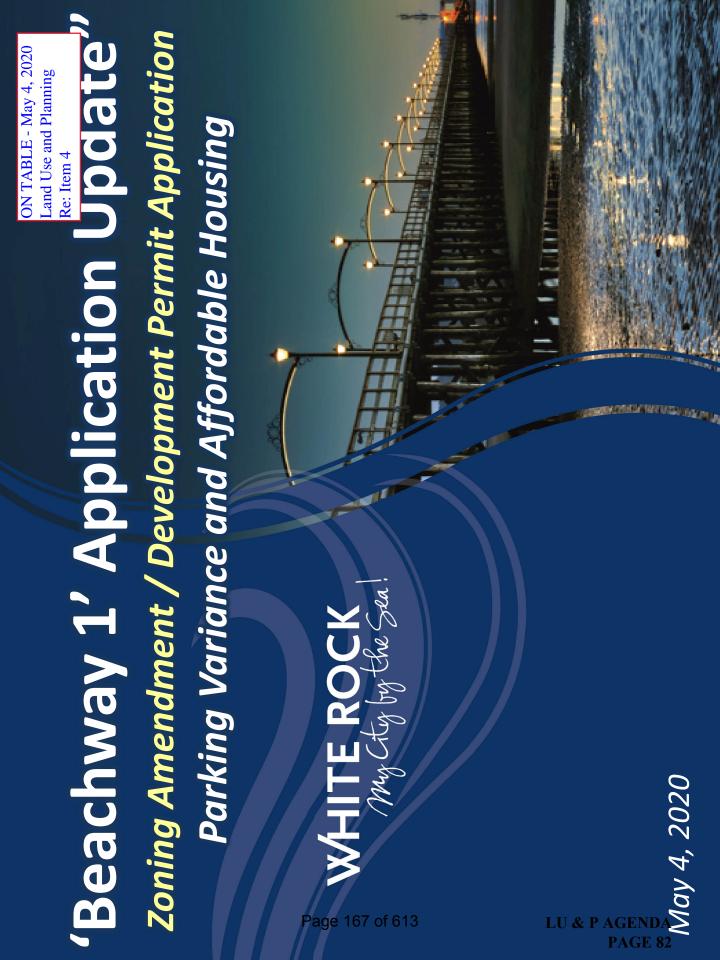
LU & P AGENDA PAGE 79





Page 166 of 613

LU & P AGENDA PAGE 81



### Location



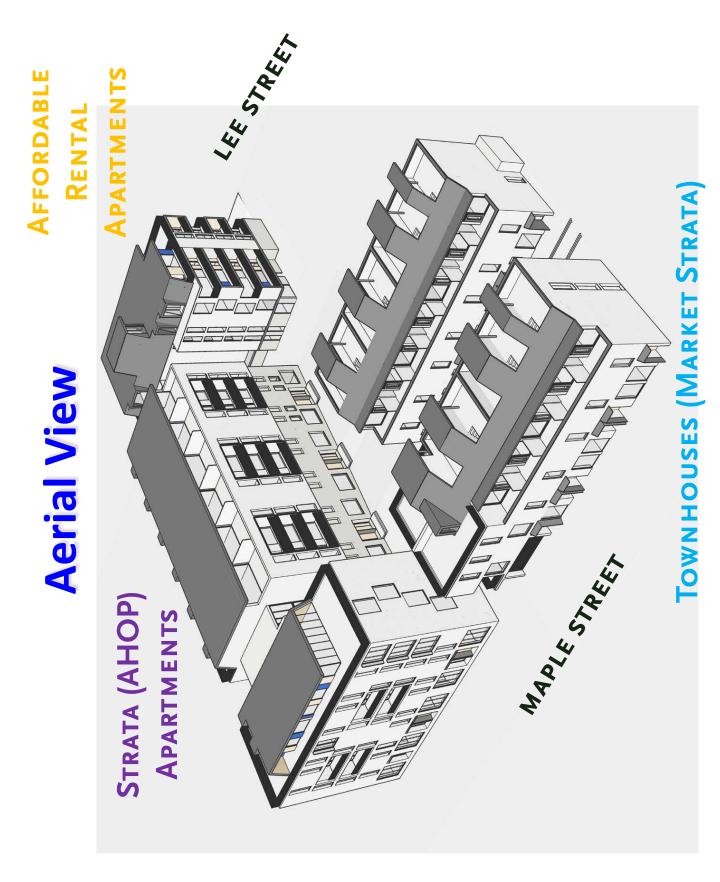
### **Project Location**

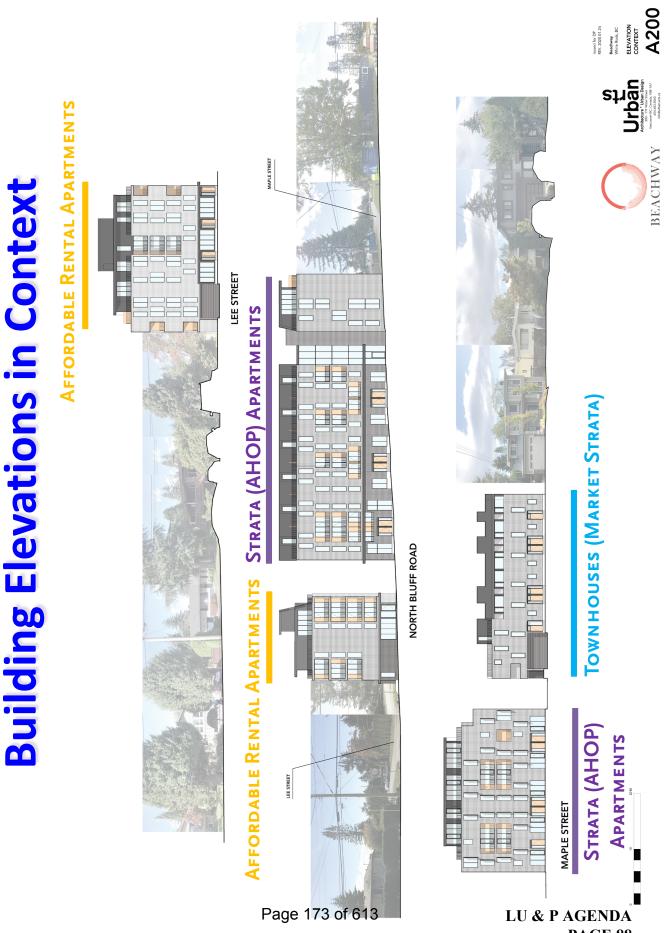


## **Context – Related Applications**









PAGE 88

# Rendering (looking southwest at Lee)



		Previous (Jan 2019) Proposal	<b>Current Proposal</b>
	Number of Units	74 (25 below market rental, 49 strata)	74 (25 below market rental, 49* strata/AHOP)
	Gross Floor Area	7,125.4 m <sup>2</sup> (76,697 ft <sup>2</sup> )	7,116 m <sup>2</sup> (76,601 ft <sup>2</sup> )
Apartment site	Floor Area Ratio (Gross)	2.5	2.49
Pag	Lot Coverage	51%	51.4%
je 17	Height (to top of roof)	Six storeys (~18 metres)	Six storeys (~18 metres)
5 of (	Parking Spaces	66	76
613	*includes 6 three-bedro	-bedroom units	
		Previous (Jan 2019) Proposal Current Proposal	<b>Current Proposal</b>
	Number of Units	14	14*
	Gross Floor Area	2,174.3 m <sup>2</sup> (23,404 ft <sup>2</sup> )	2,044.2 m <sup>2</sup> (22,004 ft <sup>2</sup> )
Tett. Citte	Floor Area Ratio (Gross)	1.5	1.41
	Lot Coverage	53%	53%
P AGE PAG	Height (to top of roof)	Three storeys (~12 metres)	Three storeys (~12 metres)
ENDA GE 90	Parking Spaces	28 (14 'tandem' rows)	28 (non- tandem)

**Development Statistics Comparison** 

\*all 14 units have three or four bedrooms

& P AGENDA PAGE 90

**Parking Variance Proposal** 

Project Component	Units	Typical Parking Requirements	Proposed Parking Spaces	Variance
Strata Townhouses	14	28 (2.0 per unit)	28 (2.0 per unit)	0
Strata (AHOP) Apartments	49	59 (1.2 per unit)	49* (1.0 per unit)	10
Rental Apartments	25	30 (1.2 per unit)	13 (0.5 per unit)	17
Apartment Visitor Parking	tor	22 (0.3 per unit)	14 (0.2 per unit)	8
Total		139	104	35
*6 of the proposed 10	cod 19 cos	iree for the strata anar	spaces for the strate energy and units are proposed as car	זבי זב ה

Page 176 of 613

 $^{*}6$  of the proposed 49 spaces for the strata apartment units are proposed as car share and would not be assigned to individual units

LU & P AGENDA PAGE 91

**PAGE 92** 



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- variance, Zoning Bylaw drafted, Council consider If Council willing to consider proposed parking 1<sup>st</sup>/2<sup>nd</sup> readings Ο
- Staff discuss MOU and PPA with BC Housing Ο
- Public Hearing for Zoning Amendment  $\cap$
- Council Decision (Zoning Bylaw 3rd reading) 0
- Completion of development pre-requisites (if approved)
- Adoption of Housing Agreement / Zoning Bylaw 0
- Consideration/Issuance of Development Permit

# Options

- Direct staff to prepare Zoning Amendment Bylaw and discuss MOU and PPA with BC Housing <del>.</del>
- 2. Reject the proposal
- Defer consideration and refer application to staff . .

## **Stephanie Lam**

Subject: Attachments: Written submissions from applicant re: LUPC report Memorandum -CoW Beachway ZON MJD 19-02.pdf

## Submitted from the Applicant's Architect:

#### ARCHITECTURE

- "Appreciate how much thought has been put into design on every level from the architecture to the landscape plan!"
- "Very happy with the new design layout. Nice development, novel ideas, and a convenient location."
- "The sustainable design is forward thinking and affordable housing gives the average person a housing option in a high value market."
- " I like the vision of the project. Wood for construction is extremely safe."
- "Very innovative construction methods. The floor plans are thoughtful and flexible, and I really love the brick!"

#### **REVITALIZATION / ECONOMIC / DENSITY**

Revitalization, Economic Benefits and Density were all closely connected in the comments.

Comments included:

- "Enhancing the public space and good sized units will benefit the community."
- "Great ideas to create a community feel for people to enjoy the architecture and landscape."
- "Beautiful development, the developer has considered the needs of the residents in the area with ample amount of green space and affordable housing."
- "In support of higher density on North Bluff Road, and creating an arterial route to the highway."
- "The design is attractive and a six storey development is very accommodative."

#### PUBLIC REALM

Positive comments regarding the public realm were received from citizens who both supported and did not support the project. Comments included:

- "Enhancing the public space and good sized units will benefit the community."
- "Walk-ability is really important and an increase in amenities would be welcomed to reduce the need for cars."
- "It appears the setbacks and landscaping will enhance the community street scape and enable 'eyes on the street' safety."

Regards,

Shelley

**Shelley Craig,** BES, AADipl., AIBC, FRAIC Principal

#### Urban Arts Architecture Inc.

#300 – 111 Water Street Vancouver, BC, V6B 1A7 c. 604.727.1280 o. 604.683.5060 w. <u>urban-arts.ca</u>

ON TABLE - May 4, 2020 Land Use and Planning Re: Item 4

### Memorandum

To: Carl Isaak Director of Planning and Development Services City of White Rock

- From: Raghbir Gurm Bridgewater Development Corporation
- Dated: April 29, 2020
- Re: Beachway ZON/MJF 19-02

## **BEACHWAY 1 VISION AND GUIDING PRINCIPLES**

I would like to take this opportunity to review the innovative design philosophy and project vision. The key principles of the project include the following:

- 1. Creating affordability through a mixture of tenure models for the middle income demographic in accordance with the City's vision of facilitating "growing up and growing old" in Whiterock.
- 2. Supporting health and well-being through social connectivity, creating community, and physical wellness. Three specific elements to support wellness include:
  - a. Supporting the neighbourhood community by adding a variety of units within a 3 minute walk of the Peace Arch Hospital and 10 minute walk to the Semiahmoo Town Centre;
  - b. Creating places to gather within the project, including outdoor garden, patio, and play areas; and interior amenity spaces.
  - c. Providing opportunities to encourage physical fitness and social connectivity through the inclusion of the active stair and outdoor amenity areas; and
  - d. Creating a sustainable project that demonstrates greenhouse gas reduction measures:
    - i. Provision of zero emissions share vehicles and EV charging infrastructure;
    - ii. Reduced parking space demand because of shared vehicles (and the concomitant reduction in spoil being transported); and
    - iii. The use of a pre-fabricated wood structure.

## **BEACHWAY 1 PARKING STRATEGY**

Further I would like to take this opportunity to address staff comments regarding the parking variance, and set it in context of research work that has been recently undertaken in the Lower Mainland, as follows:

- Metro Vancouver Regional Parking ( source: <u>http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RegionalParkingStudies-StaffReport.pdf</u> ). Key findings that speak directly to the Beachway 1 project, include:
  - a. Apartment parking supply and use is lower for buildings closer to frequent transit:

- i. For strata apartment buildings, parking supply exceeds utilization by 42 percent;
- ii. For market rental apartment buildings, parking supply exceeds utilization by 35 percent; and
- iii. Parking supply exceeds utilization in strata and rental apartment buildings across the region.
- b. Apartment parking supply and use is lower for buildings closer to frequent transit. Supporting information:
  - For strata apartment buildings, parking utilization near frequent transit (bus or SkyTrain) ranges 0.86 – 0.97 vehicles per unit, compared to 1.09 for buildings further away;
  - For market rental sites, parking utilization near transit (bus or SkyTrain) ranges
     0.35 0.72 vehicles per unit, compared to 0.99 for sites further away from the FTN;
  - iii. Parking supply is lower in buildings close to frequent transit; and
  - iv. Small strata or rental units (0 or 1 bedroom units) tend to be most responsive to proximity to frequent transit, followed by 2 bedroom units.
- c. Transit use is generally higher where apartment parking use is lower, especially for rental buildings:
  - i. Transit boardings (bus boardings within 400 meters of the apartments).
- 2. The following includes relevant Lower Mainland references regarding the provision of shared used:
  - a. The ratio of shared vehicles and parking reduction is 1:6. In the regional context the ratio is line with City of Surrey and several other municipalities (*source pages 17 and 19* <u>http://www.metrovancouver.org/services/regional-</u> <u>planning/PlanningPublications/MetroVancouverCarShareStudyTechnicalReport.pdf</u>)
  - b. Metro Vancouver recommendation on car share is: "Encourage Expansion of Car Share Programs where Feasible: Municipalities and developers should encourage car share providers to expand beyond current operating boundaries to such places as emerging Urban Centre's and Frequent Transit Development Areas in suburban areas wherever practical and feasible." (Source <u>http://www.metrovancouver.org/services/regionalplanning/PlanningPublications/RegionalParkingStudy-TechnicalReport.pdf</u>);
  - c. Within the project, all the shared vehicles proposed are 100% electric and zero emissions; and
  - d. Each of the parking stalls for the shared vehicle is accompanied EV charging stations and will serve as a resource for all the Beachway residents.
- The provision of 6 shared zero emissions vehicles has the potential of removing 30 to 60 internal combustion engine vehicle (".....each car share vehicle is estimated to have removed 5-11 private personal vehicles from the use of current car share households." Source page 22, <u>http://www.metrovancouver.org/services/regional-</u> planning/PlanningPublications/MetroVancouverCarShareStudyTechnicalReport.pdf)
- 4. Demand for parking space need/utilization will further decrease when the rapid bus with terminus point at North Bluff(16<sup>th</sup>) / 156 Street starts operations.

## CONCLUSION

The two neighboring municipal governments (Surrey and Langley) have made declarations of climate emergency and now in the process of creating a framework to reach zero emissions by 2050 The City of White Rock Environment Action Committee has been charged with task of achieving the same. Beachway 1 will demonstrate the City's commitment to achieving zero emissions through sustainable building practices and the reduction in emissions through innovative parking strategies. Most importantly, the project facilitates and supports a walkable neighbourhood creating community connections that we have all come to realize are so important in this time of COVID-19 social isolation.

Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) Page No. 10

# APPENDIX B

Draft White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 – 15654/64/74 North Bluff Road, 1570/80 Maple Street, and 1593 Lee Street) Bylaw, 2020, No. 2351

# The Corporation of the CITY OF WHITE ROCK BYLAW No. 2351



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 1 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-265 (15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-273 (15664 North Bluff Road)

Lot 3 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-290 (15674 North Bluff Road)

Lot 4 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-303 (1593 Lee Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-320 (1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-338 (1570 Maple Street) as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-63 Comprehensive Development Zone (Maple/North Bluff Road).'

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 7.63 CD-63 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.63 CD-63 Comprehensive Development Zone'.

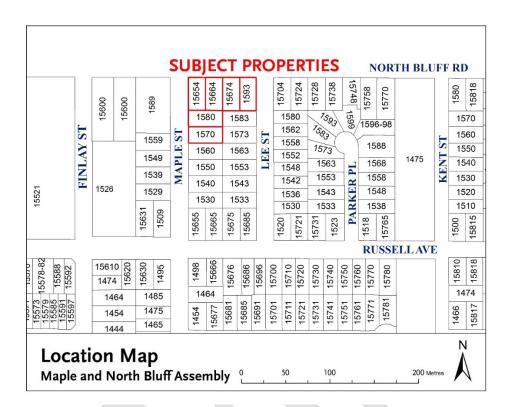
3. This bylaw may be cited for all purposes as "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 – 15654/64/74 North Bluff Road, 1570/80 Maple Street, and 1593 Lee Street) Bylaw, 2020, No. 2351".

Public Information Meeting held this	6 <sup>th</sup> day of	March, 2019
Second Public Information Meeting held this	28 <sup>th</sup> day of	March, 2019
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Considered at a Public Hearing this	day of	, 2020
Read a third time this	day of	, 2020
Adopted this	day of	, 2020

Mayor

Director of Corporate Administration

Schedule "1"



## Schedule "2"

# 7.63 CD-63 COMPREHENSIVE DEVELOPMENT ZONE

## **INTENT**

The intent of this zone is to accommodate the development of multi-unit residential buildings on two adjacent sites of approximately 2,850 square metres (Site 1) and 1,465 square metres (Site 2), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*, or alternately to permit the development of one-unit residential uses on six lots.

## 1. Permitted Uses:

- (1) *multi-unit residential use*
- (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*
- (3) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
  - a) an accessory child care centre in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
  - e) an accessary vacation rental in accordance with the provisions of Section 5.8.

## 2. Lot Coverage:

- (a) For *one-unit residential uses, lot coverage* shall not exceed 40%
- (b) For *multi-unit residential uses*, *lot coverage* shall not exceed 52% (Site 1) and 54% (Site 2)
- 3. Maximum Base Density:

The following base density regulation applies generally for the zone:

Maximum *residential gross floor area* shall not exceed 0.5 times the lot area, and one (1) *one-unit residential* unit and one (1) *accessory registered secondary suite* per lot.

4. Maximum Increased Density:

Despite section 7.63.3, the reference to the maximum *residential gross floor area* of "0.5 times the lot area" is increased to a higher density of a maximum of 7,117 m<sup>2</sup> (76,606 ft<sup>2</sup>) of *gross floor area* and 74 apartment dwelling units for Site 1, and a maximum of 2,045 m<sup>2</sup> (22,012 square ft<sup>2</sup>) and 14 dwelling units for Site 2; where and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure twenty-five (25) dwelling units in Site 1 as rental tenure for the life of the building, owned

or managed by a non-profit group and designed to be affordable for low and moderate income households.

- 5. Building Height:
  - (a) The *principal buildings* for *one-unit residential uses* shall not exceed a *height* of 7.7 metres, and ancillary buildings and structures for one-unit residential uses shall not exceed a *height* of 5.0 metres.
  - (b) The *principal buildings* for *multi-unit residential uses* on Site 1, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 111.0 metres geodetic
  - (c) The *principal buildings* for *multi-unit residential uses* on Site 2, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 105.1 metres geodetic
  - (d) 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 *one-unit residential uses* shall be in accordance with the minimum setbacks in the RS-1 zone
  - (b) Minimum setbacks for *multi-unit residential uses* are as follows:

(i)	Setback from north lot line	= 1.0 metres
<···>		0.1

- (ii) Setback from south lot line = 2.1 metres (iii) Setback from west lot line = 2.0 metres
- (iv) Setback from east lot line = 2.0 metres = 2.0 metres
  - (1V) SetDack from east lot line = 2.
- (v) Ancillary structures may be located on the subject property in accordance with the Plans prepared by Urban Arts Architecture dated January 24, 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:

Accessory off-street parking for *one-unit residential uses* shall be provided in accordance with the provisions of Section 4.14.

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 eighty-nine (89) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of twenty-two (22) spaces shall be provided for visitors and marked as "visitor"
- (c) A minimum of five (5) of the required one hundred and thirty nine (139) spaces shall be provided as accessible parking spaces and shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8

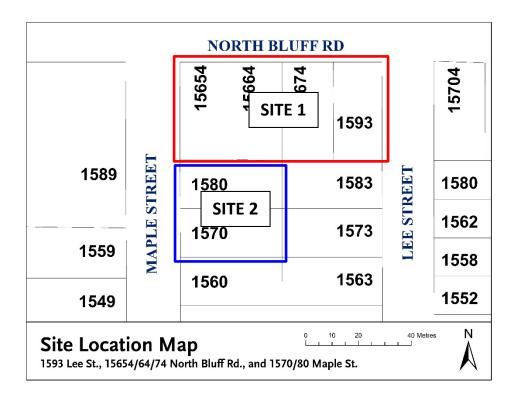
metres, and the other four spaces shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.

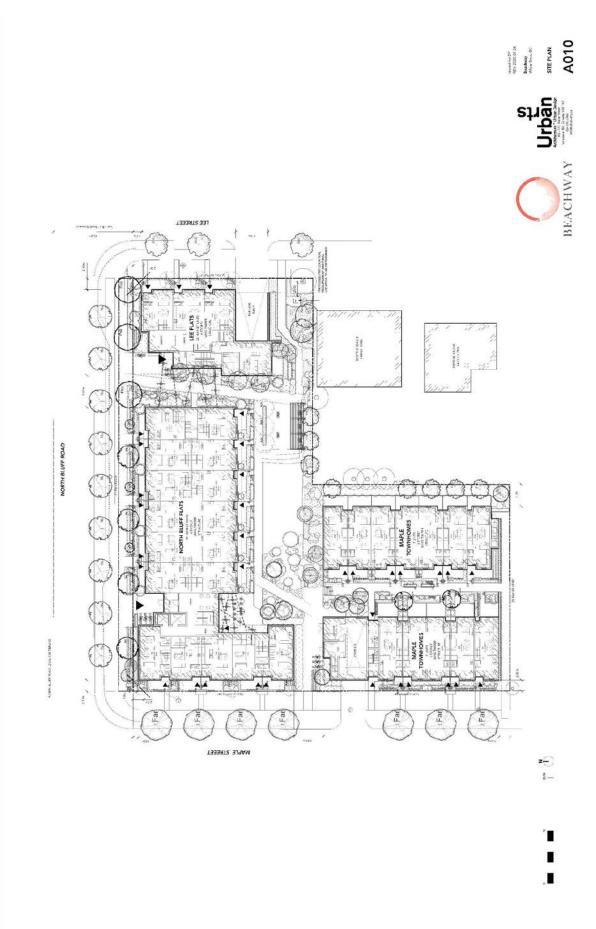
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.
- 8. Bicycle Parking:

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

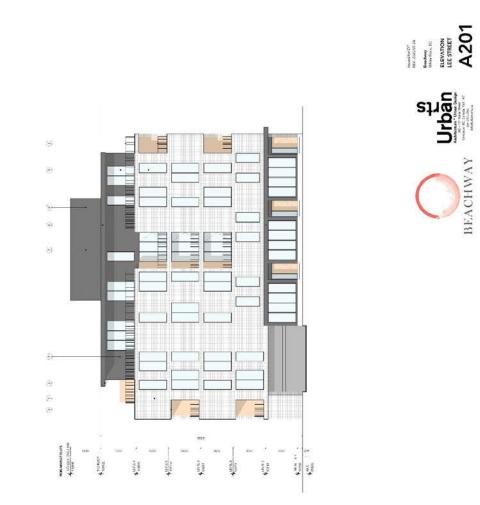
- (a) A minimum of 90 Class I spaces shall be provided
- (b) A minimum of 10 Class II spaces shall be provided
- 9. Loading:
  - (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15
- 10. General:

Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Urban Arts Architecture dated January 24, 2020 that are attached hereto and on file at the City of White Rock



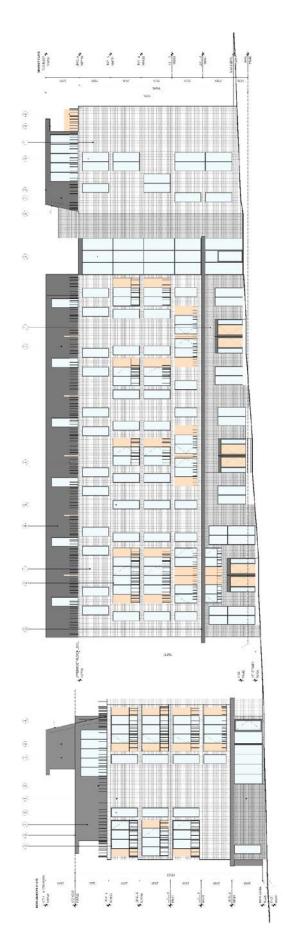


Page 194 of 613



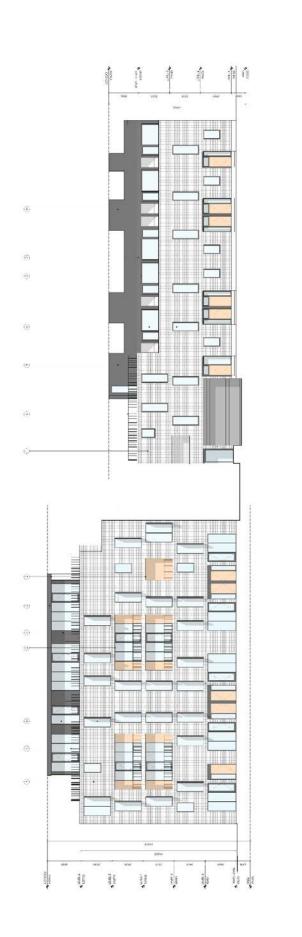


BEACHWAY















Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) Page No. 11

## APPENDIX C

Draft White Rock Housing Agreement Bylaw (15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2352

# THE CORPORATION OF THE CITY OF WHITE ROCK BYLAW NO. 2352



A bylaw to enter into a housing agreement Under section 483 of the *local government act*, cited as White Rock Housing Agreement (15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw No. 2352, 2020

## GIVEN THAT:

A. The owner of the lands legally described as:

Lot 1 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-265 (15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-273 (15664 North Bluff Road)

Lot 3 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-290 (15674 North Bluff Road)

Lot 4 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-303 (1593 Lee Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-320 (1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-338 (1570 Maple Street)

(the "Lands")

wishes to develop secured affordable rental units on the Lands.

B. The City wishes to enter into a housing agreement in order to secure the use of the Lands for secured affordable rental units.

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

- This Bylaw may be cited for all purposes as "White Rock Housing Agreement (15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw No. 2352, 2020".
- 2. Council hereby authorizes the City to enter into the *Local Government Act* section 483 housing agreement attached to this Bylaw as Schedule A (the "Housing Agreement").
- 3. The Mayor and the City Clerk of the City are authorized to execute the Housing Agreement and the City Clerk is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the *Local GovernmentAct*.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

MAYOR

I, HEREBY CERTIFY that this is a true copy of "White Rock Housing Agreement (15654/64/75 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw No. 2352, 2020"

DIRECTOR OF CORPORATE ADMINISTRATION

# **SCHEDULE 1**

Housing Agreement

LU & P AGENDA PAGE 117

## PART 2 – TERMS OF INSTRUMENT

## HOUSING AGREEMENT AND COVENANT (Section 483 *Local Government Act* and Section 219 *Land Title Act*)

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2020,

**BETWEEN:** 

AARON MATTHEW PAULIUK,

residing at 15654 North Bluff Road, White Rock, B.C. V4B 3G4

and

JUNE AMELIA DORA PAULIUK, residing at 1561 Cory Street, White Rock, B.C. V4B 3J1

As to PID Number 009-452-265, 009-452-273, and 009-452-303;

**AARON MATTHEW PAULIUK,** residing at 15654 North Bluff Road, White Rock, B.C. V4B 3G4

As to PID Number 009-452-290;

**GEORGE GUSTAV LOECK,** residing at 1580 Maple Street, White Rock, B.C. V4B 4N5

As to PID Number 009-452-320; and

**BALBIR SINGH JHUTTY AND MANJINDER KAUR JHUTTY,** residing at 15792 108 Avenue, Surrey, B.C. V4N 4N1

As to PID Number 009-452-338

(the "Owner")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK,

a municipal corporation under the Community Charter of the

Province of British Columbia, and having its City Offices at 15332 Buena Vista Avenue, White Rock, BC V4B 1Y6

(the "City")

## OF THE SECOND PART

## WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of land and construction on land;
- C. The Owner is the owner of the Lands (as hereinafter defined); and
- D. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide long-term rental housing on the terms and conditions set out in this Agreement,

In consideration of \$1.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

# **ARTICLE 1 DEFINITIONS AND INTERPRETATION**

- **1.1 Definitions** In this Agreement, the following words have the following meanings:
- (a) "Agreement" means this agreement together with all Land Title Office forms, schedules, appendices, attachments and priority agreements attached hereto;
- (b) "Affordable housing unit" means a Dwelling Unit that satisfies the definition of Affordable (housing) as provided by BC Housing;
- (c) "CPI" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (d) "Daily Amount" means \$100.00 per day as of January 1, 2021 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2021, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 5.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (e) "Dwelling Unit" means a residential dwelling unit or units located or to be located on the Lands, and includes single family detached dwellings, duplexes, townhouses,

auxiliary residential dwelling units, apartments and condominiums and includes, where the context permits, a Secured Affordable Rental Unit;

- (f) "Eligible Tenant" means a person or persons whose Household has a combined gross annual income that is equal to or less than the Income Threshold;
- (g) "Excess Charges" means any amount of rent charged in respect of a tenancy of an Secured Affordable Rental Unit that is in excess of Permitted Rent, plus any fees or charges of any nature whatsoever that are charged in respect of the tenancy of an Secured Affordable Rental Unit that are not Permitted Tenant Charges, and includes all such amounts charged in respect of any tenancy since the commencement date of the Tenancy Agreement in question, irrespective of when the City renders an invoice in respect of Excess Charges;
- (h) "Income Threshold" means the Moderate Income Limits within the City as defined by and based on data published by BC Housing, or if such data is not currently published, by the Province of British Columbia, or if such data is not currently published, by the CMHC, from time to time;
- (i) *"Interpretation Act"* means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (j) "Lands" means the following lands and premises situate in the City of White Rock and any part, including a building or a portion of a building, into which said land is Subdivided:

Lot 1 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-265 (15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-273 (15664 North Bluff Road)

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Lot 6 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-320 (1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-338 (1570 Maple Street)

- (k) *"Land Title Act"* means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (1) *"Local Government Act"* means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (m) "LTO" means the New Westminster Land Title Office or its successor;
- (n) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Secured Affordable Rental Unit from time to time;
- (o) *"Real Estate Development Marketing Act"* means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (p) "Permitted Rent" means the maximum rent set out in Schedule B of this Agreement in respect of the number of bedrooms of the Dwelling Unit in question, provided that the amounts set out in Schedule B of this Agreement may be increased once per year in accordance with any positive change in CPI between January 1, 2020 and the month in which the rent is being increased, and may be further increased with the prior written consent of the City to cover unexpected increases in operating, maintenance and servicing costs.
- (q) "Permitted Tenant Charges" means typical monthly insurance premiums for tenant's household contents and third party liability insurance plus an amount equal to the average monthly charge for electricity supplied to all Dwelling Units on the lands by the B.C. Hydro and Power Authority based on electricity consumption over the previous twelve months only, and excludes without limitation any other amounts charged by the Owner from time to time in respect of any parking, laundry, services or programs provided by or on behalf of the Owner and any other permitted charges as set out in section 3.1(c) whether or not such amounts are charged on a monthly or other basis to the Tenants;
- (r) *"Residential Tenancy Act"* means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (s) "Secured Affordable Rental Unit" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit or Dwelling Units charged by this Agreement;
- (t) *"Strata Property Act"* means the *Strata Property Act*, S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands or any building on the Lands, or the ownership or right to possession or occupation of the

Lands or any building on the Lands, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or a "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

- (v) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Secured Affordable Rental Unit; and
- (x) "Tenant" means an occupant of a Secured Affordable Rental Unit by way of a Tenancy Agreement.

## **1.2** Interpretation – In this Agreement:

- (a) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic, where the contents or parties so require.
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", or "year" is a reference to a calendar day, calendar month, calendar or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

## ARTICLE 2 USE AND CONSTRUCTION OF LANDS AND SECURED AFFORDABLE RENTAL UNITS

## **2.1** Use and Construction of Lands – The Owner covenants and agrees that:

- (a) the Lands will not be developed and no building or structure will be constructed or used on the Lands unless as part of the development, construction, or use of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the City, any development permit issued by the City and, if applicable, any rezoning consideration applicable to the development on the Lands, at least twenty-five (25) Secured Affordable Rental Units; and
- (b) notwithstanding that the Owner may be otherwise entitled, the Owner shall not occupy or permit to be occupied any Dwelling Unit (excluding the Secured Affordable Rental Units) on the Lands unless the Owner has:
  - (i) constructed the Secured Affordable Rental Units in accordance with this Agreement; and
  - (ii) all of the Secured Affordable Rental Units are ready for occupancy in accordance with all applicable laws, regulations and bylaws.
- 2.2 Use of Secured Affordable Rental Units The Owner agrees that each Secured Affordable Rental Unit may only be used as a permanent residence occupied by a Eligible Tenant, and may not be occupied by the Owner or the Owner's family members. Notwithstanding the preceding, one (1) of the Secured Affordable Rental Units may be used for a caretaker unit, to be occupied by an employee of the person responsible for the management of the Secured Affordable Rental Units, as described in section 6.3 herein.
- **2.3 Operation of Secured Affordable Rental Units** The Owner agrees to operate the Secured Affordable Rental Units only as Affordable Rental Units subject to the *Residential Tenancy Act.*
- **2.4** Short-term Rentals Prohibited The Owner agrees that no Secured Affordable Rental Unit may be rented to any person for a term of less than one (1) year.
- 2.5 Requirement for Statutory Declaration Within thirty (30) days after receiving notice from the City, the Owner must, in respect of each Secured Affordable Rental Unit, provide to the City a statutory declaration, substantially in the form (with, in the City's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Secured Affordable Rental Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Secured Affordable Rental Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.6 No Subdivision to Allow Separate Sale The Owner must not without the prior approval of the City Council Stratify or Subdivide a Secured Affordable Rental Unit in a building on the Land or transfer the title to a Secured Affordable Rental Unit to a person unless all Secured Affordable Rental Units in the building are transferred to the same person in accordance with section 3.3. Without limitation, the Owner acknowledges that the City will not support applications for Stratification or Subdivision of any buildings on the Lands in any manner that would allow the Secured Affordable Rental Units to be sold independently of each other.
- **2.7** City Authorized to Make Inquiries The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- **2.8** Expiry of Housing Agreement Upon expiry, the Owner may provide to the City a discharge of this Agreement, which the City shall execute and return to the Owner for filing in the Land Title Office.

## ARTICLE 3 DISPOSITION AND ACQUISITION OF SECURED AFFORDABLE RENTAL UNITS

- **3.1** Occupancy of Secured Affordable Rental Units The Owner must not rent, lease, license or otherwise permit occupancy of any Secured Affordable Rental Unit except in accordance with the following additional conditions:
  - (a) the Secured Affordable Rental Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable by a Tenant for the right to occupy an Affordable Rental Unit must not exceed the Permitted Rent in respect of the number of bedrooms of the Affordable Rental Unit;
  - (c) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for use of any resident parking, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, or property or similar tax;
  - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
  - (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Secured Affordable Rental Unit to comply with this Agreement;
  - (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
    - (i) a Secured Affordable Rental Unit is occupied by a person or persons other than the Tenant;
    - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specific in section 1.1(h) of this Agreement;

- (iii) the Secured Affordable Rental Unit is occupied by more than the number of people the City's building inspector determines can reside in the Secured Affordable Rental Unit given the number and size of bedrooms in the Secured Affordable Rental Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Secured Affordable Rental Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent;
- (v) the Tenant fails to pay rent when due in accordance with the Tenancy Agreement and the *Residential Tenancy Act*; and/or
- (vi) the Landlord is entitled, for any reason, to terminate the Tenancy Agreement in accordance with the Tenancy Agreement and the *Residential Tenancy Act*,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. The notice of termination shall provide that the termination of the tenancy shall be effective thirty (30) days following the date of the notice of termination;

- (g) the Tenancy Agreement will identify all occupants of the Secured Affordable Rental Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Secured Affordable Rental Unit for more than thirty (30) consecutive days or more than forty-five (45) days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand subject to the *Residential Tenancy Act*.
- **3.2** Tenant to Vacate Rental Unit Upon Termination If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Secured Affordable Rental Unit to vacate the Secured Affordable Rental Unit on or before the effective date of termination subject to the *Residential Tenancy Act*.
- **3.3** No Separate Sale The Owner covenants with the City that the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building on the Lands (or if the building has been stratified, any strata lot) containing a Secured Affordable Rental Unit on the Lands other than a full interest in the title to all Secured Affordable Rental Units, and to a person that will continue to ensure that all Secured Affordable Rental Units are available for rental in accordance with this Agreement.
- **3.4 Rental Tenure** Rental tenure will be guaranteed for the designated Secured Affordable Rental Units for the life of the building.

# ARTICLE 4 DEMOLITION OF SECURED AFFORDABLE RENTAL UNIT

**4.1 Demolition** – The Owner will not demolish a Secured Affordable Rental Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Secured Affordable Rental Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Secured Affordable Rental Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City, in its sole discretion,

and, in each case, a demolition permit for the Secured Affordable Rental Unit has been issued by the City and the Secured Affordable Rental Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement to the same extent and in the same manner as this Agreement applies to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Secured Affordable Rental Unit in accordance with this Agreement.

# ARTICLE 5 DEFAULT AND REMEDIES

- 5.1 Payment of Excess Charges The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Secured Affordable Rental Unit is used or occupied in breach of this Agreement, if an Affordable Rental Unit is rented at a rate in excess of the Permitted Rent or the Owner imposes in respect of any tenancy of a Secured Affordable Rental Unit any fee or charge of whatsoever nature other than Permitted Tenant Charges, the Owner will pay the Excess Charges to the City. The Excess Charges are due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- **5.2 Payment of Daily Amount** The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Secured Affordable Rental Unit is used or occupied in breach of this Agreement, or the Owner is otherwise in breach of any of its obligations under this Agreement, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days' written notice from the City to the Owner stating the particulars of the breach. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- **5.3 Rent Charge** The Owner hereby grants to the City a perpetual rent charge against the Lands securing payment by the Owner to the City of any amount payable by the Owner pursuant to section 5.2 of this Agreement. The Owner agrees that the City, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the City at law or in equity. This rent charge is created both under section 205(2)(b) of the *Land Title Act* as

an integral part of the statutory covenant created by this Agreement and as a fee simple rent charge at common law. Enforcement of this rent charge by the City does not limit, or prevent the City from enforcing, any other remedy or right the City may have again the Owner.

## ARTICLE 6 MISCELLANEOUS

## 6.1 Housing Agreement – The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*;
- (b) the Owner will, at its sole cost, and register, this Agreement in the LTO pursuant to section 483 of the *Local Government Act* against the title to the Lands.
- **6.2 Modification** this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 6.3 Management The Owner covenants and agrees that it will furnish good and efficient management of the Secured Affordable Rental Units on a non-profit basis, that all Secured Affordable Rental Units will be managed by the same manager and that the Owner will permit representatives of the City to inspect the Secured Affordable Rental Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Secured Affordable Rental Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, acting reasonably, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Secured Affordable Rental Units.
- 6.4 **Indemnity** The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
  - (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
  - (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Secured Affordable Rental Unit or the enforcement of any Tenancy Agreement; or
  - (c) without limitation, any legal or equitable wrong on the part of the Owner or any

breach of this Agreement by the Owner.

- 6.5 Release The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:
  - (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Secured Affordable Rental Unit under this Agreement; or
  - (b) the exercise by the City of any of its rights under this Agreement.
- **6.6 Survival** The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.
- 6.7 **Priority** The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be noted and registered against title to the Lands in priority to all financial charges and financial encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.
- 6.8 City's Powers Unaffected This Agreement does not:
  - (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
  - (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
  - (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
  - (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

## **6.9** Agreement for Benefit of City Only – The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Secured Affordable Rental Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement,

without liability to anyone for doing so, and without obtaining the consent of the Owner.

- **6.10** No Public Law Duty Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
- 6.11 Notice Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed to:

City of White Rock 15322 Buena Vista Avenue White Rock, BC V4B 1Y6 Attention: City Clerk

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

- **6.12** Enuring Effect This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.
- **6.13** Severability If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
- 6.14 Waiver All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.
- 6.15 Whole Agreement This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the City and the Owner respecting the use and occupation of the Secured Affordable Rental Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.
- **6.16 Further Assurance** Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.
- **6.17** Agreement Runs with Lands This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal

administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.

- **6.18** Equitable Remedies The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- **6.19** No Joint Venture Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- **6.20** Applicable Law The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.
- **6.21 Deed and Contract** By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.
- **6.22** Joint and Several If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.
- **6.23** Limitation on Owner's Obligations The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Form C and D which is attached to and forms part of this Agreement.

# Schedule A STATUTORY DECLARATION

CANADA PROVINCE OF BRITISH COLUMBIA	<ul> <li>IN THE MATTER OF A HOUSING</li> <li>AGREEMENT WITH THE</li> <li>CORPORATION OF THE</li> <li>CITY OF WHITE ROCK</li> <li>("Housing Agreement")</li> </ul>
TO WIT:	
I,c	of, British
Columbia, do solemnly declare that:	
1. I am the owner or authorized signator	
(the "Secured Affordable Rental U	nit"), and make this declaration to the best of my

2. This declaration is made pursuant to the Housing Agreement in respect of the Secured Affordable Rental Unit.

personal knowledge.

3. For the period from \_\_\_\_\_\_\_ to \_\_\_\_\_\_ to \_\_\_\_\_\_ the Secured Affordable Rental Unit was occupied only by the tenant(s) whose names and current addresses and whose current addresses appear below:

[Names, addresses, telephone number of Tenant(s)]

- 4. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Secured Affordable Rental Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.
- 5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of	)	
, in the Province of British Columbia.	)	
this day of, 2020	)	
· · · · · · · · · · · · · · · · · · ·	)	
	)	
	)	
A Commissioner for Taking Affidavits in the Province of British Columbia	Declarant	

## Schedule B

## PERMITTED RENT

Unit Type	One-Bedroom	Two-Bedroom
Base Rent	\$1,400	\$2,000

Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) Page No. 12

## APPENDIX D

ADP Minutes dated April 23, 2019

PRESENT:	<ul><li>P. Rust, Chairperson</li><li>K. Hammersley, Vice Chairperson</li><li>K. Park (arrived 4:15pm)</li><li>N. Waissbluth</li></ul>
ABSENT:	F. Gharaei P. Byer
NON-VOTING MEMBERS:	S. Greysen, BIA Representative
GUESTS:	<ul> <li>A. Kulla, Arborist / Landscape Designer</li> <li>P. Dhaliwal, Architect</li> <li>J. Saluja, Agent</li> <li>K. Saluja, Agent</li> </ul>
	S. Craig, Architect J. Edmonds, Architect D. Tyacke, Landscape Architect R. Gurm, Agent
	One member of the public attended.
STAFF:	C. Isaak, Manager of Planning

## 1. CALL TO ORDER

The Chairperson called the meeting to order at 4:15 pm.

It was noted that prior to quorum being achieved at 4:15 pm, the panel members had introduced themselves, the Manager of Planning provided an overview of the procedures and options for the panel to make a resolution regarding an application, and the applicants for item 4.1 had provided a presentation of their project to the members of the panel present.

The applicant's discussion of the proposal, prior to the meeting being called to order, included the following commentary from the architect (S. Craig) and the landscape architect (D. Tyake)

- This site is in a five minute walking distance of key civic amenities including Peace Arch Hospital, Earl Marriott Secondary School, Kent Street Activity Centre, and local parks. It is also within a ten minute walk of shopping and services available in the Town Centre on Johnston Road. Proximity to these areas makes the site appropriate for new housing.
- The overall project contains a wide range of housing types and sizes with different designs to meet different family needs, including townhouses with front doors at the street level and flats above, accommodating a population of approximately 200 residents. Over 30% of the units on the apartment site are in a building that will be operated by a non-profit at below market rents.

- The central courtyard, including a play area and BBQ patio, provides a common area for all residents to connect, and amenity spaces within buildings provide further opportunities for social interaction.
- The building is designed to be constructed of mass timber (CLT), manufactured off site and assembled on site in a faster process than traditional wood-frame construction, which is intended to minimize construction activity in the neighbourhood as well as utilizing a local and environmentally sustainable material.
- The overall form of the building does not include extended balconies or fins that create heat loss, rather a streamlined form is proposed, using masonry cladding. Other material elements in the simple palette include wood soffits and charcoal metal flashing.
- The pathway through the site beside the central courtyard is an accessible path despite an overall change in grade and a flat lawn for the play area.

The panel's discussion of the proposal included questions with the applicant and the following comments:

- The loading bay on Maple Street may not be conducive for serving the number of residents in the development.
- The appearance of the building is appreciated but in a marine environment the openings that do not have protection from the rain containing salt from the ocean may be improved with a small overhang.
- An apparent error on the drawings indicating no windows in bedrooms on two levels of the townhouse plans was brought to the attention of the Architects.

## 2. ADOPTION OF AGENDA

It was MOVED and SECONDED THAT the Advisory Design Panel adopts the April 23, 2019 agenda as circulated.

#### **CARRIED**

#### 3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the November 20, 2018 meeting as circulated.

## **CARRIED**

## 4. SUBMISSION TO THE ADVISORY DESIGN PANEL

Comments received from the Chief Fire Official. No comments. Comments received from the Engineering and Municipal Operations Department. No comments. Comments received from RCMP-CPTED. No comments.

## 4.1 – Agent, Urban Arts Architecture – 15654 North Bluff Road et al. (S. Craig and D. Tyake)

As noted above, the applicant had provided a presentation of their development proposal prior to meeting quorum being achieved, using a digital presentation and poster boards. Upon the arrival of K. Park, the meeting was called to order and after item 4.1 on the agenda was reached, the following comments were provided further to the discussion provided before the meeting:

- The landscape architect stated that he was pleased with the overall design and distribution of landscaping, however there were some technical issues that have to be solved. These were identified as:
  - $\circ$  The tree protection zone sizes shown are not consistent and it would be helpful to have the arborist report to review with the landscape plans.
  - The underground parkade walls extend under portions of the tree protection area, and some of the hardscaping shown in the tree protection area is not appropriate.
  - The planting shown beside the townhouses against the Maple Street property line on sheet L8.2 will not be practical due to the steep slope of the soil, and should be reconsidered.
  - There is a new tree planting shown on L2.0 and L3.0 planted in the protection zone of tree marked OS5, which should not be in the protection zone.
  - The planting buffer on sheet L7.0 appears to be less than one metre in width and should be widened to provide a better buffer with viable soil volumes for plantings.

## It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15654 North Bluff Road proceed to Council.

## **CARRIED**

## <u>4.2 – Owner – 15894 Roper Avenue (P. Dhaliwal, A. Kulla, and J. Saluja)</u>

The applicant provided the following overview of the updates to their development proposal (two single-family homes with a secondary suite each) since the previous ADP review on November 20, 2018, using poster boards:

- Responding to previous concern that the eventual building heights may project beyond what has been proposed in the plans in order to accommodate features to meet BC Building Code requirements that were not accounted for in the drawings, the applicant confirmed they have designed the building to be within the maximum height as measured from average natural grade.
- Responding to previous concern that the 'mirroring' of interior room layout of the two houses and aligned window placement may result in a loss of privacy between the two homes, the applicant illustrated how the windows have been staggered where they previously aligned directly, and also converted to clerestory (above eye level) in one of the units where they are still aligned.
- Responding to previous concern regarding the accessibility and light access for both secondary suites, the applicant noted that the basement wells in the back of the homes have been widened.
- Responding to previous concern regarding the entrances of the homes being visually 'secondary' to the overheight garages, the applicant noted they have lowered the garage height of the homes.
- Responding to previous concern regarding the proposal soil volumes for plantings and excavation and landscaping within the tree protection zones on the property, the landscape designed noted they have addressed the soil depths and simplified the proposed plantings, including converting the rear yards to regular lawn from turf.

The Advisory Design Panel then discussed the application, including the following comments:

- The Panel commended the applicant for their changes, while requiring further clarification on the mirroring of the homes and noting that despite the off-centered location of the windows that it will be possible to view into the other home when looking through the windows at an angle.
- The Panel also noted that the driveway for one of the units appears to have a City street light in the boulevard which may be an obstacle for the driveway access.
- The Panel requested that on the shared property line between the two units that dense planting be provided on either side of the driveway to prevent the entire front area from being hardscaped.
- It was suggested that the applicant may need to consider providing continuous pavers on the sideyard walkway to the secondary suite for firefighter and resident access.

## It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15894 Roper Avenue proceed to Council subject to the applicant giving further consideration to the following revisions:

- 1. Consider the revising the driveway configuration to account for the impact of the existing City street light in the boulevard, or the potential requirement to relocate the street light; and
- 2. Consider adding dense planting between the units adjacent to the driveways.

#### **CARRIED**

## 5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 4:50 pm.

Karen Hammersley Chairperson, Advisory Design Panel Greg Newman ADP, Committee Secretary Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) Page No. 13

## <u>APPENDIX E</u>

Draft Development Permit No. 428

## THE CORPORATION OF THE CITY OF WHITE ROCK



## **DEVELOPMENT PERMIT NO. 428**

1. This Development Permit No. 428 is issued to Bridgewater Development Corporation as the prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 1 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-265 (15654 North Bluff Road)

Lot 2 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-273 (15664 North Bluff Road)

Lot 3 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-290 (15674 North Bluff Road)

Lot 4 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-303 (1593 Lee Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-320 (1580 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 20673 PID: 009-452-338 (1570 Maple Street)

As indicated on Schedule A

2. This Development Permit No. 428 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

- 3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "East Side Large Lot Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.
- 4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-63 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Urban Arts Architecture Inc. and eta Landscape Architecture hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	<b>Building Elevations</b>
Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

- 6. <u>Terms and Conditions:</u>
  - a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
  - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
  - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$410,000.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
  - d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;
  - e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.
- 7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220", as amended, shall apply to this Development Permit and attachments.

- 8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
- 9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

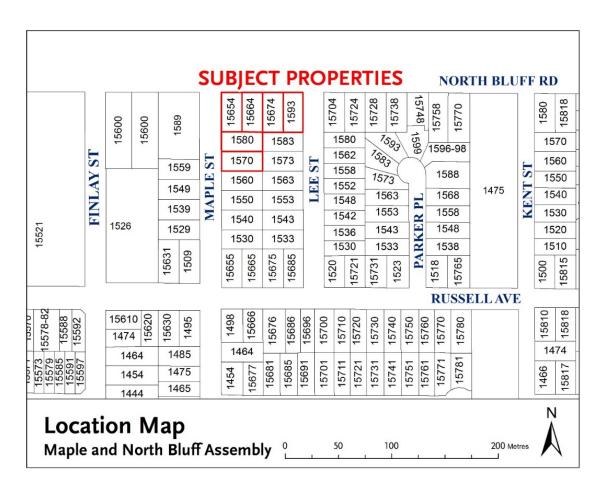
This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:

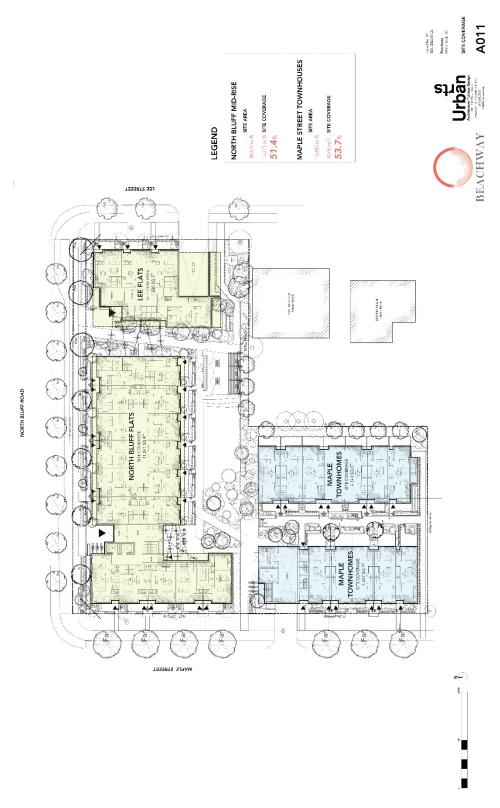
Mayor Authorized Signatory

Director of Corporate Administration Authorized Signatory

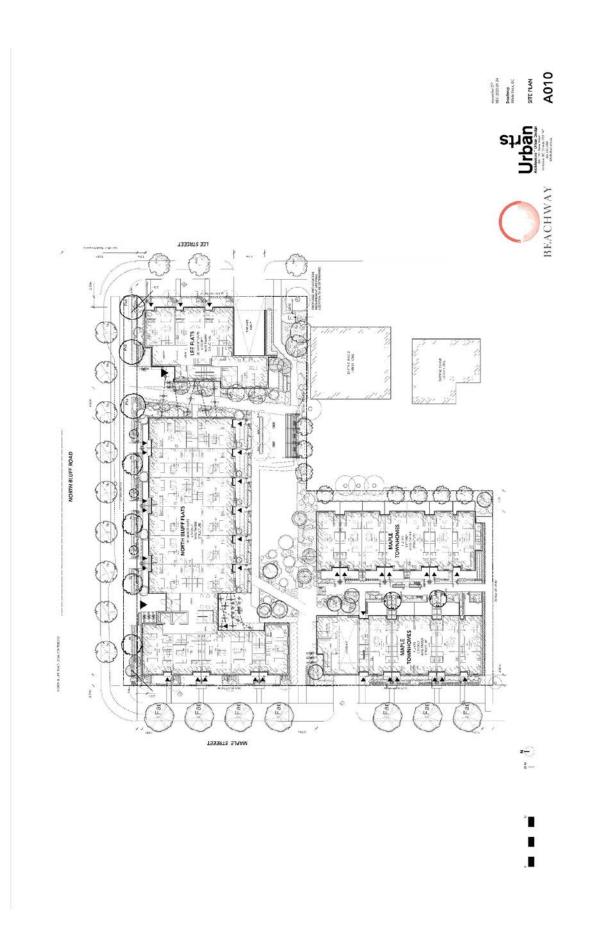
Schedule A – Location Map



## Schedule B – Site Plan



LU & P AGENDA PAGE 145



Schedule C – Elevations





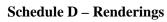










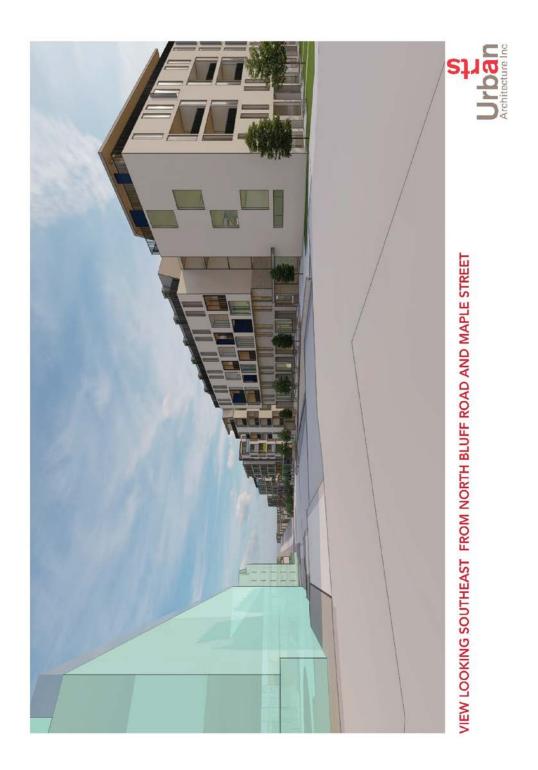




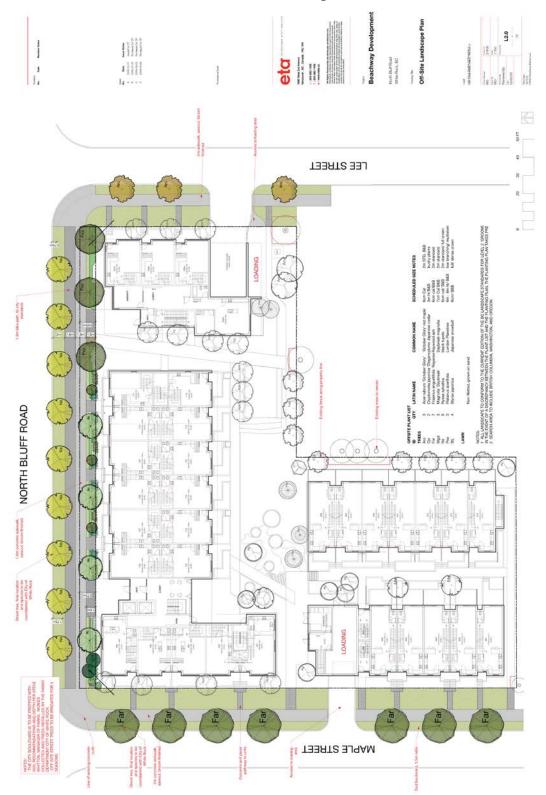




VIEW LOOKING SOUTH TOWARDS NORTH BLUFF ROAD AND MAPLE STREET



Schedule E – Landscape Plans

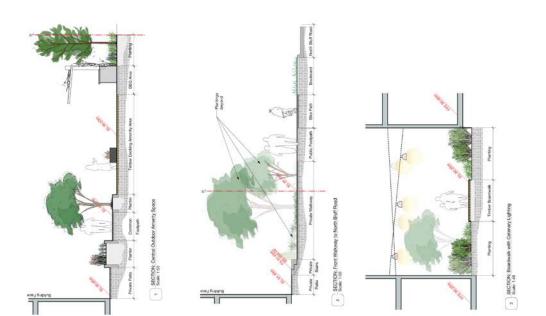


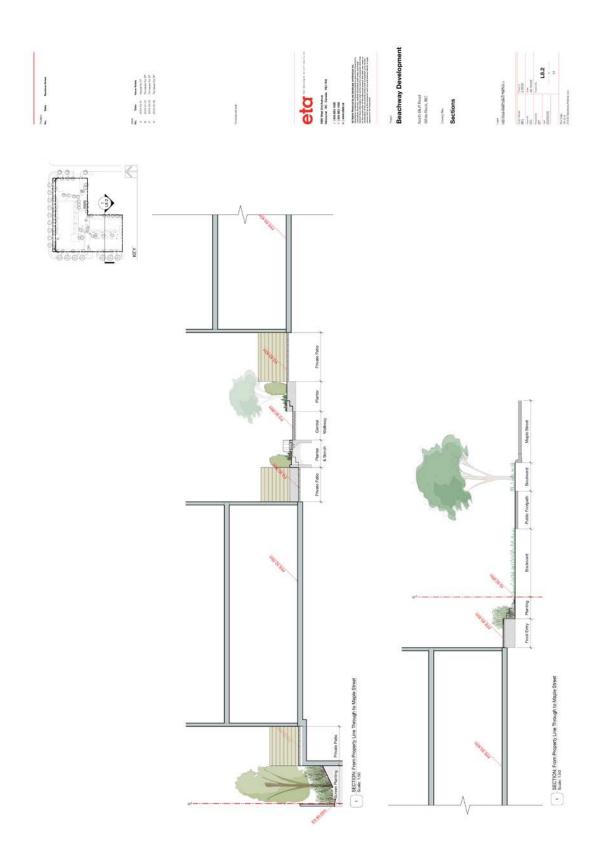


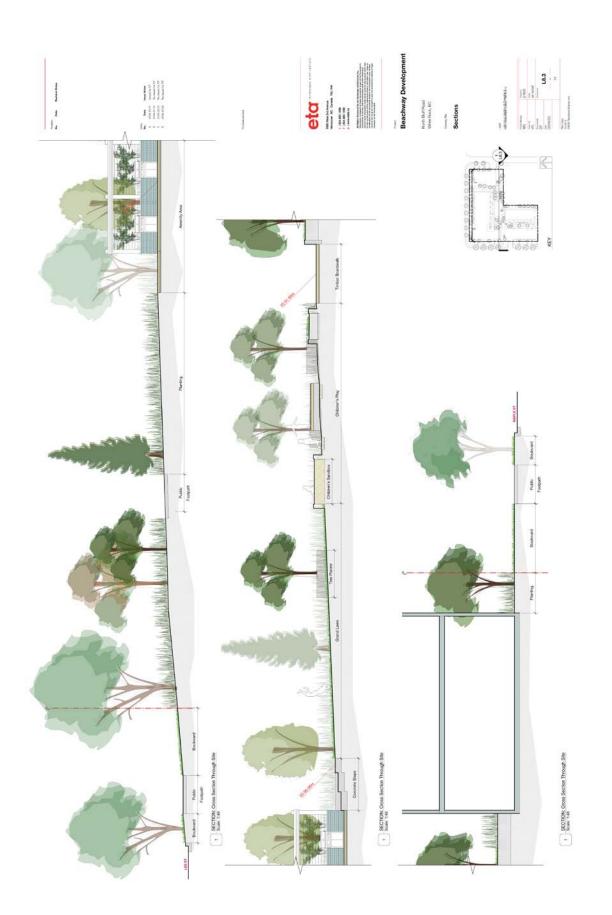


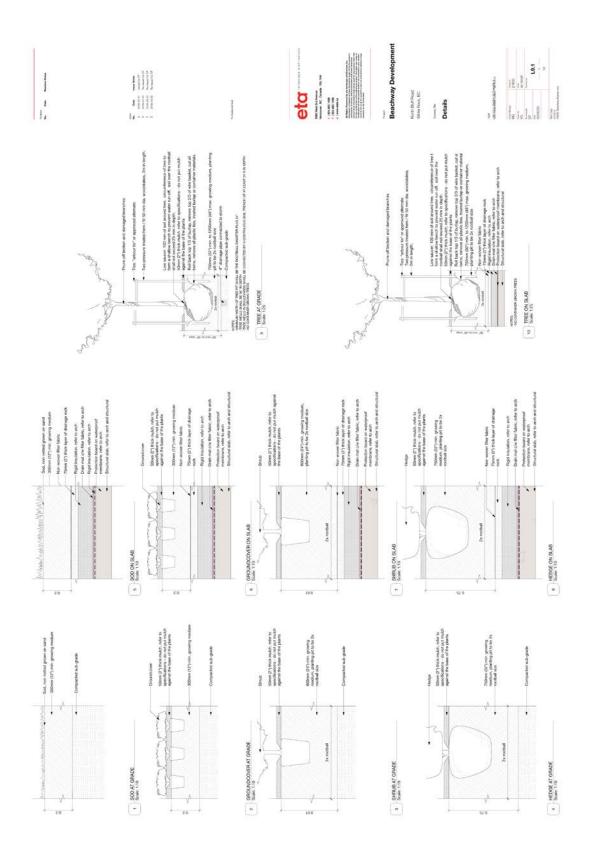


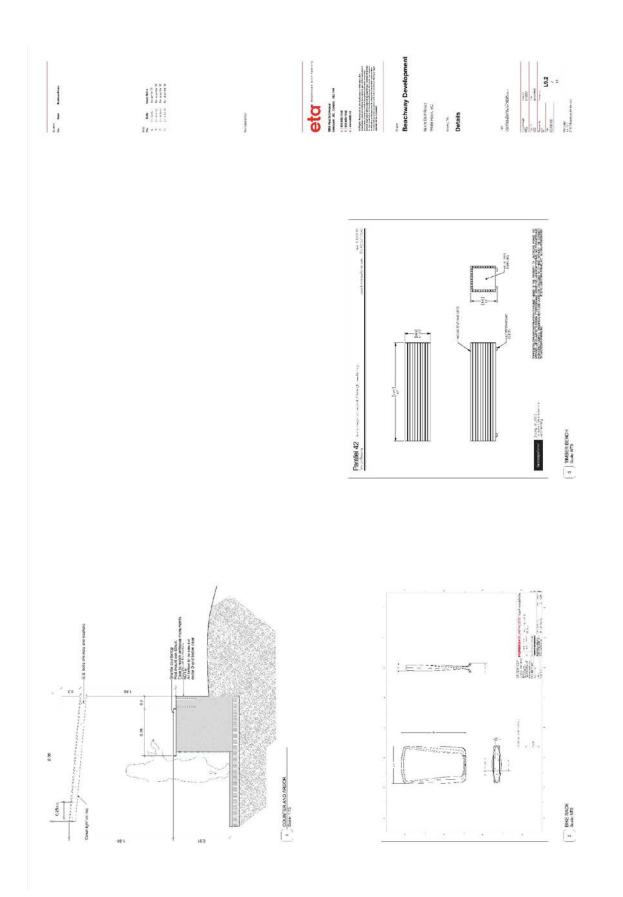


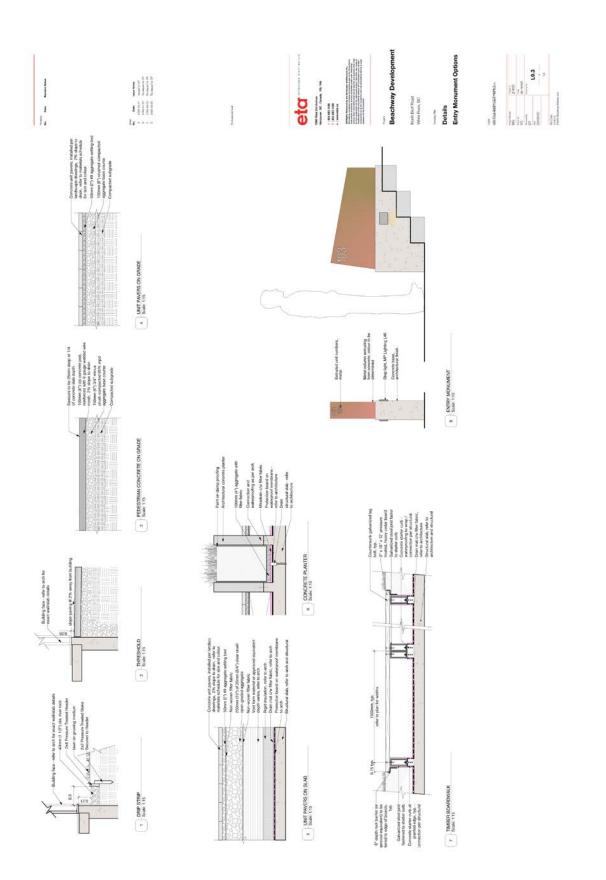


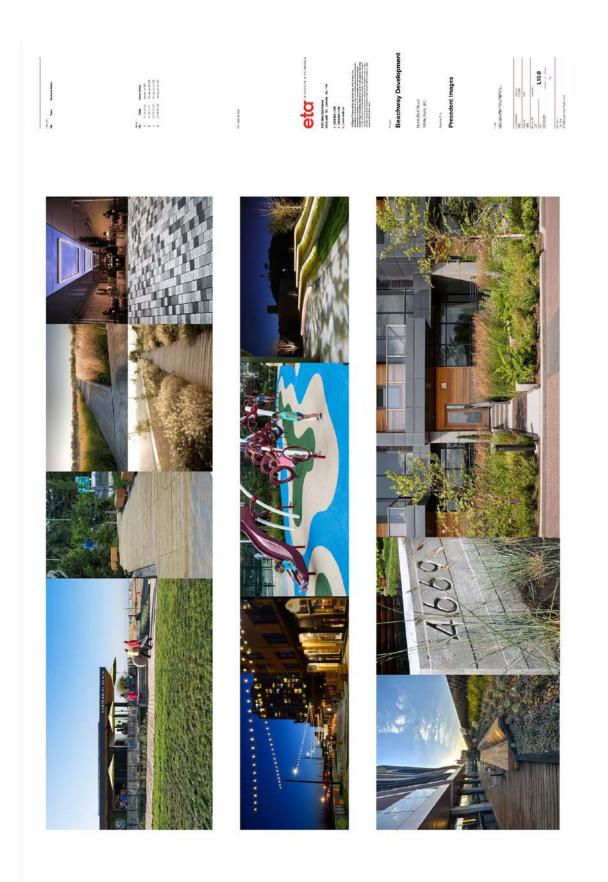


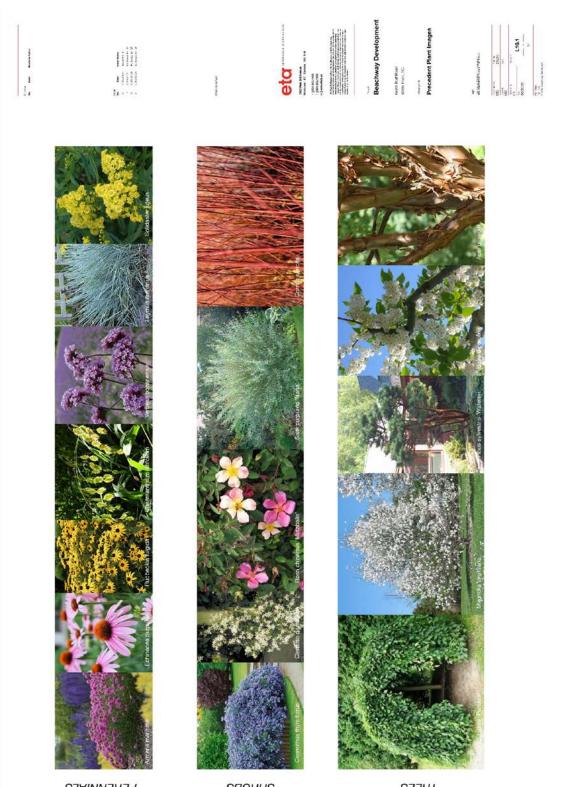












PERENNIALS

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TREES

MINUTE EXTRACTS REGARDING BYLAW BYLAW 2351: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351

Land Use and Planning Committee May 4, 2020

4.

## 'BEACHWAY' APPLICATION UPDATE – 15654/64/74 NORTH BLUFF ROAD 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002) Page 5 Corporate report dated May 4, 2020 from the Director of Planning and Development Services titled "Beachway' Application Update – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)".

The following discussion points were noted:

- Concern with the parking projections and further that it could impact the neighbourhood, the permit parking requirements may need to be revisited for this area
- Would like to see at minimum a completed main floor parkade, as well as half of the next level
- Concerns expressed with regard to the "L-Shape" on Maple Street, suggesting that it could impose pressure on the rest of that street
- Suggested that 3D modeling within the context of the neighbourhood would be helpful to see
- Support expressed for the townhouse component
- Appreciates the affordable housing component; however, 10-15% below market price is not affordable
- Like many buildings downtown, parking could be bundled with the purchase of a unit / suggested that the ability to purchase additional parking could be attractive to a buyer
- Concern with the loss of trees, would like to see information as to why

## 2020-LU/P-012 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receives for information the corporate report dated May 4, 2020, from the Director of Planning and Development Services, titled "Beachway' Application Update – 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)".

## **CARRIED**

## 2020-LU/P-013 **It was MOVED and SECONDED** THAT the Land Use and Planning Committee directs staff to work with the applicant to address the comments noted by the Land Use and Planning

Committee at the May 4, 2020 meeting.

**CARRIED** 

# Land Use and Planning Committee July 27, 2020

4.

## DRAFT ZONING AMENDMENT BYLAW, HOUSING AGREEMENT BYLAW, AND MAJOR DEVELOPMENT PERMIT FOR 'BEACHWAY' APPLICATION – 15654/64/74 NORTH BLUFF ROAD / 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002)

Corporate report dated July 27, 2020 from the Director of Planning and Development Services titled "Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major Development Permit for 'Beachway' Application – 15654/64/74 North Bluff Road

/ 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)".

The following discussion points were noted:

• Previously noted parking concerns were addressed: 22 visitor spots that are available

on the additional level of the parkade

• Concerned with density and six (6) storey height the area lends itself to sub-division / townhomes for families

## 2020-LU/P-017 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council give first and second readings to "*White Rock Zoning Bylaw*, 2012, No. 2000, *Amendment* 

(CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351" as presented, and directs staff to schedule the required Public Hearing.

**DEFEATED** 

Councillors Johanson, Kristjanson and Trevelyan voted in the negative

# Due to motion 2020-LU/P-017 no further discussion on this topic was required.

- 1. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;
  - a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;

- b. Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation; and
- Recommend that, pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351, Council consider issuance of Development Permit No. 428 for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street.

Land Use and Planning Committee

January 11, 2021

## 7. <u>Draft Zoning Amendment Bylaw, Housing Agreement Bylaw, and Major</u> <u>Development Permit for 'Beachway' Application - 15654/64/74 North Bluff</u> <u>Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002)</u>

Corporate report dated July 27, 2020 from the Director of Planning and Development Services provided for information purposes.

This project was discussed at the July 27, 2020 Land Use and Planning meeting where the Committee defeated a recommendation to move the application forward (give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351*").

The application was also a subject on the October 26, 2020 Land Use and Planning Committee meeting where the applicant was given the opportunity to speak and the following recommendation was adopted by the Committee:

THAT The Land Use and Planning Committee directs staff to continue to work with the applicant for "Beachway" Application for 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (ZON/MJP 19-002) including the noted feedback given during discussion at this meeting to bring the application back for consideration.

The applicant has considered the Committee's comments and has requested the application be brought back for consideration by the Committee at this time.

The Manager of Planning gave a PowerPoint giving an overview of the application and the process it has been through.

The following discussion points were noted:

- 1. Good to see changes made in regard to parking however, six (6) stories is too high / four (4) stories would work
- 2. Not what the nearby residents want
- 3. Official Community Plan (OCP) review still not complete
- 4. Concern with removal of trees
- 5. Need to establish definition of affordable housing
- 6. See the future in this area as townhomes / single family
- 7. Affordable housing with 2/3 bedroom units is needed, this is a primary opportunity for the community
- 8. Appreciate the development notes quality which is practical / not luxury

## Motion Number: LU/P-010It was MOVED and SECONDED

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-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and

1593 Lee Street) Bylaw, 2020, No. 2351 as presented, and direct staff to schedule the required

Public Hearing;

2. Recommend that Council direct staff to resolve the following issues prior to final adoption, if

Bylaw No. 2351 is given Third Reading after the Public Hearing;

a. Ensure that all engineering requirements and issues, including registration of a 2.0 metre
by 2.0 metre statutory right of way on each corner of the site at Maple Street and North
Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;

b. Preparation of an Affordable Home Ownership Program
Memorandum of Understanding
with the British Columbia Housing Management Commission
generally as provided in
Appendix G to Appendix A and the execution of a Project Partnering
Agreement with the
British Columbia Housing Management Commission and
Bridgewater Development
Corporation; and

3. Recommend that, pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000,

Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee

Street) Bylaw, 2020, No. 2351, Council consider issuance of Development Permit No. 428 for

15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street.

#### Motion CARRIED

## Councillors Johanson, Kristjanson and Trevelyan voted in the negative

Regular Council meeting

January 11, 2021

## 8.1.d BYLAW 2351 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-63-15654/64/74 NORTH BLUFF ROAD/ 1570/80 MAPLE STREET AND 1593 LEE STREET) BYLAW, 2020, NO. 2351

Bylaw 2351 proposed multi-building development at 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street (Beachway). This bylaw is presented for consideration of first and second reading.

**Note:** This Bylaw for the Beachway application was the subject of a Land Use and Planning Committee meeting held earlier in the evening.

#### Motion Number: 2021-017

THAT Council:

1) Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 - 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351"; and

- 2) Direct staff:
- To schedule the required Public Hearing regarding "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63 -15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351"; and
- 10. To resolve the following issues prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing:
  - a) Ensure that all engineering requirements and issues, including registration of a 2.0 metre by 2.0 metre statutory right of way on each corner of the site at Maple Street and North Bluff Road and Lee Street and North Bluff Road, a 2.65 metre dedication to achieve a 15 metre road width from the centreline along the North Bluff Road property frontage, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b) Preparation of an Affordable Home Ownership Program Memorandum of Understanding with the British Columbia Housing Management Commission generally as provided in Appendix G to Appendix A and the execution of a Project Partnering Agreement with the British Columbia Housing Management Commission and Bridgewater Development Corporation.

#### Motion CARRIED

Councillors Johanson, Kristjanson, and Trevelyan voted in the negative

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**C**<sub>-1</sub>

Hi Tracey

Thank you for your reply and sorry for the delay in getting back to you.

I would like the 2017 petition to be included in the supporting documents you circulate to council.

I would also like the context to be brought to the attention of the council. Specifically that this petition was a part of the Vision 2020 public process. This illustrates that the residents in East Side Large lot infill area overwhelmingly supported the ultimate OCP designation for the subject properties.

I have first hand knowledge of the origins and purpose of the petition I was actively involved in reaching out to the neighbors to ask their support for density by adding their name to the petition.

Thanks,

Aaron Pauliuk

From: Tracey Arthur Sent: Thursday, January 21, 2021 6:10 PM To: 'apauliuk@telus.net' Cc: Debbie Johnstone Subject: FW: Beachway Public Hearing March 1st

Hello Mr. Pauliuk thank you for your inquiry. If you state you want this as a submission for the Beachway public hearing I will put it on the agenda with a note that the information was collected three (3) years prior. It would be up to Council to make the determination as to how they will consider the information due to the time that has passed since the petition was signed.

Please confirm this is a submission and let me know if you have any questions. Have a nice evening. Tracey

From: Aaron Pauliuk <apauliuk@telus.net>Sent: Thursday, January 21, 2021 12:10 PMTo: Tracey Arthur <TArthur@whiterockcity.ca>

#### Subject: Beachway Public Hearing March 1st

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tracey

Its Aaron Pauliuk here we emailed back and forth about 3 years ago when previous council was redoing the OCP we have the 4 properties on North Bluff between Maple and Lee.

At that time myself and another group that owned the next block down from Lee to Kent St Park did a door to door canvas of the area to get signatures of support for higher density in the area. We presented this petition to council during the OCP public hearing it is on record with the city of W.R.

My question is can we present it again to current council during the public hearing for Beachway March 1<sup>st</sup>.

Please see attached 204 signatures of support for higher density in our area for your reference.

Thanks,

Aaron Pauliuk

15654 North Bluff Road White Rock

## Petition

# 1 of 10

**C-1** 

#### Dear Mayor and Council and Planning Department

	Name	Address
1	E. Moylan	15465 Thr. Pt Ave White lock V4B218
2	HARRY Polock	15469 - That Ave While Rock V482LE
3	Cheaver	HSL 1418. Best Ane. Thit Rate MB255
4	Heather Leoverp	1418 Best Street White Rock VLIB \$156
5	Natalia Soldchenk	15405 Goggs Are WR V4B 2NST
b	Kyisten Cau	15444 Grougs Ave UR VABZNG
7	LES HAINES	PHS-1333 WINTER ST V4B342.
8	Ann Stein	154329 Goggs Ave V4B2N5
9	Sheri Adamson	15457 Goggs. Tue V4B 2NS
10	WALTER FRENCH	15475 GOBGE AV.
11	KABONA'L S. MAYER	
12	LIN ON ZIMMERMO	
13	Kylere Hegger	15561 Goggs Ave
19	YO MIYAZAK I	15541 CTOGGS AVE W.K. VEBZNY.
15	Sachie Miyazaki	15591 Goggs Ane white Rack V4B 2NS = 15471 Russell Ave white Rock
16	Christina Fast	15444 Russell Ave, While Rock, V4BZR3
18	Sheldon Glionna	15430 Russell Ave, White Rock, V4B2R3
19	Matter Shima	15406 RUSSELL AVE, White ROCK V4B2RS
20	LOBBAINEWILLO	x 1481 Best St. White Rack
26	GURM SERHON	15728 North Bluff Road CAROPERTY OWNER

#### Petition

20f10

Dear Mayor and Council and Planning Department

	Name	Address
2	Keenan Brown	1588 Parker PL. White Rock
23	Kg te Erendehine	Var 1558 Parker Pl. White Rock
24	Alan Frome	15780 Russell Ave, White Rock
25	Gres Herton	15750 Resall Arr. White Kale
26	Hamid Jat	1583 LEE STREET
27	Tahir Jat	1983 LES STREST
28	HARLEEN BRAR	1573 LEE STA
29	Marle france-	Bes Lee St. W. Like .
30	Well land	1533 LIZE ST WR.
31	Swingmed & Diving	= 15728 N Bluff Pord (Tenant)
32	Shikey Wiggins	15710 Russell ane. W.R. V4B251.
33	Lesker Gitford	15720 RUSSELL AUE WR, V4B2S1
34	Collen-Ladhance	15724 North built (terant)
25	Jatho	157-18 North Bluck (territ)
36	Fill Super S à	15748 North Stulph / Talt
37	Suran + Mychael Precisous	S 15770 NORTH BLUEF Roads
38	Simen SIDW	13741 MALABAR ASE
39	KNEK BRIDGER	15827 GOGGS AVE
40	Komplany	15668 Goggs Ave.
41	hausha Koush	15721 Goges the White Kock BC-
42	Spende M. G. bbox	15721 Obyg fre White Rock
		J -

#### Petition

# 3 of 10

Dear Mayor and Council and Planning Department

As a member of the White Rock community, I would like you to know that I am in full support of a higher density (4-6 stories) market or non-market oriented buildings being created on North Bluff Road. This area is adjacent to Peace Arch Hospital from the 15400 to 15800 block of North Bluff (Part of the East Side Large Lot Infill Development Area). This area of North Bluff is an arterial route to the Highway 99 interchange. Furthermore, it allows the city to achieve higher density without blocking the cherished views of the mature neighbourhoods south of Russell Avenue. A transient grade can also be obtained from North Bluff running south to Russell Avenue as planned in the OCP areas defined as Town Centre and Lower Town Centre areas.

	Name	Address
43	Prosper Ophy Ceral dy	15610 Russell streets Whate Rock B.C
44	14m Pargalia	15610 Dersel of States
45	Abelly Fee	152620 Russell Rd.
46	Kory Cleave	1485 Maple Street
47	Augun	51426 Enlay St.
48	ellie that the	#A-JDD & Finlow St.
49	Comor Pick	15398 Goggs Kve.
50	Michelle Bichnell	15597 Goggs Ave
51	VICKY Zambus	1550 Thirt are.
53	lle	15578 THIFT
54	here stand	15778 IN BLUKE Rd. CPROPERTY OWNER
55	Staword	1500 MILT AR
56	Mirk Jor	15570. Starle ave
57	1, po Jota	ICHPOTION IT
58	Andrea Shr san	15415 Thurst Aug
59	ELP MOLU	15435 Thrift ave.
60	Pam Nail	ICURG TAPIET ANT
hiel	Doreen Wayman	15445 THVIFT AVE -
62	MIKEETRACY ALLEN	15449 THRIFT AVE
63	Lama Alsaafin	15453 thrift Ane
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## Petition

4of 10

Dear Mayor and Council and Planning Department

	Name	Address
64	ROWTHORN J	1520 Xant ST
65	Josh Harvester	1540 hent 57
66	Aystin Raponi	1530 Lee Street
67	Jen Boyle	1520 Lee st.
68	Georgia Hale	15675 Russellst
69	Boydresidence	15655 Russell Ave.
70	Asin LEEVS	15676 RUSSELL AVE
71	Lando & Enos	15836 RUBBELL AVE.
72	Donald Fleming	15E58 Rinssell Ave
73	Gven Gusmisa	15872 RISSILLANZ.
74	Mo Aufburg	15930 Relffeld Rue
75	GEDRIPE GUNN	15952 Russell Ave
76	Veen Goosphic	1900 Grevens
17	h	1530 STEVENS ST.
78	Platting	158TG GOGGS AVE
79	KUTTER OTHER	19838 60669 HUE.
80	Apy IIL Meloy	15848 GOODS AVE
81	LAI Marziliano	15848 Godds Ave.
82	1 mg M Un	15870 - 606633 AVE
83	KIRSON EMILY	(STILL GOGETA AJR
84	Am Q	158/2 60395 Dere

#### Petition

5 of 10

Dear Mayor and Council and Planning Department

	Name	Address
85	Wayne Hu	1998 Maple Speet. While Rock
86	Dawna Kistritz	1445 MAPLE ST WHITEROCK
87	Leslie Paber	15622 Thrift ave, WR.
8P	Elizabeth Tilley	1- 12/20 Finlay St. Whit Rock
89	Diana Talarico	8-1426 Finlay St White Rock.
90	Era Hancock	10-1426 Finlay St White Rock
91	Donna Shultz	9-1426 11 II it ii
92	Patricia Haagenton	1454 7INLOVA
93	Var Brain	15557 Thritt the WR
94	Morgan MachDonald	15553 Thruft Are
95	BRIG Stevenson	15549 Thrift Ave WK
9.6	Shill Ro	15539 Thriff the up
97	That Neimann	15533 Thrift tre. UR
98	Gary Diffese	15523 Thrift Ave, WR
99	GLENSKIDMORE	15501 THRIFT AVE WR
100	1)ARCH WILLS	15497 THEIF, AVE WRONG -
101	KVISTING THOMAS	15495 Thvitt Ave W Rock.
102	VIXL WALDRON	15489 THORET AVE W. POCK
103	DAVID LIGAT	15481 THRIE AVE VAB2LZ
1045	ara othoughess	15432 Gosss Ave VYB 2R/6
105	Debbie DUNN	15434 60999 Ave V4B2NG

6 of 10

## Petifion

# Dear Mayor and Council and Planning Department

Name	Address
06 S. Vollmer	14477 Sunset Drive, White Rock V4B2V7
7 M. Loect	1580 Maple St White Rock N4B4NS
of TLagos	1570 maple St VAR UNIS
of m. christians	3 1593 Leo St White ROCK UPBARI
O A Pauliuk	15654 North Bluff Rd W.R. U4B364
T Pauliuk	15654 North BlyFFRd. W.R. V4B364
2 Kathe Coffeer	15674 North Bluff Rd. W.R. VYB 364
3 Hax Getzlarf	15674 North Blutt Rod WR 11 11
Y Pat Heizler	15664 North BL-PE RJ V48364
S KURT MAYER	1539 MADIOSRAF VYKYWY
6 Shannan Westphal	
7 JASOD MOULD	1529 MARIE STREET VAB ANA
man and have been been and the second of the	15630 NORTH BLUFF RJ V4B 363
Phil Marziliano	15828 Gazes Are white Rok VIBZNG
Langeren and	14476 North Bluff Road
1 1 uslowski	13832 Coldiate ave VABBA9 W. Rock
David Cohen	13402 Malabar Ale. VYB.2X9 WROCK
and the second	13902 Malabar /the MB 2X9. W. Rock
MARIEN BISHOP	1489 - Sterpte Pol. White Pock, BC V4B423
PHANE PHOP	1589 Maple St. white Rock 14B 4N4

#### Petition

7 of 10

Dear Mayor and Council and Planning Department

	Name	Address
126	KEN MURRAY	15460 6-0665 AVE white ROCK V4BZNG
127	RIGH BRAMALL	15468 G0465 AVE W.R.
128	Angela Filipavic	15474 Goggs Are White Rock-
129	Samantha Hagg	15484 Goags the white Kock
130	Sulpride dife	1549 8 odgas Are White Rock
131	Maritess Strauss	15574 Goggs Ave White feck
132	leter Misorde	15540 Goggs Ave - "
133	Fel anchely	15530 googe 411 -11-
134	Enna Fronks	15544 RUSVELLAV. "
135	GURDEEP SECHON	15738 NORTH BLUFF (PROPERTY OWNER)
136	JAS EKL	1573P NORTH BLUEP ( PROPERTY OWNER!
137	KYLWINDED GUL	15778 NORTH QUAR ( PROPERTY OWNER
138	MANDEEP PROHAR	15748 NORTH BLUFF (PROPERTY OWNER)
139	PAUL GILL	15724 NORTH BURF (PROPERTY OWNER)
140	BACDEV BATTM	15724 NORM BOUR ( PROPERTY DUNER
141	BILL MAST	15704 NORTH BLAFF (RROPERTY OWNER)
142	JERINY XU	15770 NORTH BLUGP ROAD ( AGONT FOR COAS
143	STEVE SD/SMITT	15758 NONTH BUFF RD PROPERTY OUNER
144	WENDY POMERDY	15758 NORTH BLUFF (PROPERTY OWNER
195	PARWIN BROWN	1553 PARICER PL COWNER)
146	Many Anne Campiane	1573 Parker Place. (renter).

### Petition

8 of 10

# Dear Mayor and Council and Planning Department

	Name	Address
147	WK. Man	1553 Cory Road
148	K. CARVILL	1560 Cory Rodd
149	The Quinn	13940 Coldicult AV
150	222in	13940 COLDICUTT AVE
(5)	Patricia Sortiell	13970 Coldicutt, Awe
152	Rocketter	1361 Cory Rod.
153	- AF	1569 COM RD
154	Finles Block	1545 Cory Road
155	Addrester	1531 LANCASTERST.
156	WP Belkarty	1550 CORY RD. WHITE ROCK
	Wabulhatz O	1550 CORY RD. WHITE ROCK
158_	Hartyl	1561 Comple. W.R.
159	allopeur	1561 Cort Rd White Rock
160	Pat Clares	1579 Cory Rd. While Lock
entries a		0

#### Petition

got 10

#### Dear Mayor and Council and Planning Department

Name	Address
161 Mike Hodson	15702 6600s Ave white Rick BC.
162 Jay Polowin	15752 Coggs Are white RaleB.C.
163 Sathan Ohaliwal	15772 Goggs Ave White Rock B.C.
164 Mark Antunes	15782 GOGGS AVE, White Roch BR.
165 Alanda Cutting	15728 N Bluff Road, White Rock. BC-Tenant
166 Ted Kollae	15748 North Blaff Tenent
167 12 Ry Thy	15738 North Bluff , Tenant
168 Murit Bath	15724 North Bluff /16629-874 Ave Surre
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10 of 10

#### Petition

# Dear Mayor and Council and Planning Department

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			and a second		

#### Petition

# Dear Mayor and Council and Planning Department

	Name	Address
1701	Inal hed	1580 Maple St WRV4B4NS
171	Frank Bistop 0	1589 Maple St. V4B-4144
172	Ko Ril	16-110
173	Smarg	1539 MARTE VYB 4NVT.
194	Charley Poulluk	15654 DORTH BLUFF
175	JOHN FRASER	1592 STEVENS ST
176	BARB Howes	1592 STEURIUS St.
177	ROY JACKSON	14862 Roper Ave
178	5001.000	1486 Roper Are
	Emily Hinson	14863 Hardie ave
180	Stuart Hivson	14863 Hordie Ave
181	Meg Balhars	1550 CORY RD - WR.
182	An Da Read	15teg coryed wrs.
183	Pauge Read	1569 CORYPINR.
184	Typer Read	1569 CORYRCL, WR
185	Laura Miller	1351 Maple ST WB
186	Simmy Beasall	1351 Maple ST WR
187	Val Myrex	#102 14824. N. BLUFF RD
188	Bould ;	1593 Leest
189	Chintan	14843 HARDIE TOE LOHITE Pack
F10	Christian	14843 Hardie Ave White Rock V4B2H6

#### Petition

# Dear Mayor and Council and Planning Department

1 - 1	Name	Address
191	JANDEE EWEN	1559 MAPLE ST. W. ROCK
192	JOHN NICOLAICHUX	1559 MARIE ST 1.9. Romy
193	DENGE ROBERB	15630 North BUFF RD. White Pork.
195	Russ Heffie Dave McBhale	15561 GOGGS AVENUE 15546 Guggs Avo White Roch
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#### Petition

#### Dear Mayor and Council and Planning Department

Name	Address
Maria Morrow	#102-14824 Konty Burs, WR. V48352
Carol Stilla	15578 Roper Que. W.R. V4BZG5
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#### Petition

# Dear Mayor and Council and Planning Department

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204	Rajneer Kann	15621- Cliff Ave
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From:	Aaron Pauliuk
To:	Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher
	<u>Trevelvan</u>
Cc:	Carl Isaak; Tracey Arthur; Debbie Johnstone
Subject:	BYLAW 2351: Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital
Date:	February 23, 2021 9:25:05 PM
Attachments:	Beachway Handout.pdf
	Beachway Petition.pdf
	Completed Petitions.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Dear Mayor and Council

Please see below the email and attachments that were sent out starting February 1<sup>st</sup> inquiring into the support of the Beachway project. White Rock residents stepped up and helped out to gather support as they believe this is a greatly needed project for our city.

As of tonight I have **267** White Rock residents and or land owners in support of the project.

Please see attached Names, addresses and phone numbers on attached "Completed Petitions".

Tracey please add this as a submission to the Public Hearing for March 1<sup>st</sup>.

Thanks,

Aaron Pauliuk

**Subject:** Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital

Hi

I am sending this email to see if you would support this project, in January it received 1<sup>st</sup> and 2<sup>nd</sup> reading by White Rock Council, the Public Hearing is scheduled for March 1<sup>st</sup>.

Due to COVID it is going to be a virtual meeting and probably not a lot of people will attend.

In 2017 we did a door to door petition for signatures in support of higher density in the area by White Rock residents and received 204.

Beachway is located one block from Peace arch Hospital from Maple to Lee St on North Bluff and 1570 & 1580 Maple St.

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If you are a White Rock resident or White Rock land owner and support this development please fill it out and email it back, everyone in your house hold can be listed if they are in favor.

If you don't have a scanner you can take a picture and text it to me

I would like to ask that if you have any family or friends in W.R. you forward this email to them.

Aaron Pauliuk 15674 North Bluff Road White Rock, B.C.

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Virus-free. <u>www.avg.com</u>

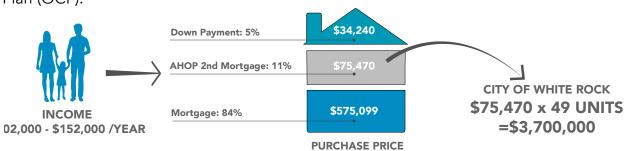


## Beachway will bring affordable homes to the community with ownership and rental options

The project will transform six existing single family home lots into a vibrant new community with a mix of residential units for "growing up and growing old" in the same neighbourhood. Open and engaging public realm spaces are provided to enhance the character of the built environment, supporting the City of White Rock's socially-oriented urban design principles.

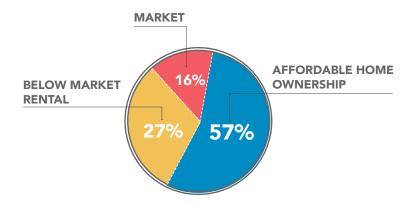
The proposed use, height, and density are consistent with the East Side Large Lot Infill Area designation in the City of White Rock Official Community Plan (OCP). Affordable home ownership options includes 49 1 - 3 bedroom apartments. There are also 25 affordable rental units.

The Affordable Home Ownershop Plan (AHOP), the Provider (Developer) provides funding for the 2nd mortage, representing 11% of the total cost. When the unit is resold by the purchaser, this amount is transfered to the City. At an average purchase price of \$684,810, this will result in total future revenue of \$3,700,000 for the City of White Rock.





## Unit Mix = 84% affordable units & 16% market



## **Quick Summary**

Height:	2 - six storey 14 - three sto		0
6 Storey Tota 3-br: 2-br: 1-br: Rental: Density:	al Homes:	6 45 23	(100%) ( 8%) (61%) (31%) (33.7%) 7
Townhouses Density:	Total Homes:	14 1.4	1

Total Parking:

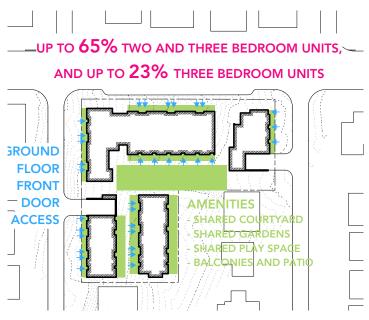
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View looking west from North Bluff Road and Lee Street.

Page 273 of 613



## **Community Benefits**

Community benefits include the following:

**BEYOND ART:** Striking architecture frames the gateway to White Rock along North Bluff Road.

**ENERGY PERFORMANCE:** The buildings' energy performance is 30% better than 2016 building codes, which will result in lower utility bills for residents.

**WELLNESS BY DESIGN:** Indoor and outdoor social spaces nurture community connections; 2- and 3-bedroom homes (over 55% of total) invite families to make their home here.

**ENVIRONMENTAL STEWARDSHIP:** Construction will be made green through off-site assembly and innovative prefabricated timber materials, resulting in zero waste to landfill.

## **OFFICIAL COMMUNITY PLAN ALIGNMENT:**

The White Rock OCP—Imagine White Rock 2045—from 2017 encourages more housing in the East Side Large Lot Infill area.

## HOUSING CLOSE TO TRANSIT AND JOBS:

North Bluff Road is a major transit route, and the site is only a five minute walk to major employment centres, such as the Peace Arch Hospital. It's also only a ten minute walk to shops and services at Semiahmoo Centre.

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#### Petition

#### Mayor and Council

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Name	Address	Phone
1) Andrew Green	14778 Thrift Ave white Rock.	604-866-7062
Arielle Green	14778 Thrift Ave white Rock	604-809-2316
3 Rurt Crawford	15674 North Blott BD White ROCK	604613-1929
(1) Le Christians	1593 Lee St white Rock	7789915052
GR. Christianso	1593 Lee St white Rack	778-9915072
( Jamal SARRAF	1570 Maple ST	608,700.3848
DEGRATTE HOURANT	1570 Maplest.	604.200.3888
8 Typer Blackmore	15654 Vorty BLAFF RD.	778.681.8033
GBrad. Duesterdiek	15654 North BLAFE RD	604.612.0775
@ Lynn Sinclair	15490 Columbia Hue N.R.	604-340-2276
Plaron Pauliut	15654 North Bluff R.2 W.R.	604-8133535
Dennifer Boyal	15655 Russell Are with	624-354-344
Bill Mihay	1553 Lee St	604 547 9549
4 hAM PADAN	15721 Russian Are	778861 0049
5 SHAMLA MAMAT	15721 RUSSEL ARE	778 245 4708
Chastine Hert	15750 Russell Ave	18314116
Karli reportore	15750 KUSIEILINE	604366184
(18) Lesley Cuttor	15720 Russell AVE	118 112 2597

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	Name	Address	Phone
(19)	Dense Coler	13902 Malabar Ave White Rock 3C	604-802-2749
(29)	Roy Jackson	14862 Roper Ave	6045318707
a	Las Racil	15161 Roper AUR	11 3087198
(28	David Cuhen	13902 matabor fie wB.BC	604-202-2749
(23	J. LEEKS	15676 RUSSELL AVE W/R	604-531-2508
24	J-LEEKS	11 Fr G	IL PICK
25	T.Johnstope	983 Keal Street White Back	P408-60184019
20	CJOHNSTONE	V V V	Box 3036723
27	VIGORIA BAC	H 17620 Rugster AVE 11 11	6043259122
(28)	Tyra Ganage	15738 MCBeth Rd SUCLEY	6048687579
29	RANJIT DU	15285 Royal AVE	604-626-8428
63	BALJIJ D	15288 Royal 11 AA	604626.8424
3	Ryan Madenzie	14476 North Bluft ND.	604-536-0510
32	Virmas Rockuse,		7782315021
3	hadie Kloneks	1434 Oxtoral St wh	7787731582
(3T)	BI Chellelogu	1580 ARPIERTERUTC	6099109297
35	Storgelædt	2729 IESHEPIE	604931-2870
X	COLE Brown	2729 188 4 1	604-209-3364

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Name	Address	Phone
36 Tourson	15233 Pacific Hve	6047815920
(37) D.SMISRO	15158 ROYAL NOB	6047292019
(38) P. Dressler	13826 RUSSEL AVE	604 445 5163
B. Dressler B. M. A. J. W.	1512 - Propost	
42 Salar	1368 VOITU DT	
& Loansh	Roper Ave, mass aders.	
(42) grintan.	15284 Brene Vista -	771-000-4471
(B) ONTOUSN.	(15066) Victoria AVE. (PRIVATE)	236-808-4471.
(H) RICH ARMSTROWE	1559 LOLU MBA	778-837-2259
D MARIN BOZIC	15862 MCBETH RD SURREY	778829558
X Mallon Manley		
AT tabler sterry	15517 norm Dr.	607-533-9320
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		Name	Address	Phone
	X	GKIA DEAN	15355 16TH AVENUR, ES Surrey, BC	778-302-6879
	X	Collin Van Du	6360 Rost Street Vancouver, BC	778 788 8629
	(52)	Stanmarghe	Mart Arolly Bruff 2003	755 878862
	63	ang 1	Tank blackburg ave white Rock	607-817-8087
	X	Brich Chang,	3532 150 Street Smell BC	778 863 8944
	(54	Anna Release	205 1380 Gonge SP Mith Rock	7788983043
	55	Nigel Chives	402-15025 Victoria Aue W.R.	7782280380
	50	Lindsay Mauah	asomartin St Wire.	604.614-2110
	67	Tiden Burty	2890 5751	604 . 48/137
	63	Natalie Dobbs	White occ	6.000.5843
))	- CA	Allen Roden	is white rock	778-534-960
	60	KODYD Mal	1270 UNITO KOCC LID	20000
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	Name	Address	Phone
(BD)	Austin Jossensen	14837 Burna Vista Ave White Rock	604-765-5221
67	Lorgle i Parke	15152 Resselence	733411421
68	TROPELLINGSM	15170 PROSPICY	778-549-0803
69	KEVIN ELLINGSEN	15170 PROSPECT	778 840-1079
70	Man-Lou	white Kook	7782441555
71	Dare Hamer	WHITE ROCK	178 858 810)
72	M-Reath F	Monte loge	778-549-9931
73		148 Johnston	716308 234
X	Teypo Mickay	1982 86 ave	18 3169940
X	Sitter Softin	16280 11 ave	6045383761
74	CHER ZINT	12501 NOTAL AVE	275-780-7930 601-542-5099
75	HNAU KLINE	1225 NOULIN	gou due suit
76	TAW CUKAR	WHITE ROCK	God GID4051
78	to the second se	4 Jh. 3 A 12-21(	6-46162190
70		WA	150122626267
80	NoxWell Runia	1243 brst Street	604799 7303
81	· LEE FRITHE	1280 FIR 5T	048188395

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	Name	Address	Phone
	82 Christipa Rous	302-15158 ROJCI AUR.	778-985-7836,
	83 Geoff Asten	1599 Martin St	778 847 8725
	84 Cassie Dekker	1589 MartinSt.	
	X Austin Kao	1528876 Ave Surrey	8347102580
	85 MICHMATPUERTAGE	158 GEST SPREET, WILLITER OUR, DL	778229525
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	86 SHARON SYMES	NHITE KOR	Del 70 del
	87 KAM ATTINK	15289 MARCH DP	604-626-5493
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	92 SEWNMACTICON	1369 winter St.	604-214-4217
and	40 PCMC COLOUK	1355 FIR G	004 38 3741
ØD	X WIGH SIDD	7233 124AST. SRRAM	604 319-0280
	95 JANANKOL	14756 Gordon Ave	604 925254Y
	96 Krow MCTANLANK	2 1473 - 104(HS Trav 27)	778 326-5652.

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	Name	Address	Phone
97	Susan Vollmer	104-1250 MARTIN STREET, WHITE ROCK	604-805-2941
98	(Jayne Vollmer	104 - 1250 MARTIN STREET WHITE ROCK	778-953-6865
99	Harp Savar	n 1539 maple St w.R.	6041-765-9557
100	Harp Savan	1529 maplest w.R.	604-765-9557
101	Harp Savan		604-765-9557
102	Harp Sarah	15631 Aussell Ave W.R.	604-765-9557
103	Maft Weber	15704 North Bluff Raw.R.	604-889-0705
104	Matt wober	15724 North Bloff Ra W.R.	604-889-0705
105		15728 North Blott Rd W.R.	604-889-0705
100			604-889-0705
108	a second designed and the second s		604-889-0705
109	That weber	15758 North Bluff Rd W.R.	604-089-0705
110	Matt weber		609.338.5279
111	Banbara Frazer Till		604-538-3457
113	Trenor Tilley	J 1-1426 Finlay Sta	U
113	Epsabeth Titley of	1-1426 Finlay St.	1
114	Cloudahotiette	4-1426 tixtay St.	604-531-4454

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		Dhana
Name	Address	Phone Phone
115 David Sexsmith	15154 Roper Suc	604-754-1238
116 Stasher Klever	15880 Columbia Ave W.R.	6043140420
117 Marte Deoksne	14899 Marine Dr	10001-765-5518
118 Egtre Nours	7450 Dorcreste Drie	77 52292304
119 Rathevine Lyon	31-1415 Lamey 1 hull Rd	778 628 8389
120 Bodget Perm- Gox	1520 Videl St.	2369900939
X marciso		
121 H-Shaw	1330 MAPPAN ST.	6048686400
122 CEPATRICES	15329 Royal AUL	2369991975
1235 Schappert	154 84 Viltoria AND	7789532160
DAY JERPY MULK	15066 RUYAZ AVE	778 8375243
125 Chrystal	15010 Prospect	77895767914
X LIZ TRID	13325 28 the Sume	6043744192
The Market SI	M 15321, Russel	CT78-221-30
127 The allow	15066 Victoria	6046178478
128 Kelly Tournemule	15115 Prospect Ave WR. BC	778.855.0078
X ShawmHARL	· · · · · · · · · · · · · · · · · · ·	236 880 5464
129 Victoria Bennith	14022 North & 14 H Rd NR BC	604 837 3097

Page 281 of 613

## Petition

#### Mayor and Council

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Name Address Phone	
130 Jusmin Khosay 15839 CUFF due White Rock (604)725-4074	5
13 pryestactorald. 15839 Cliff the white Rock, Be (604) 441-1890	
De Paige Read 1569 Cory Rd W. R. 14B3J1 778-883-00	063
133 JAN FRASER 1592 97EUCNSST WR. 604-5359840	
134 Bar, Mcmillion 15291 Victoria Aven 9 604-727-88	44
35 wayne McMillion 15291 Victoria ArewR 604-220-20	58
13 Kanwar Dhamrait 1265 Stayte Road W.A. 604-355-678	
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131 Jag Hehar 1243 Stayte Road W.R. Jag Thehang	MAN 1. COM
H BATP HOWES 1599 STEVENS ST W.A. 684-535-984	10
I Derek Townsend 1570 maple ST W.R. 604-687-22	00
H Benjamin Curry 1580 maple ST W.A. 604-687-53	
Morgan Brewster 15664 North Bluff Rd W.A. 778-989-	2739
Derek Townsend 1593 Lee St W.R. 604-687-R.	200
PALEXA Brewster 15655 RUSSELL AVE W.R. 604-000 780	5-4894
146 Harp Savan 1559 Maple St W.R. 604-765-95	557
147 Harp Saran 1549 Maple St W.R. 604-765-9.	

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Mayor and Council

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Name	Address	Phone
X Stage Men	12879 - 63BAVE Surge	604.594.151
148 7 Curlins	104-1327 Bett St. What Kall	7509014666
149 Robachapink	308-1319 MARTIN NR.	6043075054
150 Donal	106-15210 Martic AVE	404 616651)
151 A Wichalle	201-1355 Winter St. W Roman	604536-7513
150 Trudy Buchen	315-1580 For St. Jutil M. Kaf	604-538-3843
153 In Riggel	103-15169 Bueng Vista Are	7783888652
154 Trud Antonia,	1350 Werall St.	5877779927
155 J. BOERR.	939 Finlay St. White Roes	7182316-117
156 Enothing Pape	1982 Benulyt AVR	604 841-4401
157 m. mctcel	103-1280 FIR ST.	604 - 581-540)
158 DAnies	13) 44 VICINT MC	696 (376)
159 T. GARMIN	1160 05 4 57	250 6898785
160 SASCEL 161 A. KDONKA	15432 16A Ave.	604 833 9104
162 E M Ginn	917 Parker St	178-836 4/10
13 Parilin	ILLET' N R/ule a	1AX G(T. 2+2)
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Page 283 of 613

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- Fourteen three story Town Houses on Maple St.

Name Address // /Phone	1-1
165 Groudkitz Marine Dr.	+191 (
100 Fieganisena Fiona 1289 Johnston Rod Cate	1595362
168 WHITR FOCK	11/10- 100
169 Anthony L. Sept, White Rock God-E	DI FUI KU
170 Andrew Milland White Pock 604-	TS G TO SE
172 Jac Templetor Winter St White Rock	100 1000
	31-5106
174 Lyng Mayum while Rock. 604-	308-535
175 P.Sihota White KOLK 6-78	2-4796
176 JIVAN STAVEREN PARKER ST, WHITE ROCK, B.C. 60456	0 36 13
177 EL. SOPEC #1 15/56 Victoria Aue 604-5	31-1014
178 R. STEWART 19393 MARINE DR. GOY-5	70-8076 .
174 D Wath White Cale 6460	1 2410
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182 Still 1341 Ling Stille	1-23-2-

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	Name	Address	Phone
183	Delt Jala	1793 BFST Street	604327 7873
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184	hadel	6tt 118 954 -4811_	
t	Clinica	LKC DONNY AVE	(2)3-0365+1
185	Achton Handon	1508 KODNC AVE	601263069
187	BOZER	15280 Basal ave	lond -619-4449
188	Pety avyca	15392 COLUMBUR aND	7804990766
X	TracyAlbert		7789534348
184	KLYSOCKIE	15154 Roper Ave	778336-4417,
190	Zekenand	1831 Lilac SR.	
141	Christoogy	Lat-1061 Marton St.	Cod-res-celo
105	JUSUS (	Barryship, 181	555-7755
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		Name	Address	Phone
	19-	MIKE HOULNAK	1580 LANCASTER ST.	6046/47526
	148	Shalena Homak	1590 Jancaster Streat - White Rock	604-218-1008
	199	Mitte Pearce	4307 1119 Vidal St W.R.	609 80 0000
	200	Debra Pearce	4307 1119 U.del ST W.R.	the local sector in the sector is the sector
	201	Traci Paulink	151-711 Alapana w al 110	1 21 702 100
	202	Yaton Kinner	1464 Maple St. White Rock.	604-783-1563
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	207	John Hubharrey	The 4-1426 Friling St. oK	604-521-6451
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	213	Josh Jackson	14862 Roper Ave W.A	604-907-7112
	alt	John Korpa	mistry HI04 149 34 thrift	604-230-4050
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containing 25 units.

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One six story market condo building on North Bluff containing 49 units.

Fourteen three story Town Houses on Maple St.

Name W Cunan	14752 Oxenham Ave	604-538
G. ARNOLD	14752 Oxenham AUE.	604-538-

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As a member of the White Rock Community I would like you to know that I am in full support of this project.

			Dhama
	Name	Address 14495 Blackburn Crescent	Phone 178-908-30.04
217	GAVE JOHNSON GLEN JOHNSON	REALKBURG (VESCENT	604-506-4825
218	CHRISTINE	14495 Blackburn crescent	
	STEWARD	15437 Oxenham	604-454-8494
220	TAMASON		104-818-1034
221	Brandon Bell	15437 Oxenham 15377 Pacific Ave.	778-240-7890
222	Billie Colton Dustin Bullinger	15377 Pacific Ave.	110 075 0 00
	<u>,</u>		
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Page 288 of 613 Scanned with CamScanner

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226

Name	Address	Phone
Ryan Cox	1330 Maple St White Rock BC	604.808.2765
Ryan Cox Danielle Cox	1330 Maple St White Rock BC 1330 Maple St White Rock BC	604.808.2765

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Name	Address	Phone
Eleanor Holton	203-1280 Foster St. White Rock V4B313	604-531-6415
LEO PAULIUK	1561 CORY RD. WR. V4B 351	604-536-8585
JUNE PAULIU	K 1561 CORY RD. WR V4B 351	604-536-8585
Carleen Pauliuk	1561 Cory RD WR V4B 3JI Der 14450 Magdalen Avew. A. V4B 2XE	778-882 3902
Barbara Coop	er 14450 Magdalen Avew. A. V4Baxe	604-349-64
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Name	Address	Phone
Amanda Lamming	15093 Victoria Ave white Rock	604-290-740
Peter Lamming	15093 Victoria, Are white Rock	604-312-50
Herthy Jones	15664 North Bluff Rd W.R.	6042887365
Tim Lammins	15664 North Bluff rd. White Rack	604 288 7365
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	Name	Address	Phone
237	GaryHolowaschip	14331-Surveytor White Back BC V4R	2V3 684816-8804
238	Hegan Knight	14331-Sonset & uhite Rack	104-531-6655
239	Ken Kurbers	102-1160-Oxford Steet, white Roll -	178-868-2755
240		5102 1160 - artor street white Rach	19-389-1489
211	Vincent Rusberg	102-1160- aford Street, White Rick	778 292-7919
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	Name	Address		Phone	
242	ES CHRISTAN	14843 HARDIE AVE. 14843Hardie Ave. White Rock		604-788-C	459
243	CHERYLANRISTIAN	14843 Hardie Ave. White Rock	V4B2+16	604312-9335	

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	Name	Address	Phone
5 244	EDGAR QUINN	13940 COLDICUTT AVE WHITE ROK B.C VYB382	60×-531-2531
torponish.	Thersa Hyppen	104 14934 Thrift AUR NR	604-230-4050
246	Anne Quin	23940 GebDicalt AV. WHITEROck V433B	2 604-531-2531
247	Mitte Kitchen	15440 Russell Are W.R.	604-240-0177
248	Lily Kitchen	15440 Russell Are N.R.	604-240-0177
249	Stewart Pede	emors #305 1360 martin St 4	R. 604-329-675
250	Lila Peoblemo	rs H305 1360 martin St WR	604-329-675
251	catherine Milt	2 15962 North Bluff Adw. A	604-536-7592
252	Andren milt	by 15962 North Bloff Rd WR	604-536-7592
253	Helen Ho	1071 Hent ST WAR	778-689-41418
254	Ken Johnson	#202 15097 marine Dr WR	604-240-6660
255	Debbis Johns	on 4202 15097 Marine Drwg	604-240-6660
256	Davis Tohnso	n 1308 Stevens st WR	604-614-9515
257	Elia Delorm	e 1308 Stevens ST WA	604-789-1407
258	Dave Sharp-	e #201 15097 Marinepung	604-240-6560
259	Gordy Sangha	14/01 whenty five w.R.	604-763-6450
260	Linda Sangha	14181 when the due wR	604-763-6450
261	AL Hippsley	#1502 1473 Johnston WR	604-240-085

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263 263 264 265 266 267	Name Jason Deveau Angela Davids Dan Jillings Nicole Jillings Laura Miller Jimmy Pearsa	ion #104 1385 1385 1385	14022 14022 Black Black Maple Maple	N Bloff N Bioff burn Ave burn Ave st w. F	1	Phone 634-612-0 604-612-0 604-838-9 604-838-9 604-838-9 604-783-9	1732
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#### ON TABLE MARCH 1, 2021 - PUBLIC HEARING ITEM 19

ON TABLE SUBMISSIONS:

BYLAW 2351: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street) Bylaw, 2020, No. 2351

CIVIC ADDRESS: 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street

March 1, 2021

Author	Date Received	Civic Address	Status	Item #
Email with attached petition from A. Pauliuk. Petition has a total	February 23, 2021	All noted they are White Rock residents/ property owners	Support	C-2
of 249 signatures Email with attached petition from B. Curry. Petition has a total of 249 signatures	February 25, 2021 Note: All petition signatures received under C-3 are the same as C-2, apart from one additional signature.	All noted they are White Rock residents/ property owners	Support	C-3
Dale and Patricia Stinson	February 26, 2021	1558 Lee Street	Opposed	C-4
Bruce McDonald	February 26, 2021	1562 Lee Street	Opposed	C-5
Brian Wilson	February 26, 2021	708 Vidal Street	Opposed	C-6
Lauren Drescher	February 27, 2021	1552 Lee Street	Opposed	C-7
Nader Kerdari	February 28, 2021	1583 Parker Street	Opposed	C-8
Simron Mander	February 28, 2021	Undisclosed	Opposed	C-9
Amy Dhillon	February 28, 2021	Undisclosed	Opposed	C-10
Email with attached petition from M. Bhatti Petition has a total of 55 signatures	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-11
Email with attached petition from E. Johanson. Petition has a total of 13 signatures	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-12
Email with attached petition from E. Johanson.	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-13

Petition has a total				
of 74 signatures				
Pat Petrala	March 1, 2021	#106-15020 North Bluff	Support	C-14
		Road		
Chris and Christie	March 1, 2021	#218-14980 Vine Avenue	Support	C-15
Vinson				
Kenneth Jones	March 1, 2021	Undisclosed	Opposed	C-16
Roberta Columbin	March 1, 2021	14852 Beachview Avenue	Opposed	C-17
Aaron Pauliuk	March 1, 2021	Undisclosed	N/A	C-18
Mukesh Bhatti	December 18, 2020	1573 Parker Place	Opposed	C-19

Note: C-2 was originally included as correspondence in the Public Hearing Agenda package, noting there were 276 signatures. Upon further review, it should be clarified that there are <u>248</u> individual full names.



From:	Aaron Pauliuk
To:	Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher
	<u>Trevelyan</u>
Cc:	Carl Isaak; Tracey Arthur; Debbie Johnstone
Subject:	BYLAW 2351: Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital
Date:	February 23, 2021 9:25:05 PM
Attachments:	Beachway Handout.pdf
	Beachway Petition.pdf
	Completed Petitions.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Dear Mayor and Council

Please see below the email and attachments that were sent out starting February 1<sup>st</sup> inquiring into the support of the Beachway project. White Rock residents stepped up and helped out to gather support as they believe this is a greatly needed project for our city.

As of tonight I have **267** White Rock residents and or land owners in support of the project.

Please see attached Names, addresses and phone numbers on attached "Completed Petitions".

Tracey please add this as a submission to the Public Hearing for March 1<sup>st</sup>.

Thanks,

Aaron Pauliuk

**Subject:** Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital

Hi

I am sending this email to see if you would support this project, in January it received 1<sup>st</sup> and 2<sup>nd</sup> reading by White Rock Council, the Public Hearing is scheduled for March 1<sup>st</sup>.

Due to COVID it is going to be a virtual meeting and probably not a lot of people will attend.

In 2017 we did a door to door petition for signatures in support of higher density in the area by White Rock residents and received 204.

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If you are a White Rock resident or White Rock land owner and support this development please fill it out and email it back, everyone in your house hold can be listed if they are in favor.

If you don't have a scanner you can take a picture and text it to me

I would like to ask that if you have any family or friends in W.R. you forward this email to them.

Aaron Pauliuk 15674 North Bluff Road White Rock, B.C.

?

Virus-free. <u>www.avg.com</u>

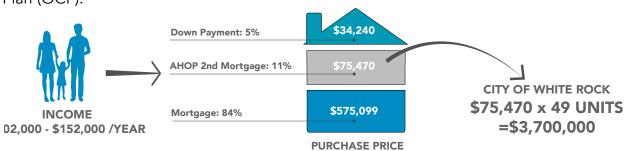


## Beachway will bring affordable homes to the community with ownership and rental options

The project will transform six existing single family home lots into a vibrant new community with a mix of residential units for "growing up and growing old" in the same neighbourhood. Open and engaging public realm spaces are provided to enhance the character of the built environment, supporting the City of White Rock's socially-oriented urban design principles.

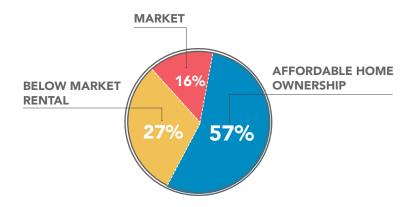
The proposed use, height, and density are consistent with the East Side Large Lot Infill Area designation in the City of White Rock Official Community Plan (OCP). Affordable home ownership options includes 49 1 - 3 bedroom apartments. There are also 25 affordable rental units.

The Affordable Home Ownershop Plan (AHOP), the Provider (Developer) provides funding for the 2nd mortage, representing 11% of the total cost. When the unit is resold by the purchaser, this amount is transfered to the City. At an average purchase price of \$684,810, this will result in total future revenue of \$3,700,000 for the City of White Rock.





## Unit Mix = 84% affordable units & 16% market



## **Quick Summary**

Height:	2 - six storey 14 - three sto		•
6 Storey Tota 3-br: 2-br: 1-br: Rental: Density:	l Homes:	6 45 23	(100%) ( 8%) (61%) (31%) (33.7%) ?
Townhouses Density:	Total Homes:	14 1.4	1

Total Parking:

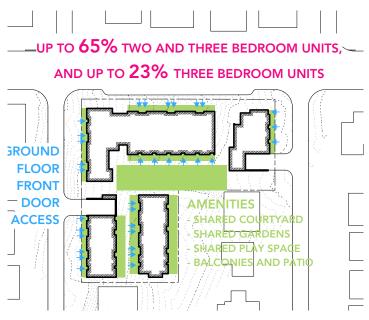
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View looking west from North Bluff Road and Lee Street.

Page 301 of 613



## **Community Benefits**

Community benefits include the following:

**BEYOND ART:** Striking architecture frames the gateway to White Rock along North Bluff Road.

**ENERGY PERFORMANCE:** The buildings' energy performance is 30% better than 2016 building codes, which will result in lower utility bills for residents.

**WELLNESS BY DESIGN:** Indoor and outdoor social spaces nurture community connections; 2- and 3-bedroom homes (over 55% of total) invite families to make their home here.

**ENVIRONMENTAL STEWARDSHIP:** Construction will be made green through off-site assembly and innovative prefabricated timber materials, resulting in zero waste to landfill.

## **OFFICIAL COMMUNITY PLAN ALIGNMENT:**

The White Rock OCP—Imagine White Rock 2045—from 2017 encourages more housing in the East Side Large Lot Infill area.

## HOUSING CLOSE TO TRANSIT AND JOBS:

North Bluff Road is a major transit route, and the site is only a five minute walk to major employment centres, such as the Peace Arch Hospital. It's also only a ten minute walk to shops and services at Semiahmoo Centre.

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### Petition

#### Mayor and Council

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Name	Address	Phone
1) Andrew Green	14778 Thrift Ave white Rock.	604-866-7062
Arielle Green	14778 Thrift Ave white Rock	604-809-2316
3 Rurt Crawford	15674 North Blott BD White ROCK	604613-1929
(1) Le Christians	1593 Lee St white Rock	7789915052
GR. Christianso	1593 Lee St white Rack	778-9915072
( Jamal SARRAF	1570 Maple ST	608,700.3848
DEGRATTE HOURANT	1570 Maplest.	604.200.3888
8 Typer Blackmore	15654 Vorty BLAFF RD.	778.681.8033
GBrad. Duesterdiek	15654 North BLAFE RD	604.612.0775
@ Lynn Sinclair	15490 Columbia Hue N.R.	604-340-2276
Plaron Pauliut	15654 North Bluff R.2 W.R.	604-8133535
Dennifer Boyal	15655 Russell Are with	624-354-344
Bill Mihay	1553 Lee St	604 547 9549
4 hAM PADAN	15721 Russian Are	778861 0049
5 SHAMLA MAMAT	15721 RUSSEL ARE	778 245 4708
Chastine Hert	15750 Russell Ave	18314116
Karli reportore	15750 KUSIEILINE	604366184
(18) Lesley Cuttor	15720 Russell AVE	118 112 2597

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	Name	Address	Phone
(19)	Dense Coler	13902 Malabar Ave White Rock 3C	604-802-2749
(29)	Roy Jackson	14862 Roper Ave	6045318707
a	Las Racil	15161 Roper AUR	11 3087198
(28	David Cuhen	13902 matabor fie wB.BC	604-202-2749
(23	J. LEEKS	15676 RUSSELL AVE W/R	604-531-2508
24	J-LEEKS	11 Fr G	IL PICK
25	T.Johnstope	983 Keal Street White Back	P408-60184019
20	CJOHNSTONE	V V V	Box 3036723
27	VIGORIA BAC	H 17620 Rugster AVE 11 11	6043259122
(28)	Lyra Ganage	15738 MCBeth Rd SUCLEY	6048687579
29	RANJIT DU	15285 Royal AVE	604-626-8428
63	BALJIJ D	15288 Royal 11 AA	604626.8424
3	Ryan Madenzie	14476 North Bluft ND.	604-536-0510
32	Virmas Rockuse,		7782315021
3	hadie Kloneks	1434 Oxtoral St wh	7787731582
(3T)	BI Chellelogu	1580 ARPIERTERUTC	6099109297
35	Storgelædt	2729 IESHEPIE	604931-2870
X	COLE Brown	2729 168 4 1	604-209-3364

### Petition

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- Fourteen three story Town Houses on Maple St.

Name	Address	Phone
(36) Tellason	15233 Pacific live	6047815920
(37) D.SMISRO	15158 ROYAL NUB	6047292019
(38) B. Dressler	13826 RUSSELL AVE	604 445 5168
(39) Mrtinla	1515 - Presport	
AD Sall	368 rostu At	
4) former	Roper Ave, mass aders.	
(42) 92° 1915aur.	15254 Buene Vista	771-000-4471
(H3) EINT GUEN.	(15066) Victoria AVE. (PRIVATE)	236-808-4421
AD Peterdins	7064 Illa St Puta 150	778-837-2259
RICH ARMSTROWE	1589 LOLUNBA 15862 MCBETH RD SURREY	778829558
AMARIN BOZIC		778-846-162-5
X Mallon Manle	1557 Sappors Way 15577 Marin Dr.	607-533-9320
a turn guur	15210 PACIFIC AND.	604-542-2620
BAUNA	1631 Finlay St.	
B S Rannal	1022 Ewsing SF	
5D awarterst.	gia mape	778887212
X Anno Matel	6	

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	Name	Address	Phone
X	GKIA DEAN	15355 16TH AVENUE, & Surrey, BC	778-302-6879
X	Collin Va Du	6360 Rast Street Vancouver, BC	778 988 8629
(5	2) Stanmargle	Mar Arola Bruff 2003	745 878862
G	3 Cm	Tank blackburg ave white Rock	607-817-808-
2	E Brick Cherg,	3532 150 Street Smell BG	778 863 894
(L	HANNA Reelevik	205 1380 GONGE SP MITH ROCK	778 8983043
(I	55 Neel Chives	402-15025 Victoria Are W.R.	7782280380
(	56 Lindson Mauah	lasomartin St G/ R.	604.614-211
	GATIden Duffy	2890 BZSt	604 . 98/ 139
	6 Natalic Dobbs	White lock	6. 600. 2843
)	Allen Roden	is white rock	778-034-960
	PRODADMAL	Unito foce	22020200
(	D'Esterole	1370 GUCRALL ST WR.	778-599-2405 -
0	Grat Allen	1066 Centre St.	604 866 35 8
E	3 Alan	302- 1225 ALREIN	007 889 5 + 44
4	En Article III		1.1.000001.000
	Et erene Milua	223 14959 160/2	6842538-348
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	Name	Address	Phone
(LD)	Austin Jossensen	14837 Burna Vista Ave White Rock	604-765-5221
67	Lorele Parke	15152 Resselence	733411421
68	TROPELLINGSM	15170 PROSPICY	778-549-0803
69	KEVIN ELLINGSEN	15170 PROSPECT	778 840-1079
70	Man-Lou	white Kook	778244255
71	Darphaner	WHITE ROCK	178 DSB 810
72	M-Routh F	Mote , (fuge	278-549- 9931
73	- Chay	198 Jansion	10308194
X	Terry McKaj	1982 86 ave	6045383761
X	PITOR ZINTHIE	16280 11 ave	045383761
74	DAND KJINE	1225 NOULIN	601-542-5099
75	Charles Ann	u)q(,r	
76	THE CURAR P	WHITE ROCK	604: 9104056
78		4 Jh. J. A. Recil	6046164190
74	Light bist	WA	6042626357
80	NoxWell Puril	1243 byst Street	604790 7303
81	LEE FRITE	1230 FIR ST	60481883790

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	Name	Address	Phone
	82 Christipa Rous	302-15158 ROJCI AUR.	778-985-7836,
	83 Geoff Asten	1599 Martin St	778 847 8725
	84 Cassie Dekker	1589 MartinSt.	
	X Austin Kao	1528876 Ave Surrey	8347102580
	85 MICHMATPUERTAGE	158 GEST SPREET, WILLITER OUR, DL	778229525
	X Marie Allaby	12342 Desile Derect	9)8357027)
	86 SHARON SYMES	NHITE KOR	Del 70 del
	87 KAM ATTINK	15289 MARCH DP	604-626-5493
	and the second	Draf I take the	
	an 1/ 1/ 1/ 1/	ISS73 GOGGS AVE.	6043682413
	al KinberlyKildfallo	155/5 Goggs Are	COL PICING
	90 Sea Morn	TRI IEUR FILST	121 377 12 3
	92 SEWNMACTICON	1369 winter St.	604-214-4217
an	40 PCMC COLOUK	1355 FIR G	004 38 3741
ØD	X WIGH SIDD	7233 124AST. SRRAM	604 319-0280
	95 JANANKOL	14756 Gordon Ave	604 925254Y
	96 Krow MCTANLANK	2 1473 - 104(HS Trav 27)	778 326-5652.

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	Name	Address	Phone
97	Susan Vollmer	104-1250 MARTIN STREET, WHITE ROCK	604-805-2941
98	(Jayne Vollmer	104 - 1250 MARTIN STREET WHITE ROCK	778-953-6865
99	Harp Savar	n 1539 maple St w.R.	6041-765-9557
100	Harp Savan	1529 maplest w.R.	604-765-9557
101	Harp Savan		604-765-9557
102	Harp Sarah	15631 Aussell Ave W.R.	604-765-9557
103	Maft Weber	15704 North Bluff Raw.R.	604-889-0705
104	Matt wober	15724 North Bloff Ra W.R.	604-889-0705
105		15728 North Blott Rd W.R.	604-889-0705
100			604-889-0705
108	a second designed and the second s		604-889-0705
109	That weber	15758 North Bluff Rd W.R.	604-089-0705
110	Matt weber		609.338.5279
111	Banbara Frazer Till		604-538-3457
113	Trenor Tilley	J 1-1426 Finlay Sta	U
113	Epsabeth Titley of	1-1426 Finlay St.	1
114	Cloudahotiette	4-1426 tixtay St.	604-531-4454

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		Dhana
Name	Address	Phone Phone
115 David Sexsmith	15154 Roper Suc	604-754-1238
116 Stasher Klever	15880 Columbia Ave W.R.	6043140420
117 Marte Deoksne	14899 Marine Dr	10001-765-5518
118 Egtre Nours	7450 Dorcreste Drie	77 52292304
119 Rathevine Lyon	31-1415 Lamey 1 hull Rd	778 628 8389
120 Bodget Perm- Gox	1520 Videl St.	2369900939
X marciso		
121 H-Shaw	1330 MAPPAN ST.	6048686400
122 CEPATRICES	15329 Royal AUL	2369991975
1235 Schappert	154 84 Victoria Aug	7789532160
DAY JERPY MULK	15066 RUYAZ AVE	778 8375243
125 Chrystal	15010 Prospect	77895767914
X LIZ TRID	13325 28 the Sume	6043744192
The Market SI	M 15321, Russel	CT78-221-30
127 The allow	15066 Victoria	6046178478
128 Kelly Tournemule	15115 Prospect Ave WR. BC	778.855.0078
X ShawmHARL	· · · · · · · · · · · · · · · · · · ·	236 880 5464
129 Victoria Bennith	14022 North & 14 H Rd NR BC	604 837 3097

Page 309 of 613

# <u>BEACHWAY</u>

## Petition

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Name Address Phone	
130 Jusmin Khosay 15839 Cliff de Whielock (604)725-4074	5
13 Jones MacDenald. 15839 Cliff the White Rock, Be (604) 441-1870	
De Paige Read 1569 Cory Rd W. R. 14B371 778-883-0	063
133 JAN FRASER 1592 97EUCHSST WR. 604-5359840	
134 Bar, Mcmillion 15291 Victoria Aven 9604-727-88	44
135 wayne McMillion 15291 Victoria Ave WR 604-220-20	58
13 Kanwar Dhamrait 1265 Stayte Road W-A. 604-355-678	
Frencest Diamorat 1265 Staute Band U.A. 16	21
oupiter manifait 1000 stayte was	
	61
3 Jag Hehar 1243 Stayte Road W.R. Eighehung	MAN 1. COM
H BATP HOWES 1599 STEVENS ST W. A. 684-535-984	10
III Derek Townsend 1570 maple ST W.R. 604-687-22	00
H Benjamin Curry 1580 maple ST W.R. 604-687-53	
10 Morgan Brewster 15664 North Bloff Rd W.A. 778-989-	2739
H Derek Townsend 1593 Lee St W.R. 604-687-R	200
PALEXA Brewster 15655 RUSSELL AVE W.R. 604-000 780	5-4894
146 Harp Savan 1559 Maple St W.R. 604-765-9	557
147 Harp Saran 1549 Maple St W.R. 6041-765-9.	

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Name	Address	Phone
X Stopper Men	12879 - 63BAVE Surge	604.594.151
48 7 Curlins	104-1327 Bett St. What Kall	7509014666
149 Robachapink	308-1319 MARTIN NR.	6043075054
150 Donald	106-15210 Martic AVE	404 616651)
151 A Duchalite	201-1355 Winter St. W Roman	604536-7513
150 Trudy Bucket	315-1580 For St. Jutil M. Kaf	604-538-3843
153 In the el	103-15169 Bueng Vista Are	7783888652
1st Trud Antonia,	1350 Werall St.	5877779927
155 J. BOERR.	939 Finlay St. White Roes	7182316-117
156 Enothing Pape	1982 Benulyt AVR	604 841-4401
157 m. mctcel	103-1280 FIR ST.	604 - 581-540)
158 DAnies	13) 44 VICINT MC	696 (376)
159 T. GARMIN	1160 05 4 57	250 6898785
160 SASCEL 161 A. KDONKA	15432 16A Ave.	604 833 9104
162 E M Ginn	917 Parker St	178-836 4/10
13 Ray 1 4	CURTI N R/ule a	1AX G(T. 2+2)
164 2 marin	HOBY MAANIA /DD	104236 DOL
in the for the for the test	11995 1010 0121/2	097 - Lecc

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Name	Address	Phone
165 Nordkitz	Laring Dr	647-6-14121
166 Fieranzisena	WAITEROCK Rd	669 959 5362
167 Alaca.	The second se	6018 70 2 2
168	WHITE FOCK	6 11 007 01011
169 Anthony L. Sept	White Rock	604-017-0184
170 Andrew Millione	d white pock	604-838-1685
172 Jac Templeto	Winter St White Rock	
173 Doug Westcott	zual, Utilide Root	403-331-5106
174 Lyla Malum	Mile Rock.	604-308-535
175 P.Sihota	White KOCK	6-782-4796
176 J.VAN STAVEREN.	PARKER ST, WHITE ROCK, B.C.	604560 36 13
177 EL. SOPER	#1 15/56 Victoria Aue	624-531-1014
178 K STEWAKT	15393 MARINEDR.	604-570-8076
179 Dalach	Whitese	026073410
101 100000	111772 Prove	604 970 1786
182 JACK Whitmarsh	14 11 Lucz Ste	60-776 728
100 2704	in fining 3	W77141168

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	Name	Address	Phone
183	Delt Jala	1793 BFST Street	604327 7873
X	Figlion 2, MCDer	1938 1528 to 11 19000	778-389-9481
184	hadel	6tt 118 954 -4811_	
t	Clinica	LKC PERT ALLE	(2)3-0365+1
185	Achton Handon	1508 KODNC AVE	601263069
187	BOZER	15280 Rosal ave	lond -619-4449
188	Pety avyca	15392 COLUMPUR aND	7804990766
X	TracyAlbert		7789534348
184	KLYSOCKIE	15154 Roper Ave	778336-4417,
100	Zekenand	1831 LICAC BR.	
141	Christoogy	Lat-1061 Marton St.	Cod-res-celo
105	JUSUS (	Barryshe lel	555-7755
193	rebay nin	15210Hagtr AVE.	ast 442-14-65
tou	Ny stest	2576 Julo the Ann	60x7642481
194	- here is a second se	13417 50093 14-14	181814-8683 .
145		15122 MANUE DE	25 2- 232-5 20
196	a Maczoch	15341 Pacific Ave	

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Name	Address	Phone
197 MIKE HOUNAL	1590 LANCASTER ST.	6046/47526
198 Shalena Homak	1590 Jancaster Streat - White Rock	604-28-1008
199 Mitte Pearce	4307 1119 Vidal St W.R.	1009 010 0000
200 Debra Pearce	H307 ULA Videl ST WiR.	The first set of the s
201 Tracy Paulink	15674 NORTHBUIFF Rd, W.R.	1 11 702 1020
202 Katles Skinner	1464 Maple St. White Rock.	604-185-1563
203 Nath Willy	17109 Maple St. Wine Nock.	604-7290630
204 Aman Chem	1440 maple Street, Lhitch	22.0 711 2300
2.5	1940 mople speet Luiter	
all and all chem		
200 General Jusuel	15689 Loll' AVE, white with	604-897-8837
207 John Hubbatten	ne 4-1426 Friling St. wK	604-521-4451
~ 208 Aspeletinga		cocic ·
209 2013 60	2-1/42 51/11 1 1 1 1	Part 19990-1719
210 -4401	3-14-26 Finlow St White	COCK TO TO ST
211 Reinant	1495 Maple St White K	och 604-835-8007
119 1 1 1	199) maple street white rock	604649 4845
212		604-807-7112
	14862 Roiser Ave W.A	604-807-7112
alt John Korpe	phistry HIGY 149 34 thrift	604-230-4050
	Ave w.R	

containing 25 units.

3

One six story market condo building on North Bluff containing 49 units.

Fourteen three story Town Houses on Maple St.

Name W Cunan	14752 Oxenham Ave	604-538
G. ARNOLD	14752 Oxenham AUE.	604-538-

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As a member of the White Rock Community I would like you to know that I am in full support of this project.

			Phone	
	Name	Address 14495 Blackburn Crescent	178-908-30	204
217	GAYE JOHNSON	BLACKBURD (VESCENT	1-011-506-44	825
218	GLEN JOHNSON	14495 Blackburn crescent	604-538-320	p4
219	CHRISTINE	14495 Blackmill Cross		A
	STEWARD		604-454-8	494
220	Morganne	15437 Oxenham		h.1
	TOWNSON	stat a cableara	604-818-10	34
221	Brandon Bell	15437 Oxenham 15377 Pacific Ave.	778-240-7	390
222		15377 Pacific AVE.	778 875 54	88
223		153Ft Pacific Me		
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Page 316 of 613 Scanned with CamScanner

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	Name		Address					Phone		
224	Palatic (	20.10	1579	CORY	ROAD 1	WHITERO	CIC	(604)	786-9	03L
224	I arriga I	LIANT	1563	LORY	Read	WHITERO / Whitek	Pork	604)8	308-07	290
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Name	Address	Phone
Ryan Cox Danielle Cox	1330 Maple St White Rock BC	604.808.2765
Danielle Cox	1330 Maple St White Rock BC 1330 Maple St White Rock BC	604.808.2765

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Name	Address	Phone
Eleanor Holton	203-1280 Foster St. White Rock V4B313	604-531-6415
LEO PAULIUK	1561 CORY RD. WR. V4B 351	604-536-8585
JUNE PAULIU	K 1561 CORY RD. WR V4B 351	604-536-8585
Carleen Pauliuk	1561 Cory RD WR V4B 3JI Der 14450 Magdalen Avew. A. V4B 2XE	778-882 3902
Barbara Coop	er 14450 Magdalen Avew. A. V4Baxe	604-349-64
	· · · · · · · · · · · · · · · · · · ·	

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Name	Address	Phone
Amanda Lamming	15093 Victoria Ave white Rock	604-290-744
Peter Lamming	15093 Victoria Are white Rock	604-312-50
Herty Jones	15664 North Bluff Rd W.R.	6042887365
Tim Lamming	15664 North Bluff rd. White Rack	604 288 7365
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		

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	Name	Address	Phone
237	GaryHolowaschip	14331-Sunget Dr White Rock BC V4R	2V3 684816-8804
238	Hegan Knight	14331-Sonset & white Rock	104-531-6655
239	Keh Kurbers	102-1160-Oxford Street, white Roll, -	178-868-2755
240		5102 1160 - artor street white Rach,	19-389-1489
011	Vincent Rusberg	102-1160- aford treet, white Rick	773 292-7919
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- Fourteen three story Town Houses on Maple St.

	Name	Address		Phone	
242	ES CHRISTAN	14843 HARDIE AVE		604-788-C	459
243	CHERYLANRISTIAN	14843 HARDIE AVE. 14843Hardie Ave. White Rock	V4B2+16	604312-9335	

## Petition

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	Name	Address	Phone
5 244	EDGAR QUINN	13940 COLDICUTTAVE WHITE ROK B. CV48382	60×-531-2531
torponish.	Thersa Huppen	104 14934 Throft AUR UR	604-230-4050
246	Anne Quinn	33940 GebDicutt AV. WHITEROck V433B	2 604-531-2531
247	Mitte Kitchen	15440 Russell Are W.R.	604-240-0177
248	Lily Kitchen	15440 Russell Are N.R.	604-240-0177
249	Stewart Pede	emors #305 1360 martin St 4	R. 604-329-675
250	Lila Peoblemo	rs #305 1360 martin St WR	604-329-675
251	catherine Milt	y 15962 North Bluff Pow.A	604-536-7.592
252	Andren milt	og 15962 North Bloff Rd WR	604-536-759
253	Helen Ho	1071 Hent ST WAR	778-689-41418
254	Ken Johnson	#202 15097 marine Dr WR	604-240-6660
255	Debbis Johns	on 4202 15097 Marine Drwg	604-240-6660
256	Davis Tohnso		604-614-9515
257	Elia Delorm	e 1308 Stevens ST WA	604-789-1407
258	Dave Sharp-	e #201 15097 marineprum	604-240-6560
259	Gordy Sangha	14181 wheatly Ave W.R.	604-763-6450
260	Linda Sangha	14181 wheatly Ave wR	604-763-6450
261	AL Hippsley	#1502 1473 Johnston WA	604-240-085

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263 263 264 265 266 267	Name Jason Deveau Angela Davids Dan Jillings Nicole Jillings Laura Miller Jimmy Pearsa	ion #104 1385 1385 1385	CONTRACTOR AND A DESCRIPTION OF A DAMAGE AND ADDRESS A	N Bloff N Bioff burn Ave burn Ave st w. F	1	Phone 634-612-0 604-612-0 604-838-9 604-838-9 604-838-9 604-783-9	1732
201							
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249 Petition Signatures Received for C-3 Note: All petition signatures received under C-3 are the same as C-2, apart from one additional signature.



**C-3** 

February 25, 2021

Clerk's Office - City of White Rock 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

### Attention: Clerk's Office

Re: Submission of Petitions and Registrants to Speak in Support of the Beachway Project, Located at 15654/15664/15674 North Bluff Road, 1593 Lee Street, and 1570/1580 Maple Street, White Rock B.C.

We have enclosed the following items of support to be include in the on-table documents or to speak at the public hearing:

- > List of speakers (that we are aware of) that will be calling in support of the project.
- Compiled list of the petitions (previously submitted by a resident).
- Additional petitioner.

We are sincerely looking forward to Monday's hearing in the hopes that we will be able to provide much needed affordable housing to the White Rock community.

**1100 West Capital Partners** 

Ben Curry

### Petition

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	Phone	
Name Address		
MIKE HORNAK 1590, LANCASTER S.T.	6046/47526	v
Sharana tamal 1590 parcaster Street White Kode	604-218-100	5
Mitte Pearce #307 1119 Videl St W.R.		
Depra Pearce #307 1119 U.del ST W.R.		
Franci Paulicet 15674 NORTHREEFF Rd. W.R.	604-783-1563	3
Katen Skinner 1464 Maple St. White Rock.	, 604 - 729	0630.
Nath Wills h		2000
Aman Chem 1440 Mobile Speet, Lhitch	Cup 778-246-	~ ~
mondeep Charles 1940 maple Street, white les		-2895
- General Jusuel 15688 Locks AVE, white vue	+ 604-897-	8831
Totaklaphattedle 4 - 1426 Inlas St. UK	604-531-4	454
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Michelle Jackson 14862 Roper Ave W.1	604-807	-7112
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	604-230-	
John Korponistry H104 149134 Thrift		
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Name	Address	Phone
Acit Icita	17 43 BFS-7 Street	604327 7873
Fieldonz McDar	1938 1978 Tasu - 4877	778-384-9481,
CHRISM	1358 RODAZ AUE	6093653064
Borzek	15280 Rofal ave	604-812 - 44 4 9 404-619-44 4 9
TracyAlbut	15392 COLUMBUR QUE	7789534848
ZeRenaud	1831 LiLAC/DR.	,
Christophy	201-1081 Marton St. Barrow Parker 181	SSS-7755
Repaire	15210Hactty AVE	1037-440-14-65
all	75419 50095 A-Ve	(78)874-0683
a Muczool	15341 Parcific Ave	-177-x24-374V

# <u>BEACHWAY</u>

# Petition

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Name	Address	a 1	0	Phone	
Trasmin Chosan	15839 CM	face whi	ellock	(604)725-	4026
Janes MacDenald	15839 CIP	Fre white		(604) 441-18	
Paige Read		org Rd W.			
TOHN FRASER	1592 91	EVENSST, WI	2	604-53599	
Bari Mcmilli	1029	Victori	= Avens	604-727	-8844
wayne mcmilli					-2858
Kanwar Dhamra				604-355-	-6789
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Jag Hehar		Stayte Re		Talaha	and ma
Barb Howes	1592	stevens st	ac Wine	604-535-	agna 1. com
				607-355	2200
Derek Towns		maple ST		604-687	- 2200
Benjamin Corr		maple ST		604-687	-3-93
Morgan Brew	ster 1566	4 North B	loff Ad hi	9178-9	89-2137
Derek Towns				604-68	7-2200
Alexa Brens				604 ~ 000E	786-4894
Harp Savan		haple st h		604-76	5-9557
Harp Saran	1549	Maple St 1	v.R.	604-76	5-9557

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Name	Address	Phone
Susan Vollmer	104-1250 MARTIN STREET, WHITE ROLK	604-805-2941
Wayne Vollmer	104 - 1250 MARTIN STREET, WHITE ROCK	778-953-6865
Harp Savar		6041-765-955
Harp Savan	1529 maplest w.R.	604-765-9557
Harp Savan		604-765-955
Harp Sarah	15631 Russell Ave W.R.	604-765-955
Matt Weber	15704 North Bluff Raw.R.	
Matt wober	15724 North Bluff RD W.R.	
Mat weber	15728 North Blott Rd W.R.	
mat weber	15738 North Bloff Rd w.R.	
Matt weber	15748 North Bloff Rd W.R	
Matt weber	15758 North Bluff Rd W.R	
MgH weber	15770 North Bluff Rd W.A	1011 22 - 000 0
PAUC Paing 12	2-1426 FININY ST.	609.338.5279
Banbara Frazer Tille		604-538-3457
Trenor Tilley	J 1-1426 Finday Sta	
brabeth Tifley	1-1426 Finlag St.	120 - 10001
Loudahotiestle	4-1426 tiklay St.	609-531-9429

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Name	Address	Phone
Andrew Greav		604-866-7062
Arielle Green	14778 Thrift Ave white Rock	604-809-2316
Burt Crawford	15674 North Bluff BD White ROCK	604613-1929
le christiansa		778991 5052
R. Christianso		1789911072
Jamal SARRAF	1570 Maple St	604,700.3848
GEORETTE HOURANT	1570 Maple St.	604.200.3888
Lyter Blackmore	15654 North BLAFF RD.	778.681-8033
Brad. Duesterdiek	15654 North BLAFE RD	604.612.0775
Lynn Sinclair	15490 Columbia Ave W.R.	604-340-2276
Plaron Pauliut	15654 North Bloff R.2 W.R.	604-813353
Denniter Boyal	15655 Kussell Are wik	604-354-344
Bill Mihay	1553 Lee St	604 541 9549
LAM PADAN	15721 Russian Ane	778861 0049
SHAMLA MAMAT	15721 RUSSAL Me	778 245 4709
hastine tere	15/50 Russell Are	778 319 176
sun icitic of	15730 KUSPEIL AVE	60436618
Lesley anthog	15720 RUSSELL AVE	778 772 2597

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Name	Address	
		Phone
Roy Jackson	13902 Malabar Ave White Rock 3C	604-802-2749
Koy Jackson	14062 KOPEr Ave	6045318707
Las Racial	1516 ROBER AUR	11 3087198
David Cuhen	13902 matabox fie wTB. BC	604-202-2749
J. LEEKS	15676 RUSSELL AVE WIR	604-531-2508
J-LEEKS	11 Fr G	11 11 11 11
J.Johnstope	983 Keal Street White Cock	PUD8 COBYDO
SNOTZMACTONE		604 302 6722
- VIGORIA BAC	H 17620 RUSSELIAUE 11 11	6045259122
Tyra Ganage	15738 MCBeth Rd SULLey	6048687578
RANJIT DU	15285 Royal AVE	604-626-84284
BALJIJ D	15288 Royal 11, 11	604 626.8424
Syan Redgenzie	14476 North Bluff RD.	604-536-0510
MAMES Rockwel	1 1434 Oxford St with	7782315021
hadie Flynets	1434 Oxtordist wR	728,2315921
BUCKEIELOCIE	1580 Appester (1) R	6044184599
OG Gelæd (	1500 Meple	604.431-2890
COLE Drown	2729 158 4 1	604-209-3364

containing 25 units.

- One six story market condo building on North Bluff containing 49 units.

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Name W Curran	Address 14752 Oxenham Ave	Phone 604-538-370
G. AANOLD	14752 Oxenham AUR.	604-538-3705

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Name	Address	Phone	1
ES CHRISTIAN	14843 HARDIE AVE	604-788-C	45
CHERYLCHRISTIAN	14843 HARDIE AUE HARDIE AUE V4B2H6	604312-9335	-
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Name	Address	Phone	
Gar Holowaschild Wegan Knight Keh Roubers Longile Rouber Vincent Rioberg	14331-Sunset Dr White Rock BC V4B 14331-Sonset & white Rock 102-1160-Oxford Street white Rock 5102-1160-Oxford Street white Rock 102-1160-Oxford Street, white Rock	243 64+816-8 100-(-531-66 178-868-275 178-389-1489 778-292-79	55
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Name	Address	Phone
Amanda Lamming	15093 Victoria Ave white Rock	604-290-7448
Peter Lamming	15093 Victoria Ave white Rock	604-312-505
Heathy Jones	15664 North Bluff Rd W.R.	6042887365
Tim Lamming	15664 North Bluff rd. White Rak	604 288 7365
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Name	Address	Phone	
Eleanor Holton	203-1280 Foster St. White Rock V4B313	604-531-6415	
LEO PAULIUK	1561 CORY RD. WR. V4B 351	604-536-8585	
JUNE PAULIUK	1561 CORY RD. WR V4B 351	604-536-8585	
Carleen Pauliuk	1561 COTY RD WR V4B 3JT	778-882.3902	
Barbara Cooper	1561 Cory RD WR V4B 3JT 14450 Magdalen Avew. A. V4B 2X6	604-349-644	42

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Name	Address	Phone
Ryan Cox Danielle Cox	1330 Maple St White Rock BC	604.808.2765
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Name	Address					Phone	
Patricia Coul KAM DHAMI	1579	CORY	ROAD 11	NHITEROCK	,	(604) 786-9	\$34
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Name	Address	Phone 178-908-32.04
GAVE JOHNSON GLEN JOHNSON CHRISTINE	V 14495 Blackburn Crescent V 14495 Blackburn Crescent 14495 Blackburn crescent	604-538-3204
Morganne	15437 Oxenham	604-454-8494
Johnson Brandon Bell Billie Cotton Dustin Byllinger	15437 Oxenham 15377 Pacific Ave. 15377 Pacific Ave.	604-818-1034 178-240-7390 778-875 54-88
Jusenn Bunnyer		



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Name	Address	Phone
Suzzet Men	12824 - 63BAVE Surge	604.594.151
1 Minhur	104-1327 Bett Af what all	7509014660
Khachapink	308-1319 MARTIN NR.	6043075054
Span	106-15210 Maisie AVE	404 616651)
Splichalike	201-1355 Winter St W R. M. Ref	604536-7513
Trudy Buchop		604-538-3843
In the el	103-15169 Burng Vista Are	7783888652
And a supervised by the supervised of the superv	1350 Weren st.	5877779927
2 Boerg	939 Finlay SI. White Kock	TA8 2316779
m. include	14853 BREMUSHA AVE 103-1280 FIR ST.	604 - 581-5401
Dipris	ISTYY VICINT AL	67+5456.
T. GARMIN		5996379
5 Ascel	1160 Oxford 57	250 6898785
A. KDONKA	19932 16A AVR.	6048339104
E M Ginn	2912 Parker St	778-836 410
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Name	Address	Phone
GoodKitz	Floring Dr	647-6741217
Eispan Sena	CARTEROCK Rd	EE1-8530 34 2
Anthony L. Supt	WHITE BOCK	6041-897-0124
Andrew Milana	d white Rock	204-230-1295
Jug Templato	Winter st White Rock	
Doug Westcott	- Zal Hinite Rock	403331-5106
Film Mayun	While Hode .	604-208-535
PSihota	while Koll	604560 36 13
J.VAN STAVEREN	PARKER ST, WHITE ROCK, B.C. #1/15/56 Victoria AUC	1241-531-1814
K. CTUNAR T	19393 MARINE DR.	604-970-8076
Deanemary	INC , - P	6076(73410
KWhitmarsh	14772 Upper Roper the	604 970 1786
5704	1341 Fluidy S	677741128

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Name	Address	Phone
GKIA DEAN	15355 16TH AUCHUR, ES Survey, BC	778-302-637
Calles 1/2 D	in 6360 Rost Arrest Vancouver, BC	778 988 8629
Stummy	Marey Aroth B. la 2003	74578862
Cm 10	rank black hon one white Rock	607-817-8087
Brich Chang	3532 150 Sheet Smell BC	778863894
Anna Rede	ik 205 1380 Gonge SP SUTH ROCK	7788983043
Nigel Chive	3 402-15025 Victoria Aue W.R.	7782280380
LindsulMa	wall 1250 martin St W, R. 1	64.674-2172
Aiden Duffy	2890 5251	604, 487, 159
Natalie Dor	obs White lock	6. 600. 2843
Allen Rod	en 18 White rock	778-534-960
Poplam	de white fock	520-22-2
Bertegote	1370 OVERALE ST WR.	778599-2405-
Pat Nich	1066 Centre St.	604 866 35
Alle	- 302- 1225 MERKLIN	007 889 52
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HICK Dawir	FUNK PUL	1:64-441 447

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Name	Address	Phone
Austin Jossensen	14837 Burna Vista Ave White Rock	604-765-5221
1 proleilate	15152 Resseloring	73741421
TROVELLINGSM	15170 PROSPECT	778-549-0805
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LEE FRITHE	1230 FIR ST	604818 83 FR

## Petition

#### Mayor and Council

Beachway is located one block from Peace arch Hospital from Maple to Lee St on North Bluff and 1570 & 1580 Maple St.

This area of North Bluff is an arterial route to the highway 99 interchange and on a major bus route. It also allows the city to achieve higher density without blocking the cherished views of the mature neighborhoods to the South.

Consisting of:

- One six story below market rental building owned and operated by a non-profit on North Bluff containing 25 units.
- One six story market condo building on North Bluff containing 49 units.
- Fourteen three story Town Houses on Maple St.

Name	Address	Phone
Christipa Roue	302-15158 ROJCI AUR.	778-988-7836,
Geoff Asken	1589 Martin St	778 847 8725
Cassie Dekker	1589 MartinSt.	
Austin 1000	1528876 Ave Surry	8047102580
MICHMA FUERTHER	1558 GET STREET, WHITE ROCK, BL-	7782294525
MarieAllaby	12734 DUSIUS DIRU	778234021)
SHARON SYMES	WHITE KOR	604 40 2927
KAM ATIWA	15289 MARIE DA	6897191992
Jah Lavgler	15549 Marin DP	604-626-5493
UAMES PAXON	ISS73 GOGGS AVE.	6043683413
KinberlyKolakailo	15573 giggs Ale	609-908-1605
J.NEDELAR	15365 PACIFIC	604 BI24491
Sean Abern	206 1544 FINST	624 377 1253
ERINNMARCIEN	1369 winter St.	604-314-4217
KGM- ON-JIE	1365 FIRST	004 385 324
NIGEL SIDEN	2233 124AST. SURREY	104 3191080
JANA NASI	19756 Gordon Ave	604925254Y
KEOW MCTARLAN	P 1473 -104(+5 Tra) (2)	648 586-5652-

## Petition

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Name	Address	Phone
David Sexsmith	15154 Koper Suc	604-754-1220
Staphen Klever	15880 Columbia Ave W.R.	6043140420
that perkine	14899 Mavine Dr	60c1-765-5518
Estre Nonst	7450 Dorchente Drie	74 52252504
Katherine Lyon	31-1415 Lamey; well 16	778 628 8339
Bridget Perry Gox	1520 Videl St!	2369900939
marciso		
H-Shaw	1330 MAPPAN ST.	6048686400
CSPRIRKES	15329 Royal AVE	2369991975
5 Schappert	15484 Viltoria Ave	7789532160
JERM MULK	15066 RUY AZ AVE	778 8375243
Chrystal /	15910 Prospect	77895767914
GIZ TRID	1632528 La Surrey	6043744192
MINT I	MD321, Russel	CT78-22-305
1600 Lolly	15066 Victory	6046178478
KEILY TOURNERULE	15115 Prospect AVE WR. BC	778.855.0078
ShawnHarle		236 880 5464
Victoria Bennth	14022 North BIUF RO WR BC.	(104 837 3007

## Petition

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Name	Address O	Phone
Tellason	15233 Pacific Hve	66478 5921
D.SMISKO	15158 ROYAL NUB	6047292019
B. Dressler	13826 RUSSELL AVE	604 445 6168
Mnfinila	1515) - Proport	
Jo Gali	1368 FOSTU AT	1000
Dansh	Roper Ave, Mass aders.	
p 1stsan.	15284 Buene VIStar	
BINT GUON	(15066) Victoria AVE. (PRIVATE)	236-808-4421
Dete Johns	7064 Illa St Pilta Be	778-241-4423
RICH ARMSTRONE		778-837-2259
MARIN BOZIC	15862 MCBETH RD SURREY	778829558
Mallon Manler		778-846-162-5
Jobion stein	15517 marin Dr. J	607-573-9320
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# Petition

### Mayor and Council

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Name	Address	Phone
Lynn Gartland	#106 1410 Blackwood St White Rock, BC	604-536-6401

From:	DALE STINSON
То:	Anthony Manning; Clerk"s Office; Christopher Trevelyan; Darryl Walker; David Chesney; Erika Johanson; Scott
	<u>Kristjanson</u>
Subject:	Bylaw 2351 Amendment
Date:	February 26, 2021 10:50:08 AM

**C-4** 

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

We are not in support of bylaw #2351 amendment and major application. You will be creating a huge traffic headache from the 111 parking spaces exiting onto Lee St, plus an additional 138 parking spaces exiting onto Lee St from proposed development #19-017 (between Lee and Kent St). I was told there will be no other exits off North Bluff by Greg in the planning department. Turning left onto North Bluff during traffic times can be difficult, so a lot of people go down Lee St to Russell instead. Please reconsider the size of this project or the driveway placement. If it goes ahead it will be dangerous for families with small children along Lee St.

Dale and Patricia Stinson 1558 Lee St Bylaw # 2351 WE DO NOT SUPPORT THIS ITEM

From:	<u>Bcammac</u>
То:	Clerk"s Office
Subject:	PH 3:BYLAW 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street
Date:	February 26, 2021 11:37:40 AM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

To the Mayor and Council of White Rock,

I OPPOSE the Public Hearing/ Meeting item.

Parking, and access to parking, is still an issue. The parking supply is presented as 139 spaces for the development. The original application listed parking, as follows:

Townhouses	28
Apartment Site	84
Visitor	15
Total	127

The addition of 12 spaces would give 96, for 74 units, which sounds insufficient. It would seem reasonable that most units would have 2 occupants and 2 cars. Visitor parking of 15 spaces, for 74 apartments and 14 townhouses, is also insufficient. With lack of parking, the overflow would certainly end up on Lee and Maple Streets.

Access to parking is apparently from Lee Street, about 50 feet from the corner of Lee and North Bluff Road (NBR).

At peak times, it seems possible that traffic could back up on NBR, waiting for cars ahead to access parking ramp.

Turning left onto NBR can take several minutes, forcing traffic back into neighborhood on Lee Street. Lee Street is one block long, with no curbs, sidewalks or street parking to speak of. This would turn a quiet street into a very busy one.

I feel that the development is too large for the land available, requiring reduced setbacks. It would completely overwhelm adjacent properties and the neighborhood, and result in reduced property values and livability.

Therefore, I OPPOSE THIS APPLICATION.

Respectfully,

Bruce McDonald 1562 Lee Street, White Rock V4B 4P9

From:	Brian Wilson
То:	Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher
Cc:	<u>Trevelyan</u> Clerk"s Office
Subject:	Bylaw 2351: White Rock Zoning Bylaw 2012, No. 2000 AmendmentPublic hearing March 1st, 2021
Date:	February 26, 2021 2:22:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Questions, comments for the Mayor and Councillors regarding the above proposed bylaw amendment pertaining to the 'affordable housing' development at North Bluff Road, Maple and Lee Streets.

1. Why does White Rock need this development? This project is comprised of 25 'affordable rental' units in a six storey building plus 'below market priced' 49 stratified apartments in another six storey building and 14 strata town-homes. The project is considered 'an affordable rental' development because *nearly 30* % of the total number of units are intended to be owned or managed by non-profit groups and occupied by low and moderate income households. Therefore, *based upon the occupancy of a single building the entire project qualifies for 'density bonus' and 'community amenity contribution' reductions*. Is this logical? How can this be considered financially sound by the City?

2. BC Housing suggests that \$ 1,400/month for a one bedroom and \$ 2,000/month for a two bedroom is considered 'affordable rent'. Based upon the CMHC's rule of thumb that households should not pay more than 30 % of gross monthly income on housing a household will need to earn between \$ 5,000 and \$ 7,000 a month to qualify for 'affordable rents'. What income level is considered 'low' and 'moderate' ? Is 'affordable rent' the same as 'market' rent? Likely not. What are the proposed rental rates for this project's 'affordable rental units'? *Please confirm whether-or-not the rental component of this development will be priced as 'market' or 'below market'. If 'below market' what discount will be offered?* 

3. *The rental covenant for the rental building is only 10 years*. Why is it not in perpetuity if the the City is providing the very attractive development incentives mentioned above?

4. *When a tenancy changes what is to be used as the base rate for the new occupant?* The expiring rent? Current 'market rent' ?

5. The strata units are to be offered at 10 % below 'market values' as shown in the City's documents: \$ 475,000 for a one bedroom, \$ 600,000 for a two bedroom and \$ 660,000 for a three bedroom. Are these 'below market' prices considered 'affordable' ? How is it possible to predict a 'market value' for units that won't be built for three years into the future? Also, many builders/developers offer incentives of at least 10 % off 'original market prices' for new projects. Will there be any real savings to the buyers under this proposal? 'Market value' is not the same as 'construction cost'.

6. When an original or future owner sells a stratified unit how will the 'below *market selling/purchase values' be established for the seller and new buyer?* It's presumed that the City doesn't wish to pass along a windfall gain to any seller who has benefited from an increase in the housing market.

7. Are 'affordable rental' and 'below market value' strata units assessed differently than 'market value' for property tax purposes by the authorities? If so, what are the differences and what is the impact on City finances?

8. The amended resident/guest off-street parking requirement for the development is not adequate---especially if the monthly rent does not includes one parking stall. Does it? If not then the lack of availability of on-street parking in the area will definitely be an issue.

The Council, and Planning Dept., believe the City of White Rock needs 'affordable housing' of the type to be provided by this particular development. However, until the City clearly differentiates between what it considers to be 'affordable' and 'market' housing then it will be difficult to convince me and likely other residents that there is a clear and present need for such projects. I can not offer my support until I've reviewed Council's responses to my questions.

Regards Brian Wilson 708-Vidal Street, White Rock

## Beachway (North Bluff, Maple & Lee)

https://www.whiterockcity.ca/AgendaCenter/ViewFile/Agenda/\_07272020-947

From: Lauren Drescher <<u>Laurendrescher@outlook.com</u>> Sent: February 27, 2021 9:10 AM To: Bylaw Enforcement Animal Control <<u>Bylaw@whiterockcity.ca</u>>; White Rock Council <<u>whiterockcouncil@whiterockcity.ca</u>> Subject: Bylaw 2351

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

Hello,

i am Lauren Drescher and I am writing on behalf of myself and my husband, Sean Drescher. We are the owners of 1552 Lee Street.

We do not support Bylaw 2351in regards to the accessible parking for the new development on Lee Street. We have three young kids, a four year old and two year old twins. We walk in the neighbourhood daily. The idea of a driveway that services so many vehicles for one complex as well as another planned driveway across the street is concerning. Our street does not have sidewalks, the influx of so many vehicles feels very unsafe.

Thankyou

Lauren Drescher

From:	Nader
То:	Clerk"s Office
Subject:	Mar 1, 2021 Public Hearing-Opposing 6-Storey Building Development Project on North Bluff Rd/Maple St/Lee St
Date:	February 28, 2021 10:07:44 PM
Attachments:	WR City Mar 01 Public Hearing-Objection to Devlopment Project-2021-02-28.pdf

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### Hello Madam/Sir,

### I am writing this to strongly oppose the subject development.

My wife and I bought our house (1583 Parker Place White Rock BC V4B4S6) in 2017 and planned to move to the neighborhood and live in this house for the rest of our life. To make our decision to buy this house we researched a lot and considered the quiet and all other aspects of the neighborhood. We even walked into the City and asked about the current and future zoning of the area and we were told that there is no plan to change the zoning. Now it seems with several development projects that are being done the city is not what we expected anymore. For sure we understand that the development is part of each city's nature and a must to maintain the city's affordability and look, but I believe it is not wise to change the city demography in such a destructive manner and convert a beautiful city into a crowded town that nobody can have a peaceful life. It is not fair to our next generation too. They have the right to live in a peaceful, safe, and stress-free environment. Just look at the Altus project and imagine the area when all the units are occupied. Thanks to previous counselors of the city one block of our city have already been ruined by over-development and that should end. I hope the new team of the city councilors that promised to put an end to the previous team destructive decision does not approve this project.

If this project goes ahead for sure I will not move to this City anymore and I believe the City is responsible for ruining my plan by providing not enough information about potential rezoning info, and the cost of the opportunity (of living in this neighborhood) I am going to lose, and the cost of the project impact on the value of my property for the benefit of the developer.

Best Regards, Nader Kerdari P.Eng. PMP March 1, 2021
Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1583 Parker pL V4B-456

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

Legible Full Name:

Nader Kerdan

Other occupants (if any) in home opposed:

Saeedeh Imanii Farahani. Movin Kerdani

Signature(s):

1. Naber Kerbin (Kodan) 2. sæledet Imani 3.

Phone number(s):

778-320-6846 (Mader) 778 - 892 - 3815 (Sacaden

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom is may concern,

I am writing this email in response to the development as outlined in the title. I am resident of White Rock and I am opposed to this development with my reasoning outlined below:

- One of my big concern would be parking as currently the plan is to have 14 townhouses and 74 units making a total of 88 extra dwellings. That could potentially mean each location could apply for 4 parking permits each totally 352 extra cars in the small area. This could be a logistical nightmare for parking.
- To my understanding the current water system was designed a long time ago without the future potential of such a drastic increase in demand. With 88 units and roughly 250
   + increase in population the current infrastructure cannot support this. There could be major damage to the existing infrastructure.
- Despite having 139 parking spots underground, that would not deter family and friends from parking on the main roads which would impact the current residential area from increase in the number of vehicles on the road and huge influx in population.
- There would be a huge Increase in traffic due to population change and larger number of students attending an already overburdened school system.
- Traffic and noise would increase due to the number of vehicles owned by the extra people residing in the area.
- With the 6-storey high rise, this give rise to privacy issue with the houses located right next to the development.
- With the 6-story building ,this would drastically decrease property values of the houses within the vicinity of the development as it would be less desirable to live there.
- The fire risk increases for the houses located next to the multifamily unit complex.
- Shadowing and view impacts would be a huge issue considering most of the properties are single-family homes
- This development would far to dense.
- Altus has already impacted many resident's privacy and this would just add to the issue, with the lack infrastructure for such a development.

On Sun., Feb. 28, 2021, 10:43 p.m. SIMRON MANDER, <<u>simron\_uk@hotmail.com</u>> wrote: I am Owner in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (Esllia). I am opposed to any further high rose developments currently being approved for the Esllia. One Block of our city has already been ruined by over development (Altus)

Pleser do not ruin any more!!!!!!

Simron Mander

Other occupants in home opposed: Ameeta

From:	Amy D
То:	Clerk"s Office
Subject:	PH 3: BYLAW 2351, 15654/ 64/ 74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street
Date:	February 28, 2021 10:36:02 PM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

### To Whom is may concern,

I am writing this email in response to the development as outlined in the title. I am resident of White Rock and I am opposed to this development with my reasoning outlined below:

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   + increase in population the current infrastructure cannot support this. There could be major damage to the existing infrastructure.
- Despite having 139 parking spots underground, that would not deter family and friends from parking on the main roads which would impact the current residential area from increase in the number of vehicles on the road and huge influx in population.
- There would be a huge Increase in traffic due to population change and larger number of students attending an already overburdened school system.
- this development if far to dense given the surrounding properties
- Traffic and noise would increase due to the number of vehicles owned by the extra people residing in the area.
- With the 6-story building this would drastically decrease property values of the houses within the vicinity of the development as it would be less desirable to live there.
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- Shadowing and view impacts would be a huge issue considering most of the properties are single-family homes
- Altus has already impacted many resident's privacy and this would just add to the issue, with the lack infrastructure for such a development.

From:	Mukesh Bhatti
To:	<u>Clerk"s Office</u>
Cc:	<u>Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher</u> <u>Trevelyan; Carl Isaak; Tracey Arthur; Debbie Johnstone</u>
Subject:	Petition against 6 Stories on North Bluff Road
Date:	March 1, 2021 2:17:55 AM
Attachments:	<u>door to door.pdf</u> <u>letters.pdf</u>

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### Not in our back yards please!

See all the attached (and one below) as part of a grassroots petition, from just this weekend, against 6 stories on North Bluff Road.

We have gathered 53 actual signatures from residents and owners (from the 1500 blocks only) that neighbour White Rock's "East Side Large Lot infill area" that are against 6 stories on North Bluff Road.

There may also be some others, from the 1500 block, that will send you something directly...and hopefully before the 12pm deadline.

I trust this can be submitted for tonight's public hearing, noting that this petition conforms to the aspects of Council and Committee Procedure Bylaw, 2018, No. 2232.

Please register me to speak as well as I would like to book at least 5 minutes at tonight's hearing. I do plan to follow the Public Hearing & Public Meetings guidelines on the city's website regarding speaking with a petition. I have included a draft of my speaking notes...just in case there is a chance I do not get to. I understand this was a problem for residents during the Altus public hearing; when the previous council only had time to listen to the developer and friends of.

Unless it is a matter of urgent nature, please contact me after 3pm today as I do have a busy day of work meetings before then.

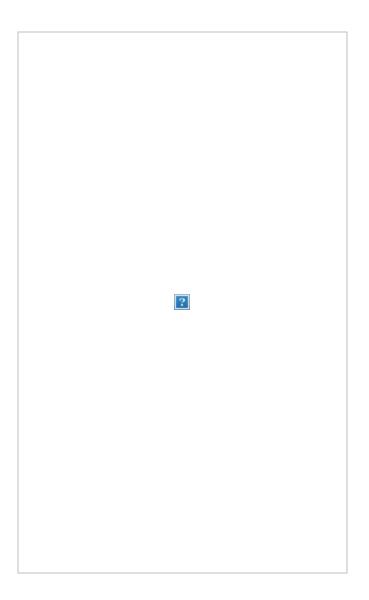
Thanks,

Mukesh Bhatti

778-549-6853

------ Forwarded message ------From: Alice Jope <<u>alice.jope@gmail.com</u>> Date: Fri., Feb. 26, 2021, 8:42 p.m. Subject: Petition against 6 Stories on North Bluff Road To: <<u>mkb702@gmail.com</u>> Cc: Alice Jope <<u>alice.jope@gmail.com</u>>

Please find attached scan of the petition left in my mailbox



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<u>Date</u>	Legible Full Name		Signature	Phone Number
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2 Feb 26		1573 Parker Mare	mand	178-544-6853
3 Feb26	Derek Blades	isto Muste	Munes	
() Feb2i	Raren Property	1540 Maple Street	Kilssege	778-241-7679
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包 202	Same Pilkey	1523 Parker Place	200 Anne Pietry	604-535-07
B ESH	Burght Murten	1538 Encelle	De Chetter	992-5410
10 Feb 27		1548 Farker Place	Landerburg_	604536-7383
D Feb.27	Aleena Vanderburg	1548 Harker Pl	Clading	6048362 75
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### Petition against 6 stories on North Bluff Road.

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ប	Date	Legible Full Name	Address	Signature ///	Phone Number
	Feb27	Andrey Yakoylev	1583 Parken Place	<u>Alexand</u>	604 367 4169
AN A	Feb 24	Natalia Yakovleva	1583 Parken Place	-tet	604 3424266
ð I	Febly	Mikhail Vakorlev	1583 Parker Place	les	6045424296
Ð	F6677	Tatiana Yakovleva	1583 Parker Place	A	604542496
<b>b</b>	Falit	GURPREET BHATTI	1573 Parker Place	Ant	778 242 413
Ð	Fob FI	Heena Bhatti	1573 Parker Place	Horma	778 242 41
Ð	Febr	Shanti Bhatti	1573 Parker Place	Shopti	F78 242 41.
B	Feb 27	JamalSHBRAF	1570 Maple ST	Jamal anafr	604.
Ð	Feb27	Semabelle SARRAF	1570 Maple St	Semabelle V	
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#### Petition against 6 stories on North Bluff Road.

<u>Date</u>	Legible Full Name	Address	Signature	Phone Number
teb 27 2021	Sean Drescher	1552 LEE STREET WHTTEROCK.	Lentu	778-908-6434
eb272001	Lauren Drescher 1,245 SFILDSL.	1552 Lee Street	Awar Diam	604-961-950
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#### Petition against 6 stories on North Bluff Road.

Petition against 6 stories on North Bluff Road.

1 am the owner/occupant of 1596 Parker Place

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

Legible Full Name:

YAN ZHANG

Other occupants (if any) in home opposed:

phoebe Comy

Signature(s): 1 phone

Phone number(s): 778-899-0586

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

White Rock 1553 Parky Plan

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

Legible Full Name:

David Whitmey Natalie Whitmey

Other occupants (if any) in home opposed:

2 × minors

Signature(s):

Fas 27 /2-21

Ar Matulo Willing Feb 27/2021

Phone number(s):

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1552 LEE STREET WHITEROCK.

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

Legible Full Name: Sean Drescher Lauven Drescher

Other occupants (if any) in home opposed:

Signature(s): Solar Du Jawcen Krasam

Phone number(s): 773-906-6434 604-961-9504

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of 1520 Lee St

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

Legible Full Name:

Kevin Bayle

Other occupants (if any) in home opposed:

Tennifer Bayle

Signature(s):

Phohe number(s):

604.717.9686

Petition against 6 stories on North Biuff Road.

Lam the owner/occupant of 1560 MAPLE STREET WARE ROLL BC ALLES JUDE ALICE JOPE

in White Rock, BC and Dee adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLUA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any morail

Legible Full Name:

Alice Jope

Other occupants (If any) in home opposed)

summe lilie yer.

Phone number(s):

604-781-3400

#### Page 367 of 613

## Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA. One block of our city has already been ruined by over development (see Altus). Please do not ruin any more!

1588 Parker Place

Legible Full Name:

KEVIN BROWN

Patti Graque

Other occupants (if any) in home opposed:

Signature(s):

Ke. Brin

Pathi Gragne

Phone number(s):

604-531-7693

March 1, 2021 Petition against 6 stories on North Bluff Road. I am the owner/occupant of 1593 Lee St. in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA). I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Other occupants (if any) in home opposed:

christ anna

Signature(s):

778 991 5052 (Reid) 778 991 5052 (Marnie)

## change.org

#### Recipient: City of White Rock

Letter: Greetings,

Save our City by the Sea from over-densification!

I am opposed to the Beachway 1 project in White Rock. This is just the first of many mid-rises being proposed in mature neighbourhoods. It will change the character of the neighbourhood forever, will strain the infrastructure, increase the need for City services, create more traffic problems, increase assessments, and more. While it may generate short-term revenue, in the long term it increases the tax burden for all property owners.

Protect the existing residents who moved to White Rock for its small town charm.

# Comments

Name	Location	Date	Comment
Suki Tasire	White Rock, Canada	2021-02-27	"Totally against this development"
Stephen Crozier	White Rock, Canada	2021-02-28	"This building is wrong in so many ways. I honestly thought it was a joke when I first saw it. City by the Sea? I don't think so."
Mukesh Bhatti	White Rock, Canada	2021-02-28	"No Joke Stephen! I have seen your posts in PAN and respect your opinions. The thing is that 3 of the 7 councilors (2 left over from before and the mayor appear to vote yes to every development application. Out of the new 4 remaining councilors, that we voted in a couple years ago, only one needs to go rouge and this thing passes on Monday night!"
Debbie Magson	White Rock, Canada	2021-02-28	"I'm signing because I don't want to see 6 stories in this area. This development will tower over the homes to the south and that's just not right for our residents. Stop this development please, a precedent need not be set."
Liam Maynard	White Rock, British Columbia, Canada	2021-02-28	"There should be no increase in density outside of twon centre!"
Brandon Magson	White Rock, Canada	2021-02-28	"This development will Tower over the homes behind it. Not fair to those owners, such as myself whatsoever. We don't need more densification of our city by the sea."
Taj Singh	Whiterock, Canada	2021-02-28	"This development doesn't suit the neighbourhood; it's too big and will put strain on services and facilities."
Steve Dhillon	Surrey, Canada	2021-02-28	"To support the local residents"
Myra Merkal	White Rock, Canada	2021-02-28	"Avoid overcrowding of all amenities, especially roads."
Kenneth Jones	White Rock, Canada	2021-03-01	"White Rock already is one of the most densely populated areas in Canada. Any increase should be in the Town Centre, to support local businesses, not sprawled out into our single family residental districts.The proposed area should be limited to 2 to 3 story homes with very little density increase.Stop the speculators, who have already driven up our taxes, and left derelict homes to force our neighbours to sell to them (called Block-Busting)."
Aroon Shah	White Rock, BC, Canada	2021-03-01	"I am concerned about density without first addressing concerns about present traffic, infrastructure issues"
Nader kerdari	Surrey, Canada	2021-03-01	"I am signing this because I believe there are smarter options to tackle the city issues like affordability."
Darcia Steeves	White Rock, Canada	2021-03-01	"As a life-long resident, I am disgusted at the betrayal of our once dear little town! It's too late for uptown (Hilltop as we used to call

Name	Location	Date	Comment
			it)It is ruined already. Hands off the beach area! There should be a moratorium on the ugly monster called "development!""

## change.org

#### Recipient: City of White Rock

Letter: Greetings,

Save our City by the Sea from over-densification!

I am opposed to the Beachway 1 project in White Rock. This is just the first of many mid-rises being proposed in mature neighbourhoods. It will change the character of the neighbourhood forever, will strain the infrastructure, increase the need for City services, create more traffic problems, increase assessments, and more. While it may generate short-term revenue, in the long term it increases the tax burden for all property owners.

Protect the existing residents who moved to White Rock for its small town charm.

# Signatures

Name	Location	Date
Erika Johanson	White Rock, BC, Canada	2021-02-26
Vickie Darts	White Rock, Canada	2021-02-26
Roberta Colombin	White Rock, BC, Canada	2021-02-26
Dave Stonoga	White Rock, British Columbia, Canada	2021-02-26
Tikiri Herath	Vancouver, Canada	2021-02-27
Suki Tasire	White Rock, Canada	2021-02-27
Dennis Peach	Surrey, British Columbia, Canada	2021-02-27
Maren Darboven	White Rock, Canada	2021-02-27
Carter Zygmunt	White Rock, Canada	2021-02-27
Rick Thygesen	Harrison Mills ( formerly White Rock ), British Columbia, Canada	2021-02-27
Mukesh Bhatti	White Rock, British Columbia, Canada	2021-02-27
Henry Vytasek	White Rock, British Columbia, Canada	2021-02-27
Gurpreet Bhatti	White Rock, British Columbia, Canada	2021-02-27
Jeevan Dosange	Vancouver, British Columbia, Canada	2021-02-28
Harjinder Gill	White Rock, Ontario, Canada	2021-02-28
Shammi Dhaul Dhaul	Surrey, British Columbia, Canada	2021-02-28
Harj Chahl	Whiterock, British Columbia, Canada	2021-02-28
Bulvinder Purewal	Surrey, Canada	2021-02-28
Terry Purba	Surrey, Canada	2021-02-28
Tejinder Gulati	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Lenore Black	Markham, Canada	2021-02-28
Brandon Magson	White Rock, British Columbia, Canada	2021-02-28
Bal Bisla	Surrey, Canada	2021-02-28
Bhupindra Bains	Surrey, British Columbia, Canada	2021-02-28
M Sharma	White rock, British Columbia, Canada	2021-02-28
Maria Magson	Surrey, Canada	2021-02-28
Deborah Magson	White Rock, British Columbia, Canada	2021-02-28
Ajit Amar	White Rock, British Columbia, Canada	2021-02-28
Mohammad Hamad	White rock, British Columbia, Canada	2021-02-28
Baljeet Judge	Abbotsford, Canada	2021-02-28
Stephen Crozier	White Rock, Canada	2021-02-28
Sanjeev Parmar	White Rock, British Columbia, Canada	2021-02-28
Christy Fox	Whiterock, British Columbia, Canada	2021-02-28
Omar Mohammad	White rock, Canada	2021-02-28
Sandip Parhar	Delta, British Columbia, Canada	2021-02-28
Rosalind Semple	Surrey, British Columbia, Canada	2021-02-28
Stewart Auchterlonie	White Rock, British Columbia, Canada	2021-02-28
Ethan Boone	St. John's, Canada	2021-02-28
Liam Maynard	White Rock, Canada	2021-02-28
Donna Searls	Surrey, British Columbia, Canada	2021-02-28
Doreen Gardner	Wasaga Beach, Canada	2021-02-28
Gary Schnell	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Cassidy Diehl	Surrey, British Columbia, Canada	2021-02-28
Eliza Lee-Cardinal	Edmonton, Canada	2021-02-28
Mike Bal	White Rock, British Columbia, Canada	2021-02-28
Gary Sandhu	Surrey, Canada	2021-02-28
Harpaul Singh	Surrey, British Columbia, Canada	2021-02-28
Amanjyot Saini	Surrey, British Columbia, Canada	2021-02-28
Joe Phillipson	Surrey, British Columbia, Canada	2021-02-28
Arvinder C	White Rock, British Columbia, Canada	2021-02-28
Steve Lutti	Surrey, British Columbia, Canada	2021-02-28
Austin Pledger	White Rock, British Columbia, Canada	2021-02-28
Wayne Sanders	White Rock, British Columbia, Canada	2021-02-28
Adrienne Park	White Rock, British Columbia, Canada	2021-02-28
John Welsh	Kettering, Northamptonshire, Canada	2021-02-28
Jeral Anderson-Pearce	Toronto, Canada	2021-02-28
walter schultz	galesburg, Canada	2021-02-28
Judy Bruce	Wasaga Beach, Canada	2021-02-28
Alex George	Burlington, Canada	2021-02-28
Gwendolyn Gail Stenersen	Pembroke, Canada	2021-02-28
Taj Singh	Canada	2021-02-28
Parveen Parmar	White rock, British Columbia, Canada	2021-02-28
sharlene ramage	Langley, Canada	2021-02-28
Trevor Marples	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Kobi Norman	Red Deer, Canada	2021-02-28
Aasher Abbas	Toronto, Canada	2021-02-28
ENA Boersema	Welland, Canada	2021-02-28
Merisha Maraj	Maple, Canada	2021-02-28
Roger Bockstael	White Rock, British Columbia, Canada	2021-02-28
Gurprit Saran	Surrey, Canada	2021-02-28
Kim Kane	Woodstock, Canada	2021-02-28
Khemraj Kassee	Kitchener, Canada	2021-02-28
Steve Dhillon	Surrey, Canada	2021-02-28
Jayne Potvin	Surrey, British Columbia, Canada	2021-02-28

From:	Pat Petrala
То:	Clerk"s Office; Pat Petrala
Cc:	<u>Planning</u>
Subject:	Support - BYLAW 2351, 15654/64/74 North Bluff Rd/ 1570/80 Maple St & 1593 Lee St
Date:	March 1, 2021 10:34:52 AM
Attachments:	Beachway Maple N Bluff complex.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6,
Emailing clerksoffice@whiterockcity.ca with the applicable subject line:
PH 3: BYLAW 2351, 15654/64/74 North Bluff Rd/ 1570/80 Maple St and 1593 Lee St
Extract report: <a href="https://pub-whiterockcity.escribemeetings.com/FileStream.ashx?DocumentId=734">https://pub-whiterockcity.escribemeetings.com/FileStream.ashx?DocumentId=734</a>
YOU can comment - CITY HALL: You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted). When you call-in, please be prepared to provide the following information: • The public hearing item • Your first and last name • Civic address • Whether you are in support of or not in support of the item OR EMAIL clerksoffice@whiterockcity.ca

Greetings Council – hope more people call/write to support this

I **support the plan** for this renewal of properties assembled of old bungalows which has evolved since July 23, 2018, granted started under prior council – perhaps that is the rancour clouding valid potential, and resisted despite positive input from Housing Hub Branch of BC Housing. The adjustments made with staff and Design committee input are sensible, being on a bus route and new neighbours will enjoy walkable 10-minute access to many services, retailers and more on both sides of "the invisible line" 16<sup>th</sup>.

The affordable housing component is **not social housing** rents of \$600 to 800/month rent which is what some appear is ONLY type desirable in White Rock NOT realistic. I read about positive outcomes of the 25 affordable rental units (below market for a term); 49 affordable ownership units delivered through the AHOP would see units sold at a minimum of 10% below market value (North Bluff Flats Building).

I think as Peace Arch Hospital expands and the economy rebuilds - the mix of diverse processionals working from home and wanting to work close to home is most appropriate. I know we can anticipate new neighbours will be contributing in our community. Sensible growth, renewal and positive partnerships makes sense in 2021 as White Rock will not be a merely a pensioners or commuter bedroom community like it was in 1980.

I hope NO respondents actually walked the site like I did, read the reports and grasp the potential. I observe some folks do not do homework merely endorse as told, many neighbours do not engage – yet likely passive support as often the NIMBY are more vocal and organized, and thus in my opinion any conclusions as to numbers supporting any position has flaws.

I support this project, the location, the height and the plan as it has evolved.

#### Page 378 of 613

Sincerely Pat Petrala #106 – 15020 North Bluff Road, White Rock

PS. I looked at who would buy or rent these and would be in their range as middle range. - <u>https://www.jobbank.gc.ca/marketreport/summary-occupation/993/ca</u>

**Dental Hygienist** wage entry level \$41,148 to specialist \$62,503

**Registered nurses and registered psychiatric nurses** (NOC 3012) usually earn between \$24.04/hour and \$48.00/hour in Canada. People working as a "registered nurse (R.N.)" are part of this group. median Wage in Canada \$38.14/hour - \$46/hour

**Bank Teller; Retail Sales Clerk;** at Min wage \$15.75 hour - entry level - \$24,000 to 41,000 salary with commissions, bonus &/or annual increases. Often the age level and lifestyle encourage room-mates for shared expenses like rentals/1<sup>st</sup> time buyer homes.

Sent from Mail for Windows 10

# C-15

# **BEACHWAY**

# Petition

## Mayor and Council

Beachway is located one block from Peace arch Hospital from Maple to Lee St on North Bluff and 1570 & 1580 Maple St.

This area of North Bluff is an arterial route to the highway 99 interchange and on a major bus route. It also allows the city to achieve higher density without blocking the cherished views of the mature neighborhoods to the South.

## Consisting of:

- One six story below market rental building owned and operated by a non-profit on North Bluff containing 25 units.
- One six story market condo building on North Bluff containing 49 units.
- Fourteen three story Town Houses on Maple St.

As a member of the White Rock Community I would like you to know that I am in full support of this project.

Name	Address	Phone
CHRIS VINSON	#218 14980 VINE AVE	6045350828
	#218 14980 VINE AVE White ROSK BC	/
1. 5		
phet D	V98-5C4	
Mintin. L	Unam.	

*CAUTION:* This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I strongly oppose this increased density in our neighbourhood.

Heights should be restricted to a 3 storey maximum and townhouses only facing the street, not double rows of townhouses.

Kenneth "Ken" Jones

From:	Roberta Colombin
То:	Clerk"s Office
Cc:	Erika Johanson; Scott Kristjanson; Christopher Trevelyan; Anthony Manning
Subject:	Bylaw 2351 North Bluff Road/Maple//Lee Street
Date:	March 1, 2021 11:58:47 AM

*CAUTION:* This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### To: City Clerk, Council

I am writing to indicate I do not support this project, due to the height and the density. We need to slow down and take care as to what we will unleash upon the neighbourhood and the city at large. I appreciate there is an "affordable" component to this project, but at 6 story's in a single family neighbourhood the answer for me has to be NO thank you.

I appreciate also my submission is late and hope not too late to be registered.

Roberta Colombin 14852 Beachview Avenue White Rock, BC V4B 1N7 From: Aaron Pauliuk <apauliuk@telus.net>
Sent: Sunday, February 28, 2021 11:20 PM
To: Darryl Walker <DWalker@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>
Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Debbie Johnstone <<DJohnstone@whiterockcity.ca>

Subject: BYLAW 2351: Petition for Beachway - Serious Concern

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and CAO Mr. Ferrero

It was just brought to my attention tonight a current Councillor Erika Johanson started a petition on Friday against our project that she has and will vote on!

https://www.change.org/p/city-of-white-rock-save-our-city-by-the-sea-from-over-densification? recruiter=64322507&utm\_source=share\_petition&utm\_medium=facebook&utm\_campaign=share\_petition&re cruited\_by\_id=896b3697-bef3-4bc0-b916-18a6b6d9be39&utm\_content=fht-27568688-en-ca%3A0

As an elected official you cannot fetter your discretion prior to a public hearing.

The attached oath of office she signed when she became a councillor states "I will faithfully perform the duties of my office and will not allow any private interest to influence my conduct in public matters"

Under the circumstances I am requesting Erika Johanson not be allowed to speak or vote on BYLAW 2351 Beachway at the Public Hearing March 1st and her petition be thrown out.

Please advise

Aaron Pauliuk 604-813-3535 C-18

From: Mukesh Bhatti <<u>mkb702@gmail.com</u>>
Sent: Monday, December 14, 2020 5:50 PM
To: Athena von Hausen <<u>AvonHausen@whiterockcity.ca</u>>
Subject: Developments in White Rock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Athena,

Thank you for taking my call this afternoon. It was very nice chatting with you.

Further to our discussion, I ask that you please reiterate my concerns (many that we seemed to be in mutual agreeance on) with your colleagues and the higher ups. Please also share that our family has recently attained occupancy, for our new owner built home, at 1573 Parker Place and plan to be here for a very long time. We are hopeful that more families will look at East White Rock as a great and relatively affordable area to reside. Unfortunately, apartment buildings do not generally attract families like ours.

Some of the other concerns we discussed were:

1. The proposed 6-story height of the buildings on North Bluff which touch existing residential neighourhoods.

2. Why 3 buildings as opposed to 1 or 2 have been proposed between Lee and Kent. Is it to maximize ocean views and profits while further encroaching onto our backyards?

3. Heights of buildings to be allowed in denser areas going forward compared to what is being proposed for North Bluff residential area?

4. How are we planning on transiting heights from higher density into existing single family areas?

5. Market value of rents and for who (seniors, single, couples or families) in apartments vs residential stock and/or laneway homes?

6. Aging low-rise rental stock (ie. Russel & Fir) that should be redeveloped and better utilized for more apartments and condos.

Futher to the 1st point, the 5 story condo development on the corner of NB and 140, the previous council allowed, shows it is very difficult to transition from mid-level multi-family to single family areas...even when there is a alley in between. It is also important to point out is that developer started off asking for well over 10 stories, then came down to 8 or something and was finally allowed 5. Maybe someone should ask the residents on Coldicutt how they feel about being looked down upon by that building?

To summarise, town centre is where the city should be densifying. Both sides of our city should remain as single family residential areas, with some low rise multi-family where appropriate,

including North Bluff.

Maybe the City can consider more family friendly 3-4 story townhouse developments on the outer edges of town instead of misplaced high-rises? Looking at what is going on the North side of 16th avenue is evidence of what our side could look like in comparison to what is currently happening across the street from the hospital.

Athena, it was amazing to be able to talk to someone such as yourself that genuinely understood what I was talking about with my concerns. I hope whomever my concerns are passed on to is able to show the same compassion you did.

All the best to you over the holidays and the other position in the New Year.

Stay safe. Mukesh Bhatti 778-549-6853

### THE CORPORATION OF THE CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

### NOTICE OF PUBLIC HEARING/ MEETING MONDAY, MARCH 1, 2021

**NOTICE** is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing/ Meeting on **MONDAY**, **MARCH 1**, **2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing/ Meeting. At the Public Hearing/ Meeting, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

# 1) BYLAW 2375: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2021, No. 2375

#### CIVIC ADDRESS: 15053 Marine Drive (See Site Map Attached)

**PURPOSE**: Bylaw 2375 proposes to permit a temporary use permit and a cannabis license referral (resolution), which would enable the creation of a cannabis retail store at 15053 Marine Drive.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | <u>planning@whiterockcity.ca</u>.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.



Notice of Public Hearing – March 1. 2021 – Bylaw 2375, 15053 Marine Drive – Cannabis Store Page 2

#### 1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to <u>clerksoffice@whiterockcity.ca</u> or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing/Meeting, March 1, 2021.** 

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the "City Hall Drop Box" to the left outside the front door; or
- Emailing the Mayor and Council at <u>clerksoffice@whiterockcity.ca</u> with the applicable subject line:
  - PH/M 4: BYLAW 2375, 15053 Marine Drive Cannabis Store

## 2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing/ Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic address
- Whether you are in support of or not in support of the item



Page 387 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2375, 15053 Marine Drive – Cannabis Store Page 3

#### 3. You may register to speak to a Public Hearing/ Meeting item via telephone:

**Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Hearing/ Meeting, March 1, 2021**. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

#### Register to speak by emailing <u>clerksoffice@whiterockcity.ca</u> or calling 604-541-2127.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing/ Meeting
- You will have 5 minutes to speak
- While speaking turn off all audio of the meeting. Note: There is a <u>1-minute</u> <u>delay</u> in the live stream so please listen to the cues given over the phone
- Do not put your phone on speaker phone
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: <u>https://www.whiterockcity.ca/894/Agendas-Minutes</u> as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaws/applications after the Public Hearing has been concluded.

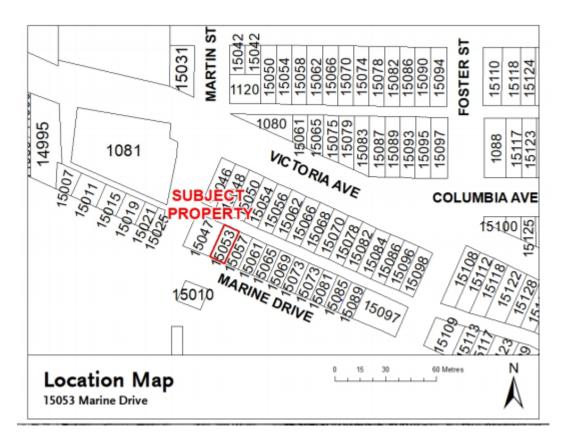
The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaws / applications and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from February 15, 2021, until March 1, 2021. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.



Page 388 of 613

Notice of Public Hearing – March 1. 2021 – Bylaw 2375, 15053 Marine Drive – Cannabis Store Page 4



#### SITE MAP FOR BYLAW 2375 - 15053 Marine Drive

February 15, 2021

Wher.

Tracey Arthur Director of Corporate Administration



Page 389 of 613

### **Corporate report dated February 8, 2021**

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



DATE: February 8, 2021

TO: Land Use and Planning Committee
FROM: Carl Isaak, Director, Planning and Development Services
SUBJECT: Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018)

#### **RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that Council:

- 1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive Cannabis store) Bylaw, 2021, No. 2375;"
- 2. Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
- 3. Direct planning staff to resolve the following issues prior to final adoption:
  - a) Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
  - b) That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
- 4. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	23:00	23:00	23:00	23:00	23:00	23:00	23:00

a) The hours of retail (cannabis) sale shall be limited to the following:

- b) Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
- c) The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
- 5. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
  - a) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
  - b) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
  - c) The Permittee shall purchase one City of White Rock "Merchant" parking decal for the Waterfront Commercial area; and
  - d) The owner shall remove all structures which encroach into the City's boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

#### **EXECUTIVE SUMMARY**

The City of White Rock has received concurrent applications for a zoning bylaw amendment, temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former "Giraffe" restaurant). City staff have reviewed the technical merits of the proposal and considered the overall appropriateness of the use having regard for the feedback received, to date, from the public, the results of site investigations, and an evaluation of the ability to control potential impacts through permitting and license conditions. Based on a review of these factors staff are recommending that the application be given initial bylaw readings and that the files be referred to a public hearing / meeting.

#### PREVIOUS COUNCIL DIRECTION

The motions noted below relate to the support of Council for advancing public consultation efforts using electronic / digital resources in light of the COVID-19 pandemic.

Motion # & Meeting Date	Motion Details
2020-344	THAT Council recommends Appendix B as appended to the corporate report dated June 15, 2020, titled "Planning Procedures Bylaw Amendment - Electronic Public Hearings for Liquor and Cannabis Licence Referrals and Delegation of Liquor Primary Club Licences" be referred for consideration of adoption under the Bylaws section of the June 15, 2020 regular Council meeting agenda.

THAT Council direct staff to proceed with fully virtual public hearings /
meetings for development applications, providing options for both written
comments and verbal submissions via digital communication / phone-in
access.

#### INTRODUCTION/BACKGROUND

Seed & Stone (the 'Applicant') has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a cannabis license to enable the sale of legally-sourced cannabis at 15053 Marine Drive ('subject property'). In addition to the license referral request, the Applicant is seeking approval of a zoning bylaw amendment and a temporary use permit. The zoning amendment, if approved, would introduce reference to the subject property within section 4.1.3 of City of White Rock Zoning Bylaw, 2012, No. 2000 ('Bylaw'). The noted section currently limits consideration for new cannabis retail stores to the City's Town Centre, defined in the Bylaw as the area bounded by North Bluff Road, George Street; Thrift Avenue and Martin Street. Furthermore, the section requires that such stores be tied to a temporary use permit (TUP). As set out in Division 8, Section 497 of the *Local Government Act*, a TUP may be issued for a period of up to three (3) years plus an additional three (3) year period, subject to conditions that may be tied to the permit.

Staff have reviewed the proposal against the factors outlined in the *Cannabis Control and Licensing Act* and the *Cannabis Licensing Regulation*, and offer the following for Council's consideration:

a) Location of the Establishment

The subject property is the site of former Giraffe Restaurant and is located roughly 20 metres east of the southerly end of Martin Street (see Appendix A – Location & Ortho Maps). Uses surrounding the property include a mix of commercial and residential uses fronting onto Marine Drive, located immediately east and west of the property, and residential uses immediately north of the property, opposite Marine Lane. The foot of White Rock Pier is located 45 metres south of the property, opposite Marine Drive and beside Memorial Park. The presence of the Pier, Memorial Park, restaurants and other attractions makes the area highly popular with visitors and residents. Several site photos are provided in Appendix B.

b) The Feedback from Residents and Method used to Gather Feedback:

On November 21, 2020, notice of the applications was circulated to 179 owners / occupants of land within 100 metres of the subject property. A Public Information Meeting (PIM) was held on December 2, 2020 to enable the proponent to present details of their project and to respond to comments and questions raised by participants; approximately 20 people attended the PIM. A digital feedback form was made available through the City's webpage to allow interested stakeholders to formally voice their support or non-support for the proposal while also offering additional comments.

Prior to the PIM meeting, email correspondence pertaining to the proposal was received from 12 persons. The majority (10) of these emails communicated support for the proposal while two (2) emails presented concerns; these concerns are highlighted below. During the PIM, there was a mix of support and non-support expressed by participants. A total of 15 digital feedback forms were received with 11 of the respondents offering their support for the proposal and 4 expressing non-support (see Appendix C). A PIM Summary was provided by the Applicant in response to the comments and questions received. The Summary, included as Appendix D, identifies each of the issues raised by the public and

offers a response. Appendix E further highlights the key issues of concern raised by the public and offers a response on behalf of City staff and the Applicant, as appropriate. For ease of reference the key issues identified by the public are as follows:

- The potential for increased smoking of cannabis in public;
- The potential for increased driving while under the influence of cannabis;
- The limited supply of off-street (store) parking;
- Disruption of traffic along Marine Drive / Lane (loading activities);
- Disruption of pedestrian traffic along Marine Drive (long line ups);
- The potential for cannabis product litter / waste;
- Proximity of the use to homes / children / recreational / public areas;
- Potential loss of privacy due to security cameras;
- Potential impact of lighting, particularly at the back (north), side of the building;
- Lack of consultation with social service providers (i.e., Sources); and
- Hours of retail sale.

Notice of the application was circulated to the RCMP and School District No. 36 (Surrey). Responses from the two agencies are provided in Appendices F and G, respectively. The RCMP letter notes that "the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle / pedestrian issues with the relatively new cannabis shop on Johnston Road." Further, the letter states "The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial Cannabis Control and Licensing Act, section 63(1) makes consumption in certain public areas an offence. The spray pool / splash pad and the seating around these areas are directly identified in the Provincial Cannabis Control and Licensing Act as prohibited consumption areas. The Act also specifies a prohibition of consumption in an outdoor area established by a local government for the purpose of community recreation. Although the Act does not set out a definition for a community recreation area, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc., meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial Cannabis Control and Licensing Act or White Rock's Public Health Smoking Protection Bylaw." Finally, the letter provides that "In 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas." The letter from School District No. 36 provides that while the District expresses concern with businesses selling cannabis-containing products (particularly around school hours), the subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigate proximity related issues.

Appendix E outlines in greater detail the issues raised by the public and includes portions of the Applicant's response, also detailed in their PIM Summary (Appendix D). City staff have also added a response or additional information where appropriate. The following points are offered as a summary of measures that staff believe will help to address the issues raised by the public:

- Both the City of White Rock Public Health Smoking Bylaw and the Provincial *Cannabis Control and Licensing Act* provide the City and the RCMP, with the ability to issue fines for offences (i.e., smoking cannabis in public).
- Staff note that the former restaurant use would have required two (2) parking spaces whereas zero exist and the proposed retail store use would require one (1) space, being less than that more recently required. The lack of parking is recognized as a continuation of a legal nonconforming situation, therefore relief from the parking standards of the City's Zoning Bylaw are not required. Further, the Applicant has offered to lease, annually, two parking spaces from within the Montecito Parkade, and will acquire a Merchant parking decal to offset the potential demand for parking generated by the cannabis retail store, and its employees. A condition to realize this outcome has been included in the recommendation.
- Regarding loading activities, the Applicant has offered four potential options. City staff are recommending, as a condition of the third reading of the amending zoning bylaw, that the Applicant provide proof of the execution of an agreement for the use of one off-street loading space, generally being within 60 metres of the subject property. The condition is written in a manner which would enable the Director of Engineering and Municipal Operations to require that the agreement be registered on title by way of a covenant. The Applicants have provided staff with a signed "letter of intent" from the owner of 15047 Marine Drive (Dolce Gelato), being immediately west of the subject property, to accommodate the loading space. This condition will help to ensure that loading activities do not disrupt traffic along either Marine Drive or Marine Lane.
- Customer access to the property / building will be limited to the Marine Drive (south) side. The entrance to the building will be separate from the exit and measures will be implemented to separate the stream of customers picking up a product purchased / ordered in advance from those making an in-store purchase. These measures are intended to help reduce potential customer queuing along Marine Drive and to support social distancing during the COVID pandemic. A Business Plan prepared by the Applicant is included in Appendix H. The Plan provides additional details regarding the proponents of the cannabis store in addition to measures to be employed to uphold government regulations.
- Garbage collection activities will occur, weekly, from Marine Lane and will be executed by a private collection company. The Applicant notes that they will execute a rigorous training program with emphasis on efforts to support the cleaning of the neighbourhood. The Applicant has also offered to provide the community with up to \$10,000 annually, to support community initiatives including pier upgrades.
- The Applicant has proposed a fence along the rear property line (Marine Lane) to screen views of the building from nearby residential uses. Further, lighting and security cameras will be downcast to provide security while avoiding the potential for spillover, which could cause nuisance or a loss of privacy. Crime Prevention Through Environmental Design (CPTED) principles will also be employed in advancing improvements to the rear portion of the property. A condition of third reading has been included to require consultation with the RCMP regarding the design of the rear portion of the property considering CPTED principles; the RCMP has provided input to the Applicant noting that they are prepared to offer this sort of peer review.

- One participant in the PIM and one respondent to the digital feedback form requested that the Applicant consult with Sources Community Resource Centre ('Sources') regarding the potential for increased use of cannabis by youth resulting from the establishment of the retail store. The Applicant's PIM Summary (Appendix D) outlines correspondence had with George Passmore, Manager of Counselling & Addition at Sources. City staff followed up with Mr. Passmore to validate the feedback provided. The following comments were offered to Staff by Mr. Passmore:
  - Legal government regulated cannabis retail is much more preferred over grey market stores;
  - Clean, well run stores that value social responsibility and are willing to initiate awareness strategies to reduce harm is preferred with a focus on education are preferred;
  - Smoking cannabis around White Rock beach has been a frequent occurrence long before legalization;
  - There is growing evidence that suggests that cannabis can play a beneficial role for some people with Opioid Use Disorder and has been an effective strategy for many of the people we serve at Sources Substance Use Services;
  - Keeping cannabis out of the hands of youth is top priority since cannabis has been shown to be highly problematic for healthy brain development;
  - British Columbia reported the highest incidence of youth cannabis use in the world over the decade preceding legalization. There is little evidence to suggest that cannabis use has increased since legalization.
- Stemming from their consultation with Mr. Passmore, the Applicant has offered to undertake the following measures:
  - Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories;
  - Remove the word "cannabis" from signage so exposure to youth will be negated;
  - Create a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain;
  - Implement CPTED principles with involvement of the RCMP;
  - Uniformed security in front of the building will be additional presence in pier area to discourage smoking;
- City Staff have confirmed with the LCRB their general recommendations regarding hours of sale. The Branch has provided that cannabis should only be sold between the hours of 9:00 a.m. and 11:00 p.m. The applicant has proposed to uphold these hours. With the aforementioned limitations noted staff are supportive of these hours.

Staff have undertaken a comprehensive review of the issues presented by the public and the Applicant's response to those issues. With the recommended conditions incorporated into both the cannabis retail license and the temporary use permit, staff are supportive of the proposal moving forward for a public meeting / hearing and obtaining additional public feedback.

#### **Future Applications Involving Cannabis Retail**

For Land Use and Planning Committee's awareness, the Applicant ('Seed and Stone') has also secured commercial space at the Miramar Village development. To date, they have not applied for a business licence or other application in this location. Further, the City is now in receipt of a similarly-scoped application to enable the establishment of a cannabis retail store at 1489 Stayte Road. This application will be subject of a future initial rezoning report to Land Use and Planning Committee.

#### FINANCIAL IMPLICATIONS

Not applicable.

#### **LEGAL IMPLICATIONS**

Not applicable.

#### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

As outlined above, notice of the applications and the PIM were provided to 179 owners / occupants of properties within 100 metres of the subject property. A total of 12 email responses were received and roughly 20 people attended the PIM. Further, 15 digital feedback forms were received with 11 of those forms offering support for the project and 4 offering opposition. Allowing the application to proceed to Public Hearing/Meeting will provide an additional opportunity for the public to provide input on the proposal.

#### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The applications have been circulated through a process of interdepartmental review. The Applicant has addressed the issues raised by City staff. The Applicant obtained a building location survey in order to identify existing structures which encroach within the City's road right of way, and may have existed in this location since the building was constructed in approximately 1950. These portions of the building, except for those that are tied, structurally, to the principal building will need to be removed prior to the issuance of a permit to enable the use, if supported by Council. Any portions of these structures to remain in place would require an encroachment agreement.

#### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

#### ALIGNMENT WITH STRATEGIC PRIORITIES

Council's strategic priorities regarding "Our Waterfront" seek to "enhance, promote and share our regional, premier, seaside experience." Objectives include attracting visitors and residents to the Waterfront and supporting a vibrant, year-round environment where businesses can thrive. The proposed cannabis store use will help to diversify the businesses along the waterfront and will fill a vacant commercial space. The PIM Summary provided by the Applicant notes that the White Rock Business Improvement Association (BIA) has offered support for the business noting that it will help to create a greater mix of uses on Marine Drive. Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018) Page No. 8

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

The following alternatives are available for Land Use and Planning Committee's consideration:

- 1. Recommend that Council deny the rezoning and temporary use permit and recommend that staff provide a resolution of non-support for the cannabis retail license to the LCRB;
- 2. Recommend that Council provide alternative conditions in the draft Temporary Use Permit, as identified by the LUPC, prior to proceeding with a public hearing/meeting; or
- 3. Council could choose to defer the scheduling of a public hearing/meeting pending additional due diligence into areas of interest as expressed during this meeting.

### **CONCLUSION**

The City has received concurrent applications for a cannabis license referral, a zoning bylaw amendment and a temporary use permit which, if approved, would enable the establishment of a cannabis store in a vacant commercial space at 15053 Marine Drive (previously the location of the "Giraffe" restaurant). Staff and the Applicant have considered the feedback received from the public, and internal department / agency representatives, and are supportive of the proposal subject to the satisfaction of conditions to be tied to both the Provincial cannabis license and the temporary use permit. A draft copy of the amending Zoning Bylaw and the Temporary Use Permit are included as Appendices I and J, respectively. At this point, staff recommend that the proposal proceed to a public hearing / public meeting.

Respectfully submitted,

arl fraak

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

### **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

Guillermo Ferrero Chief Administrative Officer

Appendix A:Location & Ortho MapsAppendix B:Site PhotosAppendix C:Digital Feedback Forms

Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018) Page No. 9

- Appendix D: Applicant's PIM Summary
- Appendix E: Community Concerns & Response (Information)
- Appendix F: Feedback from the RCMP
- Appendix G: Feedback from School District No. 36 (Surrey)
- Appendix H: Applicant's Business Plan
- Appendix I: Draft Zoning Bylaw No. 2375
- Appendix J: Draft Temporary Use Permit 20-018

### APPENDIX A



### **APPENDIX B**

**Site Photos** 



Photo 1: Front (Marine Drive) Facade



Photo 2: Rear (Marine Lane) Façade [Source: Google Street View, July 2019]



# 15053 Marine Drive FEEDBACK FORM Public Information Meeting

15

58:23

Responses

Average time to complete



1. Please provide your name:

15

Responses

2. Please provide your address:

14

Responses

Latest Responses "May Nazair" "Monty Sikka" "Susan Douglas"

Latest Responses "601-1580 Martin Street, White Rock, BC, V4B5M3" "13660 Marine Drive, White Rock" "1278 Everall St"

3. Do you support the proposed development application?

Yes11No4Undecided0



# 4. Please provide your comments on the application:

	Latest Responses
15 Responses	"I think it is critical that residents of White Rock have access to safe, re
	"We need access to legalized cannabis in White Rock and South Surrey
	"No parking in that area. Too close to family area of beach and pier N



# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

1

Please provide your name: \*

Gnanesh Renukappa

Please provide your address:

405-13228 Old yale road, Surrey

3

Do you support the proposed development application?

Yes

🔵 No

Undecided

4

Please provide your comments on the application:

help eliminate the black market

#### Respondent

2

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Anonymous



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# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Naomi Low

Please provide your address:

307-15621 Marine Drive, White Rock BC, V4B1E1

3

Do you support the proposed development application?

Yes

No

Undecided

4

Please provide your comments on the application:

Our community would benefit so much from having a licensed cannabis retailer in this area. Currently there is an illegal one down the street (Indigenous Bloom), it would be great to have an option to purchase from a licensed retailer that's close to home. I fully support this and having been in the Seed and Stone in Chilliwack they are professional, courteous and a great team. Job creation is at an all time low so this would be great for our economy.

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### Respondent

3

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Anonymous



>

# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

davin robitaille

Please provide your address:

8511 ackroyd rd richmond bc

3

Do you support the proposed development application?

Yes

🔵 No

Undecided

4

Please provide your comments on the application:

It is needed, it is legal, why are we turning away any business right now? it is ridicules they even need to go through this process. why create hurdles for small business trying to contribute to the community. The system is not fair, dose each bar that opens and sells alcohol have to do this process. What happend to a free market?

#### Respondent

4

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Anonymous





### Time to complete

### 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Abdulrahman Wazzan

Please provide your address:

1 15123 Marine Drive, White Rock

3

Do you support the proposed development application?

Yes

No No

Undecided

4

Please provide your comments on the application:

help keep the area clean and safe

#### Respondent

5

<

Anonymous



>

#### Time to complete

## 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Michelle

Please provide your address:

 3

 Do you support the proposed development application?

 Yes

 No

 Undecided

4

Please provide your comments on the application:

Personally I think opening up this store will provide a safe way to purchase government regulated and tested CBD. CBD has seriously helped me to manage my anxiety that can be debilitating. I don't know any other ways to get it other than in store from someone I trust. Opening up this location will bring life and business back to the White Rock boardwalk along with clearing out the homeless that are clearly set up around that vacant spot. This is a great opportunity to educate the public in a clean, safe and trustworthy environment.



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Anonymous



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# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Justin Hagberg

Please provide your address:

Justin Hagberg 303-1390 Merklin St White Rock, BC V4B 4C1

3

Do you support the proposed development application?

Yes

🔵 No

Undecided

4

Please provide your comments on the application:

I think this would be great for the economy, and would attract more people to White Rock and the pier etc.

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# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Simon Bergen-Henengouwen

Please provide your address:

602-15015 Victoria Ave, White Rock

3

Do you support the proposed development application?

Yes

) No

Undecided

4

Please provide your comments on the application:

I sent an earlier email to Greg listing the favorable issues that apply to this application. FYI, I asked for comments on this application on Facebook on the site "Grapevine Mobile White Rock" run by Garry Wolgemuth. This site takes a very critical personal bias to the goings on in White Rock so I thought it would be interesting to see the reaction of those readers. The post as of today was seen by 135 people and received over 10 positive comments with no one opposing this application. I counted 16 different people liking the positive comments. It is clear from this that at least for those visiting that FB site there was no negative reaction. There was only concern and that was the smoking issue. I submit that the City could pass a similar bylaw that the Vancouver Parks Board has that prohibits smoking on the beach, seawalls, park areas, and buildings. My other suggestion would be to recommend to the applicant that they provide two lines, one for quick online order pick-up and one for in-store purchases. Perhaps a separate access say at the rear of the store. If they are going to be competitive you can rest assured that there will be line-ups. And this location does not lend itself well to that.



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Anonymous



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# 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: \*

Christa Kucey

Please provide your address:

15046 Victoria Ave 3 Do you support the proposed development application? Yes

Undecided

No

4

Please provide your comments on the application:

This is ridiculous. Putting a marijuana dispensary in the heart of White Rock is a terrible plan. It will negatively impact the community, the heart of white rock, it's appeal as a family oriented tourist destination. I was not impressed with the presentation during last nights meeting. The presenters made several contradictions in the things they spoke about. For example, they said they spent days in the area and distributed letters and knocked on doors of the neighbours...well I live behind the proposed pot dispensary and nobody made any effort to speak with me or to give me a letter. Later in the discussion he denied going to knock on doors despite clearly making this statement in his presentation. I believe it was recorded and If so how can we trust people who outright lie to us about the efforts they made and the support they got -They also noted that they had no problems with the neighbours in chilliwack yet their shop is in an industrial area there. It's not in a family neighbourhood in the heart of a tourist community. In the presentation they stated they spoke to people including construction workers and everyone was in support of this business yet they didn't speak to any of the people who live behind the proposed site and the construction workers do not necessarily live in the community. -They noted that all workers didn't smoke yet they said they would create jobs and hire people to work here so how do they know if they smoke or not when they haven't yet met them? -They noted that bringing this increased traffic of pot buyers to the neighbourhood would improve the white rock businesses. They also stated that all of these people buy the pot and go home to consume it so they would not be in the area supporting local businesses. -The impact of having a pot dispensary is detrimental to the community. They recognize the risks

and the type of clientele the place would bring thus making security a big part of their presentation. If this amped up security is required and it's at the risk of my life and home life stability I do not want it. I don't want to be afraid to be outside or unable to go out because I have asthma and I can't be outside since I can't breathe around smoke. A poster won't stop ppl from consuming pot nearby. Other people made some good points last night with the questions. -slamming car doors all day and night -parking. The building doesn't have two spots behind it. If somehow those were created it would disrupt traffic flow in and out of the alley which is already a problem. -people will be running their cars and lined up in the alley to wait for parking. This causes pollution and will affect the air quality -people will double park as to "just run in for pick up" and they will park illegally, not pay for parking or use the alley or peoples driveways -putting posters up isn't going to change anyone's behaviour. they will go around the corner or in the alley and loiter and smoke pot and affect what we should legally have - the right to enjoy our own properties without disruption -I live on the corner and I already have people sitting on my steps and leaving cigarette buts and smoking pot outside my home. I ask they leave, have posted no smoking signs yet the signs get stolen and they feel they have the right to linger on my property. This is only going to get worse with all day traffic with a pot dispensary. It's violating my human rights. And it's ruining my ability to live in peace without added pollution. -lights and cameras- I don't need bright lights, cameras and security walking and driving around my house all day for 7 days a week. The lights will shine in my windows, the increase in traffic walking and driving by my house will be annoying, it makes me feel unsafe. -The increased traffic in the alley causes a major problem not only with pollution, but with safety and bringing crime to the area, loitering and these problems will demand an increase in police resources.

### Respondent

9

<

Anonymous





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## 15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

1

Please provide your name: \*

Michael Khara

Please provide your address:

66845 Marine
3
Do you support the proposed development application?
Yes
No
Undecided

4

Please provide your comments on the application:

We need to rejuvenate the strip and bring a new demographic shopping in the area. Cannabis is LEGALIZED so lets get on board!

◀



# 15053 Marine Drive (File No. 20-018)



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1

Please provide your name: \*

steve

Please provide your address:

3		
Do you support the proposed development application?		
Yes		
No		
Undecided		
4		
4		
Please provide your comments on the application:		

I sat in and watched yesterdays meeting and I want to state how upset I was by the behavior of a few of the commenters. It seemed like there was an agenda at play, someone trying to sabotage the presentation. keyboard warriors posting anonymously and repeatedly is un acceptable. I appreciate the concerns around covid but these events should only be held in person where it can be moderated

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# 15053 Marine Drive (File No. 20-018)



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1

Please provide your name: \*

Harry Schreier

Please provide your address:

1120 Martin Street, White Rock, BC V4B3V7

### 3

Do you support the proposed development application?

Yes

🔘 No

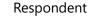
Undecided

4

Please provide your comments on the application:

I feel that with the efforts (and money) put into trying to draw young families with children to the waterfront in White Rock, that making a cannabis retail location on the waterfront will push families away. Also, customers will purchase product and smoke it all along the promenade and very likely on the pier which defines the White Rock waterfront. Fire on the pier would shut it down (again). Residents and users of the promenade do not want to walk through clouds of pot smoke as we try to maintain our health and wellbeing. There will be trash resulting from the packaging, and I've already seen it laying on the train tracks at West beach. We don't need more of this. It's nice that the store would post a security guard at the front of this building, but is this really for the residents here, or for the store? Perhaps look into the number of times that police have been called to the bottom of Martin Street between the ice cream store and Uli's restaurant to see if this is already a problem area. In my opinion, this would not improve but would degrade the safety in the area, even with a security guard standing on Marine drive in front of the store. It would be a responsible move to consult with Sources substance use/abuse to see how they weigh in on a other source for cannabis in White Rock, given that the number of kids smoking pot has increased and Sources as well as the kids' parents are left to deal with the lasting effects of making this very available on our beautiful waterfront. Just as we see people with ice cream cones walking along the waterfront, we will see people buying and smoking along the waterfront, dropping their litter, and exposing residents and visitors to unwanted pot smoke. Sure there is a rule that users cannot smoke within a certain number of feet from the storefront, but it would not stop users from exposing residents visitors all along

Marine drive from East to West Beach on the Promenade or the pier? No it would not. Finally, the restaurants are struggling on Marine drive already. What kind of restaurant or business would want to open with a cannabis store with people lining up to get in and blocking the entrance? Maybe a second cannabis store? Given the demographics of the the residents of White Rock and the opinion of myself and neighbors, I request that this application not be accepted. I've spoken with neighbors on either side of my house as well as across the street (corner of Victoria and Martin), and all are against this application.



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Anonymous



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# 15053 Marine Drive (File No. 20-018)



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1

Please provide your name: \*

James and Susan Shumka

Please provide your address:

1080 Martin Street

3

Do you support the proposed development application?

Yes

🔍 No

Undecided

4

Please provide your comments on the application:

We are strongly opposed to the application for a number of reasons. Under existing zoning, the City had already decided to only allow a limited number of these establishments and only in the City Centre. This is another example of spot zoning that is simply not called for. There are numerous commercial areas in the City Centre that are much more appropriate for this type of establishment. The proposed location is a family/tourist zone which is immediately adjacent to a single-family residential area and all of which is adjacent to a City Park and public promenade. The applicant's other Chilliwack location is in an industrial area a considerable distance from any residential use, which is a far more appropriate type of location. We are not sure why White Rock would see any need to even entertain a rezoning to put this type of use in West Beach, particularly where the proposed location actually shares a laneway with single-family homes and is across the street from a City Park. The applicant speaks of enhanced security personnel, security cameras and lighting etc. being put in place. The mere fact such measures are required tells you all you need to know as to whether this is an appropriate use for the area. It clearly isn't. As noted above, single-family residential homes (some with young children residing there) are immediately adjacent and should not be exposed to these types of security concerns. There is already one such operation at Indigenous Bloom at East Beach. There are very long lines regularly outside that establishment and considerable use of the parking spaces in the area (and there are many more adjacent spaces there than at West Beach). That location is not adjacent to residential housing. Those same conditions would also be a challenge to the outside patios at restaurants at West Beach and to the very limited parking adjacent to the

proposed location. We personally would not frequent the restaurant patios as we have done in the past if there are long lines of people outside of them, or if there is increased cannabis consumption and associated smell in the area (which there of course will be despite how much the applicants may deny it). There is no compelling case that has been made as to how this particular use could lead to any improvement to a tourist/family/residential area or why any rezoning would be appropriate to permit it. This particular area of Marine Drive has been made the focal point for family events such as parades, festivals of light, concerts, Sea Festival, the Tour de White Rock and the like. This proposed rezoning and use definitely runs counter to the years of hard work and money that has gone in to developing all of that and would undoubtedly change the nature of the area. The City quite simply needs to not be sidetracked by spot zoning requests and instead continue to show foresight in sticking to its existing zoning by-laws and continuing to develop the vision of what this area of West Beach can and will be. Thank you for your consideration of our comments.



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1

Please provide your name: \*

Susan Douglas

Please provide your address:

1278 Everall St
3
Do you support the proposed development application?
Yes
No
Undecided

4

Please provide your comments on the application:

No parking in that area. Too close to family area of beach and pier No room on sidewalks for extra traffic or line ups

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1

Please provide your name: \*

Monty Sikka

2

Please provide your address:

13660 Marine Drive, White Rock

3

Do you support the proposed development application?

Yes

🔵 No

Undecided

4

Please provide your comments on the application:

We need access to legalized cannabis in White Rock and South Surrey in order to squeeze out the illegal market. Seed & Stone offers low prices, have a beautiful esthetic store front, well educated staff, and are very corporately responsible via their flagship store in Chilliwack. We need to bring life back to Marine drive and support our local economy.



# 15053 Marine Drive (File No. 20-018)



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1

Please provide your name: \*

May Nazair

Please provide your address:

601-1580 Martin Street, White Rock, BC, V4B5M3

3

Do you support the proposed development application?

Yes

🔵 No

Undecided

4

Please provide your comments on the application:

I think it is critical that residents of White Rock have access to safe, regulated cannabis. It is important for us also to see more legal establishments selling cannabis, and not grey/black market retailers selling product from unknown sources.

.



Greg,

Thank you for your continued support.

Community feedback was overwhelmingly in favor of our application for cannabis retail at 15053 Marine Drive in White Rock.

Consistently, comments focused on providing safe and regulated cannabis, eliminating the traffic caused by grey market dispensaries, additional competition to bring prices down, Seed & Stones warm yet elegant design and bringing business back to the pier.

3. Do you support the proposed development application?



We appreciate the feedback and wish to address additional topics of concern.

#### **Respondent 8-**

In regard to cameras and lighting disrupting the quality of life for community members, all rear cameras will be facing down, capturing the ally and store loading area. The additional soft lighting, as suggested by the RCMP will in no way hinder community members and will be motion activated. On a recent visit to clean up the surrounding area, we noticed the biggest issue, especially on Marine Lane, is the empty beer cans and not roaches or cannabis packaging. *(photos to follow)* 

Seed & Stone will continue its clean up efforts around this location and have hired a landscaping company to assist.

No additional traffic will be drawn to the back ally.

Bill c46<sup>1</sup>, which came into force in June 2018 is additional layers to impaired driving to include cannabis. New bars in the 15000 block of Marine drive have potential to be be louder, with more lineups and more likely to cause incidents.

Seed & Stone hires from within the community and all new hires are put through rigorous training including all retail cannabis regulations. Additional topics covered include cleaning of the neighborhood, dealing with difficult customers and no smoking in the area surrounding the storefront.

Seed & Stone reached out to the White Rock BIA<sup>2</sup> who stated, "We are happy for a more diverse business mix on Marine Drive and look forward to supporting Seed & Stone if their application is successful" The BIA has heard of no objections from businesses regarding this Cannabis Retail Application



#### **Respondent 11-**

We spoke at length with George Passmore, Manager of Counselling & Addiction at Sources<sup>3</sup> and it was a pleasure speaking to someone so rational. George made multiple points.

- Legal government regulated cannabis retail is much more preferred over grey market stores
- Clean, well run stores with a focus on education are preferred
- Smoking cannabis on the pier has been going on long before legalization
- Cannabis use is commonly used to help with serious addiction issues.
- Keeping cannabis out of the hands of youth is top priority.
- There is no record of increases in addiction of cannabis since legalization

Although George said support is for politics and he will not get into that, he would say he does not object to this application.

Taking all of George's comments to heart, Seed & Stone will

- Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories
- Remove the word cannabis from our signage so exposure to youth will be negated.
- Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP<sup>4</sup> to keep the neighborhood safe
- Uniformed security will be additional presence in pier area to limit smoking

Seed and Stone has a recycling, garbage, and graffiti removal program to keep the community safe and clean.

Click and collect service, multiple POS stations and separate lines for pick up will eliminate unnecessary traffic on the city sidewalk. Having a separate entrance and exit doors with a corridor that can accommodate any potential lineup will mitigate any traffic issues and help keep to COVID distance regulations.

Seed and stone do pledge to donate 1% of their sales, up to \$10,000 a year to community initiatives including pier upgrades



#### **Respondent 12-**

Seed & Stone supports cameras and lighting. There is absolutely no connection between cannabis retail and crime, in fact, in Colorado<sup>5</sup>, where cannabis has been legal since 2014, a study in the journal Regional Science and Urban Economics, showed that crime rates dropped "substantially" in the areas around Denver dispensaries.

On June 19, 2018, the Senate passed Bill C45 and the Prime Minister announced the effective legalization of Cannabis date as October 17, 2018. The Canadian Government<sup>6</sup> emphasized three key goals of regulation: the protection of public health; the protection of young people; and the reduction in criminality associated with the illegal market. The reform was built on years of evidence demonstrating that the illegal status of cannabis did not prevent rising consumption and was associated with a range of other risks, from increased potency to the empowerment of criminal gangs. The provincial government stated<sup>7</sup> "Economic development is a guiding principle of B.C.'s regulated approach to cannabis. In addition to protecting public health and safety,"

The RCMP has stated that the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There have also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd. the White Rock RCMP received approximately 12 Cannabis Act related complaints on all Marine Drive, and in total, 36 complaints in all White Rock in 2019 and 2020. The numbers are too low to specify any issues or problem areas. The Surrey School District<sup>8</sup> raised concerns about cannabis in close proximity to the school but commented "The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school"

#### **Respondent 13-**

I am pleased to announce that Seed & Stone will rent 2 parking spots from the city. We have reached out to neighboring businesses and if additional parking is necessary, we will gladly rent additional spots.

With COVID, concern of line ups is understandable. Seed and Stone is offering a click and collect service so customers can order online and pick up in store. This will cut down on time spent in and around our storefront. With multiple POS systems and many White Rock residents employed we can reduce time to under 5 minutes which will also cut down on potential lines Currently many businesses are closed permanently in the 15000 block of Marine Drive. Seed & Stone chose this location because there was already a cannabis retail storefront in the City Center and a grey market dispensary on East Beach. Support from neighboring businesses looking for a boost in economy was a key factor.

A location on west beach means less travel for the community, spreading out the traffic amongst retail locations. Additionally, 15053 Marine Drive Is a standalone building and has no rental units above.

We look forward to working with The City and its departments to resolve any concerns on an ongoing and continuous basis.

Vikram Sachdeva Founder & CEO Seed & Stone



References

- 1) Bill C46 <u>Bill C-46 Legislative Background: reforms to the Transportation Provisions of the Criminal</u> <u>Code (Bill C-46) (justice.gc.ca)</u>
- 2) White Rock BIA- <u>https://whiterockbia.com/</u>
- 3) Sources White Rock- Substance Use Services Sources Community Resource Centres (sourcesbc.ca)
- 4) RCMP CPTED Crime Prevention Through Environmental Design (CPTED) (rcmp-grc.gc.ca)
- 5) Cannabis & Crime <u>Are Cannabis Dispensaries and Crime Linked? | cannabisMD</u>
- 6) Surrey School District <u>Home Surrey Schools</u>
- 7) Government of Canada <u>A Framework for the Legalization and Regulation of Cannabis in Canada -</u> <u>Canada.ca</u>
- 8) Province of BC Learn about B.C.'s Cannabis Sector Province of British Columbia (gov.bc.ca)



Litter and empty beer cans/bottles found on Marine Lane

<ul> <li>Response   Additional Information</li> <li>[City Response] City of White Rock Public Health Smoking Protection Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) "in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach". Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City's Bylaw Enforcement Officers regularly monitor activities along the waterfront, particularly in the busy summer months, and generally look for voluntary compliance with smoking restrictions through dialogue and education.</li> <li>[City Response] The RCMP was circulated notice of the application and has provided a response. The response from the RCMP acknowledges the potential for customers to consume their cannabis products in the public areas near the Pier and further identifies that in addition to the above-</li> </ul>
<ul> <li>Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) "in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach". Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City's Bylaw Enforcement Officers regularly monitor activities along the waterfront, particularly in the busy summer months, and generally look for voluntary compliance with smoking restrictions through dialogue and education.</li> <li>[City Response] The RCMP was circulated notice of the application and has provided a response. The response from the RCMP acknowledges the potential for customers to consume their cannabis products in the public</li> </ul>
<ul> <li>areas hear the Pier and further identifies that in addition to the above-described White Rock Smoking Bylaw, the <i>Provincial Cannabis Control and Licensing Act</i> (Section 63) prohibits outdoor smoking in "an outdoor area established by a local government for the purposes of community recreation". Offenses tied to the outdoor smoking of cannabis in a public place may result in fines of, for a first offence, up to \$5,000 or imprisonment of not more than 3 months (or both), and for a subsequent offence, a fine of up to \$10,000 or imprisonment of not more than six months (or both). The RCMP feedback notes that in 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act-related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are reportedly too low to specify any issues or problem areas.</li> <li>[Applicant Response] Bill C-46 introduced reforms to the Transportation Provisions of the Criminal Code to strengthen drug-impaired driving laws. Penalties for offenses are tied to the level of THC (being the main psychoactive compound in cannabis) found present in someone driving under the influence. In addition to relying on the controls of the law, the Applicant notes that their staff, hired from within the community, would be "put through rigorous training", which would include raising awareness of retail cannabis regulations, dealing with difficult customers, and helping to deter smoking in the area surrounding the storefront.</li> </ul>
<ul> <li>[City Response] The proposed cannabis retail store would, if approved, be established within the 111.5 square metre (1,200 square foot) building which formerly housed the "Giraffe Restaurant". The store would have a</li> </ul>
retail floor area of approximately 62 square metres (667 square feet), being the space accessible to customers. With respect to parking, the former and proposed use of the property are both considered a "commercial – retail" use. The now vacant restaurant use had 38 seats which, per the Bylaw, would have required a total of 2 parking spaces (1 space per 16 seats) whereas the subject property has zero. This lacking of supply is viewed as a legal non-conformity that would be extended to the

<b>APPENDIX E – Community Concerns &amp; Response (Information</b>
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Interest / Concern	Response   Additional Information
	<ul> <li>further the extent of non-conformity with the Bylaw. Specifically, the retail cannabis store would require 1 space whereas the restaurant required 2 spaces.</li> <li>[Applicant Response] In order to address the concerns raised by the public, the Applicant has agreed to lease, annually, two parking spaces from the Montecito Parkade and to purchase "Marine Green" parking decals. Conditions to implement these measures would be incorporated into the Temporary Use Permit (TUP).</li> </ul>
Disruption to Traffic along Marine Drive and Marine Lane • Loading Activities • Long Line Ups along Marine Drive	<ul> <li>[City Response] During the Public Information Meeting a number of concerns were expressed about the potential for customers to access the cannabis retail store from Marine Lane (north side). To address this matter, staff are recommending that the license from the LCRB and the temporary use permit include conditions limiting customer access to the Marine Drive (south) side of the building.</li> <li>[Applicant Response] With respect to concerns regarding loading activities, which may disrupt traffic along Marine Drive and/or Marine Lane, the applicant has offered four potential options: <ol> <li>Share use of the loading area tied to a neighbouring business;</li> <li>Acquire loading space next to store;</li> <li>Use of a public 15-minute loading space on Marine Drive; or</li> <li>Use of street at the end of Martin Drive to enable loading off Marine Lane.</li> </ol> </li> <li>[City Response] City staff are recommending that the owner provide confirmation of the execution of a legal agreement which would confirm the availability of an off-street loading space within 50 metres of the property subject to the permit (this takes from option 1 or 2 above). The term of this agreement would need to be aligned with the term of the temporary use permit (3 years) and any potential 3-year extension of the permit.</li> <li>[Applicant Response] The Applicant has noted there will be separate lines for in store purchases and pre-order pick-ups which should reportedly help to mitigate pedestrian traffic issues, particularly in light of COVID and efforts to support social distancing; there would also be a separate entrance and exit to avoid potential for contact. Further, unlike the composition of neighbouring properties, the subject property would be a stand-alone retail store without any residential use above. This would help to lessen the potential for conflict between customers and tenants wanting to access the building.</li> </ul>
Litter / Waste	<ul> <li>[Applicant Response] Staff will be provided training regarding neighbourhood cleaning. Further, Ronald's Rubbish has been retained to provide weekly garbage pickup, which will occur from the Lane. The Applicant has also pledged to donate up to one (1) percent of their sales, up to \$10,000 annually, to support community initiatives including pier upgrades.</li> </ul>
Lighting / Cameras	• [Applicant Response] Crime Prevention Through Environmental Design (CPTED) measures will be used to improve the overall safety of the rear portion of the property. Motion activated lighting at the rear (Marine Lane

Interest /	Response   Additional Information
<ul> <li>Spillover onto neighbouring properties</li> </ul>	side) will be directed downward and scoped to capture the alley and store loading area only. Security cameras will similarly be focused on the rear façade of the building, and lands within the boundaries of the property,
Compatibility with Residential Community • Spot Zoning • Proximity of use to homes with children • Proximity to City spaces for gathering	<ul> <li>[City Response] The proposed property-specific rezoning would enable a cannabis retail store outside of the Town Centre where the current standards of the Zoning Bylaw allow for up to three stores subject to a Temporary Use Permit (TUP). In reviewing the proposal with the Applicant, staff identified that there may be merit to presenting the proposal as a rezoning application (to enable the cannabis retail store use) concurrent with a TUP application (to limit the initial duration of the use). Linking the introduction of the use to a TUP would allow the City to deny the continuation of the use, following the three year term of the permit, if it is determined that the use is undesirable. Tying the use to a TUP also gives Council the ability to extend the duration of the use for an additional period of three years. Following a potential six year period of operation, the cannabis retail store, if approved, would need to apply for a zoning bylaw amendment that would permit the use in perpetuity. It is not uncommon for unique land uses, such as a cannabis retail store, to be introduced through a property-specific (spot) zone. In this case, if the rezoning were approved the subject property would remain in the existing CR-3 Zone with the ability to introduce a "cannabis retail store" being enabled by amendments to the General Provisions &amp; Regulations Section of the Bylaw (Section 4.1.3).</li> <li>[Applicant Response] In addition to employing CPTED principles in the design / improvement of the rear (north) portion of the property, the Applicant has noted that they will install a fence with a locking mechanism along the rear property line. This, in addition to limiting</li> </ul>
	customer access to the front (south) side of the building, will limit the potential for disruption to neighbouring property owners/users.
Need to Consult with Sources (social service provider)	<ul> <li>[Applicant Response] One member of the public expressed a need for the Applicant to consult with Sources Community Resource Centres (Sources) to see how they weigh in on cannabis retail and the potential for increased use of cannabis amongst kids. The Applicant's PIM Summary outlines feedback from George Passmore, Manager of Counselling &amp; Addition at Sources. City Staff have reached out to Mr. Passmore to confirm his feedback. Mr. Passmore noted general support for legal government regulated cannabis, clean stores which focus on customer education, and efforts to ensure cannabis is kept out of the hands of youth. The Applicant has offered to undertake the following in light of the feedback from the public and Mr. Passmore, specifically:         <ul> <li>Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories</li> <li>Remove the word cannabis from our signage so exposure to youth will be negated.</li> <li>Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.</li> </ul> </li> </ul>

Interest / Concern	Response   Additional Information		
	<ul> <li>Implement CPTED in conjunction with the RCMP4 to keep the neighborhood safe</li> <li>Uniformed security will be additional presence in pier area to limit smoking</li> </ul>		
Hours of Retail Sale	• The Liquor and Cannabis Regulation Branch (LCBR) provides general guidance on the hours of cannabis retail sale, supporting hours of between 9am and 11pm. The Applicant has noted that their retail store in Chilliwack, for which a license has been granted by the LCRB, has store hours aligned with that recommended by the Branch. Similar store hours are being sought for this store. City Staff do not have any concerns with the store hours considering the location of the property and the restrictions on customer access, to be limited to the south (Marine Drive) side of the property.		



#### THE CORPORATION OF THE CITY OF WHITE ROCK

Planning and Development Services Department

#### **DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET**

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department's responsibility. If no comments are received, it will be assumed that your department's interests are unaffected.

PROJECT NAME	NAME CANNABIS RETAIL STORE (SEED & STONE)		
PROJECT NUMBER PRJ-000303			
<b>REFERENCE NO.</b> 20-018			
COMMENTS DUE	OCT 19, 2020		

PROPOSAL	The subject application proposes an amendment to Section 4.1.3 of the City of White Rock Zoning Bylaw to allow for a Temporary Use Permit to be issued for a cannabis retail store outside of the Town Centre. The applications tied to the proposal include a rezoning application, a temporary use permit application (assuming the rezoning is approved) and a Liquor (Cannabis) License Referral application. The subject property does not currently contain any off-street parking and the proposal, as presented, does not propose any change to the site save for interior improvements and exterior (façade) signage.
CIVIC ADDRESS	15053 MARINE DRIVE

DEPARTMENT	White Rock RCMP (S/Sgt. Kale Pauls)		
COMMENTS:			

The RCMP has no position on a cannabis retail business situated in White Rock.

I will provide some observations and considerations for this particular location at 15053 Marine Drive. The volume of vehicle and pedestrian traffic observed at Indigenous Bloom on East Marine Drive during the summer of 2020 generated an elevated number of complaints. That being said, the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd.

The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial Cannabis Control and Licensing Act, section 63(1) makes consumption in certain public areas an offence. The spray pool/splash pad and the seating around these areas are directly identified in the Provincial Cannabis Control and Licensing Act as prohibited consumption areas. The Act also specifies a prohibition of consumption in *an outdoor area established by a local government for the purpose of community recreation*. Although the Act

does not set out a definition for a *community recreation area*, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial Cannabis Control and Licensing Act or White Rock's Public Health Smoking Protection Bylaw.

There is not enough information or precedent to know if there will be increased use of cannabis in the area around the proposed cannabis retail store.

In 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas.



07 December 2020

Attention: Greg Newman Manager

City of White Rock Planning Department 15322 Buena Vista Avenue White Rock, BC V4B 1Y6

Dear Greg,

#### **RE: Development Application No. PRJ-000303**

Thank you for the opportunity to provide written comment on file PRJ-00303 15053 Marine Drive on the application for a cannabis retail Store.

The subject property at 15053 Marine Drive is located within the White Rock Elementary catchment. The Surrey School District expresses general concern with any business selling cannabis containing products (particularly in and around school hours) in close proximity to any of our schools. The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school.

Thank you for the opportunity to comment on this application and we trust that our concerns will be considered as part of this application.

Kind Regards.

Kelly Isford-Saxon Manager, Demographics & Facilities Planning School District No. 36 (Surrey)

LEADERSHIP IN LEARNING

Surrey Schools – Demographics and Facilities Planning 14033 92<sup>nd</sup> Avenue, Surrey, B.C. V3V 0B7 Tel: (604) 595-6427 Fax: (604) 595-6428 www.surreyschools.ca



# SEED & STONE BUSINESS PLAN

Proposed Location – 15053 Marine Drive, White Rock, BC V4B1C3

#### **CITY OF WHITE ROCK**

From Seed & Stone (non-medical cannabis retail brand) for the Mayor and Council of the City of White Rock

Vikram Sachdeva Founder & CEO – Seed & Stone

## Contents

r 1

Letter of Intent
Executive Summary4
Mission, Vision and Values
Mission Statement
Vision4
Values4
Company Objectives
Curriculum Vitae5
Strategic Advisory Team
Christina Clark   First Nation Relations Advisor
Mark Catroppa   Strategic Business Advisor
Brig. Satbir Sachdeva   Compliance Advisor5
Management Team
Vikram Sachdeva   Founder & CEO6
Christoph Grzywacz   VP of Corporate Development
Samir Chaudhary  Head of Procurement
David Holender   Area Manager6
Organization Structure
Proposed timeframe for commencing retail sales of Cannabis7
Compliance with Government regulations
Aesthetics
Sidewalk Safekeeping
Noise Management
Odor Management
Environmental Plan
Good Neighborhood Agreement
Proposed Education Initiatives
Community
Employees
Operation Details
Location

Ś

Current Location	. 11
Store Design	. 12
Proposed Location	.13
Community Engagement	14
Social Well Being	14
Economic Growth	14
Community Safety & Security	14
Corporate Social Responsibility Activities	14
Hiring and renumeration policies	15
Local hiring preferences	15
Diversity Plan	15
Anti-harassment policy	15
Employee well-being	15
Employee Manual and Handbook	15
Personnel Training	16
Personnel Background Screening	
Personnel Records	16
Security Measures1	16
Workforce Security	16
Store Premises Security1	16
Fire and Safety plan1	16
Insurance1	7
Appendix 1 - Community Engagement1	.8
Appendix 2 - Security Plan	3
Appendix 3 - Insurance	
Appendix 4 - Retail Profile	
Appendix 5 - LDB Guidelines5	

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## Letter of Intent

August 17, 2020

The City of White Rock 15322 Buena Vista White Rock BC V4B 1Y6

The Honorable Mayor and Councillors,

#### Subject: Application for non-medical cannabis retail store

I, Vikram Sachdeva, on behalf of Seed & Stone, have entered an application to operate a nonmedical cannabis retail store at **15053 Marine Drive**. Seed & Stone has received support from the property owner to proceed with the rezoning application and supporting documents.

#### About Seed & Stone

Seed & Stone is an owner operated small scale non-medical cannabis retail brand. Currently operating one store in Chilliwack and focussed on expanding its retail network throughout British Columbia.

Owner Vikram Sachdeva has over twenty years of experience in the retail space. He has served as a board member for Subway's Advertising Trust Fund for 2 consecutive terms, has a proven track record, successfully owning and operating 3 Subway franchise stores in Chilliwack, BC. He has also managed operations for BC Liquor store in lower mainland, BC, where he was leading the inventory management and customer success teams.

#### Location of proposed Seed & Stone Store

Seed & Stone is proposing to open a non-medical cannabis retail store at **15053 Marine Drive** White Rock BC V4B 1C3. This location was chosen for multiple reasons –

- The property is free standing and located along Marine Drive in a non-residential neighborhood
- Is easily accessible with parking and on a public transit route
- The store is compliant with current policy framework recommended by the provincial and city government, including distance from schools

The size of the proposed non-medical cannabis retail store is approximately 1,150 square feet. We envision 50% of the space to be utilised for retail and remainder to be utilized for loading, office, storage, and administration.

### **Executive Summary**

Seed & Stone is looking to expand their footprint in the British Columbia cannabis industry. Seed & Stone plans to operate an adult-use, recreational cannabis retail store at 15053 Marine Drive White Rock BC V4B 1C3. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place.

Seed & Stone is a state-of-the-art cannabis retail brand bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. Embracing these core concepts allows Seed & Stone to establish trust and a deeper connection to our communities and their values. Seed & Stone looks to have a positive impact on our customers by encouraging them to discover "The Journey Within".

Our retail cannabis locations are being developed to incorporate state-of-the art technology combined with green practices that are innovative and futuristic. Compliance and the safety of our customers, employees and the community are key components of our operations. This includes offering a comprehensive plan incorporating the RCMP "Crime prevention through environmental design" program. To summarize these efforts and others, Seed & Stone has assembled a business plan to outline key company objectives and missions that are critical to the core of our business.

## Mission, Vision and Values

#### **Mission Statement**

To provide our customers with an exceptional cannabis retail experience that speaks to local sensibilities. Through our community engagement, Seed & Stone is committing to creating a safe and convenient place to interact with Cannabis products.

#### Vision

Seed & Stone is the foremost cannabis retail chain in Canada with a wide variety of products amongst all categories available for recreational purposes to consumers.

#### Values

Employees, Education, Customers and Products:

- Employees: Seed & Stone is focused on creating a conducive environment for its employees. We value their opinion and treat them with utmost respect
- Education: We invest in expanding knowledge of cannabis usage amongst employees and customers. Encourage our patrons by keeping them engaged in creative programs
- Customers: We take care of our customers. Focussed on creating a customer friendly store environment through which they can touch, smell, and feel the products
- Products: Offering legal and safe products sourced from Liquor and Cannabis Regulation Branch (LCRB) of Province

## Company Objectives

Seed & Stone's key objectives are:

- To obtain approval from the City of White Rock to open a cannabis retail store
- To serve the growing demand for clean and safe cannabis in the White Rock community
- To become the preferred cannabis retail location among patrons and visitors within the City of White Rock
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- To showcase our compliance with municipal, provincial and federal government regulations
- Create a welcoming environment that caters to the recreational Cannabis user by providing exceptional customer service
- To create a professional brand image, to earn trust and respect within the communities we serve

To keep cannabis away from the youth of White Rock, and adhere to all municipal and provincial laws and regulations

### **Curriculum Vitae**

#### Strategic Advisory Team

#### Christina Clark | First Nation Relations Advisor

CEO for Songhees Nation responsible for Operations, Governance, Financial Management, Policy and Law Development, Intergovernmental Affairs and Economic Development. She has previously held positions of Finance Manager and Property Tax Administrator.

#### Mark Catroppa | Strategic Business Advisor

Mark Catroppa is the Executive Vice President and co-founder of the Monark Group. He has many years of management experience with federal government regulatory bodies. At Seed & Stone, he is consulting on matters pertaining to strategic business activities to help us succeed in a meaningful way.

#### Brig. Satbir Sachdeva | Compliance Advisor

Head of Compliance for Seed & Stone, Brig Satbir is an Ex-General of the Indian Army. He is a professional and perfectionist who is well versed in all operational compliance and standards for Cannabis retail store operations. He is responsible for monthly compliance checks at Seed & Stone and maintains a tight check on all compliance and reporting.

#### **Management Team**

#### Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 20+ years of experience in the retail space. At a young age Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the Legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and help the communities understand the cannabis retail market. This is evident in how his brand Seed & Stone operates in Chilliwack and intends to bring their best practices to the municipality of White Rock.

#### Christoph Grzywacz | VP of Corporate Development

Chris is a highly experienced professional who possesses the required level of management know-how to inspire, lead, develop and motivate staff. A result-driven, hardworking, selfmotivated individual who has the right qualifications along with 15 years of work experience in project management, working to the highest standards. He holds an associate degree in Hospitality and Retail Management from Douglas College and a BBA in Business in Entrepreneurial Leadership from Kwantlen Polytechnic University. Chris has owned and operated a Lotto Ticket center for the highly regulated BC Lottery Corporation for over 18 years. He understands regulations, standards and strives to help guide the Seed & Stone brand in the right direction

#### Samir Chaudhary | Head of Procurement

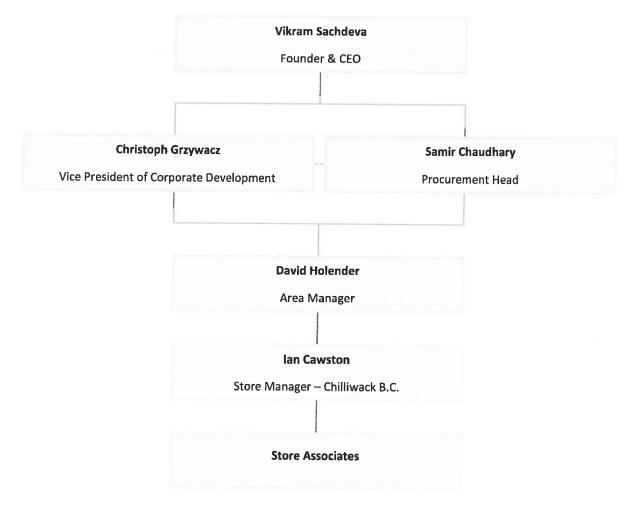
Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to be competitive in the market was his forte. At Seed & Stone he is responsible of branded accessories procurement from Canada, India, China, and the US.

#### David Holender | Area Manager

David is friendly and technical savvy graphic designer, office, and cannabis expert with over a decade experience from coast to coast of Canada. He has successfully opened multiple retail stores for other cannabis brands in British Columbia.

#### **Organization Structure**

Seed & Stone is currently operating with a strength of thirteen employees, of which four are in corporate management and others in store operations. Highlighted below the current organisation structure –



## Proposed timeframe for commencing retail sales of Cannabis

Upon issuance of any and all permits, Seed and stone estimates a maximum of 90 days to finalize all licensing requirements, hire and train staff, complete renovations, purchase and stock store with cannabis and accessories plus integrate a compliant POS(Point of Sale) system

## Compliance with Government regulations

#### Aesthetics

Seed & Stone focusses on maintaining the decorum and avoids having detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

#### Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and limit any loitering. The security staff will have a highly visible presence and only allow adults aged 19 and older to enter and browse premises. This team will also be alert about any suspicious behavior outside the premises and intoxicated patrons. A neighborhood cleaning program will be implemented throughout the working day with regular checks.

#### Noise Management

Seed & Stone will aim to minimize any noise emissions from the premises and its immediate vicinity. Seed & Stone shall apply strict rules to maintain low noise emission for employees, customers and visitors who enter and leave our building.

#### **Odor Management**

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odor caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odor eliminator and brings cleaner air back into the room.

#### **Environmental Plan**

Seed & Stone is environmentally friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an Environmental or Architectural Engineer. To optimize energy consumption, Seed & Stone will implement the following measures –

- Usage of LED / fluorescent lighting in every part of the store
- Use of low energy consumption HVAC products
- Seed & Stone will instruct, train, and educate its staff to adhere to water conservation measures
- Use of paper, plastic and other containers made using recycled materials, where appropriate
- Employees will be trained in recycling programs by local waste and recycling providers
- Recycling bins will be placed at the locations entrance and any cannabis will be disposed as per regulations including:
  - Date of disposal
  - Type of cannabis disposed
  - Amount of cannabis disposed

## Good Neighborhood Agreement

Seed & Stone implements forward thinking practices and focuses on its impact on neighboring businesses. For this reason, we fully support a neighborhood agreement.

Seed & Stone will augment the value and integrity of the neighborhood through our welcoming yet elegant branding. Local business will see an increase in traffic with Seed & Stone driving new customers to the community.

In addition,

- Seed & Stone will be following all bylaws laid out by city council and governing bodies regarding non-medical cannabis retail.
- Seed & Stone are committed to improving the quality of life for residents and visitors. To do this, we have
  - o implemented a garbage and recycling program to keep the community clean
  - o Bright and efficient lighting will be placed around the location to discourage theft

o Cover any unwanted graffiti and replace with commissioned mural from community

• Seed & Stone recognizes its role as a responsible corporate citizen and neighbour within the community and agrees to work with City and its departments to resolve concerns on an on going and continuous basis

Seed & Stone promotes the following being included in a good neighborhood agreement:

- The company has no tolerance for criminal activities within or adjacent the store premises at any time of the day
- Entry of minors, i.e., below 19 years of age is prohibited in the store. They would not be allowed to stay within the premises even if accompanied by adults
- All potential employees must first complete a police information, as per the cannabis control and licensing act
- Promptly bring to the attention of the RCMP any criminal charges brought against the license holder or any employees of the licensed business
- Prohibit banners, flags, string lighting, or similar advertisement methods and display on the exterior of the store premises at any time
- Notify the business contractor of the city about any change in contract information for any responsible persons
- Prohibit the consumption of alcohol and cannabis products within and near the store premises
- Restrict smoking/ vaping of products within or near the store premises
- Discourage the use of cannabis products immediately after the purchase of product, or outside the immediate premises.
- Minimize the impact to pedestrians and the neighborhood, and to comply with the provincial health act, WorkSafeBC, and city bylaws regarding consumption of cannabis
- To ensure that all persons working in the store are at least 19 years old and have a valid sell safe license
- To make sure that all employees and staff members have read the provincial worker qualification guidebook and understand the intent of the work qualification regulation
- Actively participate in community activities initiated by the city or RCMP to monitor and coordinate non-medical cannabis retail activities within the community

• Designate a staff member to inspect the outside of the premises daily to ensure there is no garbage, litter, or any other general objects associated with the business disturbing the surroundings of the premises

## **Proposed Education Initiatives**

Seed and stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling it right training along with receiving their cannabis workers clearance, but seed and stone does not stop there. Seed and Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-

based tool used to guide choices and improve the health of Canadian cannabis users. (referenced in **Appendix 5**)

Seed and stone have partnered with Leafly to provide up to date training for all employees. This training includes but is not limited to, identifying, and refusing service to minors and dealing with intoxicated patrons.



Seed and stone will plan and present community events to inform and educate the on safe cannabis use, the negative effects of cannabis in youth as well as understanding THC, CBD, and other cannabinoids along with different consumption options. These events will be available to all community members through our seed and stone newsletter, webpage, and social media. Throughout COVID, Seed and Stone plans to use remote technology such as "Zoom" to reach the community.

In store signage will be prominent and cover the dangers of intoxicated driving and consuming cannabis while pregnant.

#### Community

Education is the backbone of our value system. With not much awareness around usage of non-medical cannabis products, the corporate development team is focussed on engaging patrons and retail associates in training programs to expand their knowledge on products, Terpenes, endocannabinoids plus THC and CBD ratios. The firm is also dedicated in uplifting internal well being by conducting monthly yoga classes conducted by professional instructors open for locals of the city.

#### **Employees**

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers a comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

## **Operation Details**

Seed & Stone is proud to offer the community a warm, clean, inviting yet professional storefront with the intent of creating a safe and comfortable alternative to purchasing non-medical cannabis from the legacy.

Our location will have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. Seed & Stone is willing to work with the City of White Rock to ensure that the aesthetics of the store exterior suits the design character of the surrounding community.

Seed & Stone will employ up to 12 staff members, including a Store Manager and at least one Assistant Store Manager. At no time will a staff member be required to work alone. Seed & Stone will offer a living wage and all employees will be found through our community hiring fair. Our focus is to bring in upstanding members of the White Rock community to join our team. Seed and stone will offer competitive benefits to all employees immediately following a 90-day probation period.

Seed and Stone is currently operating 7 days a week from 9am – 11pm. We understand the importance of hours being consistent with the White Rock community and we will consult with local government before finalizing any hours.

#### Location

#### **Current Location**

Address: 8050 Lickman Road #103, Chilliwack, BC V2R 0Y3

Retail location summary -

- The location is 500 meters away from Highway no. 1
- The store is in an industrial area which is away from schools and parks of the city
- Abiding by regulations, the location is away from the outreach of youth in the locality. Accessibility to youth is low.

Store View -





#### Store Design

The store layout is created to provide an inviting, clean, and professional environment for our customers. Structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Transactions are smooth and seamless as all products are displayed on a wall to ceiling product display, right behind the POS station.

With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.



#### **Proposed** Location

Address: 15053 Marine Drive, White Rock, BC V4B1C3

Proposed store location summary -

The rationale behind shortlisting this store location on Marine Drive was as follows:

- To serve the community in City of White Rock with legalised cannabis products
- All zoning guideline set by the City of White Rock without any need for any variances will be met
- Currently hold the lease for the shortlisted location with landlord support
- This proposed cannabis retail location also abides by the criteria laid out by the City of White Rock stating any cannabis retail location must be:
  - 250m from school, community center, sports field, or playground
  - 150m another lot where a cannabis retailer is permitted



## **Community Engagement**

Safeguarding the community is a priority for Seed & Stone. The corporate team has been reaching out to residents and businesses to assess acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. The activities incorporated in store operations for community engagement are mentioned below.

#### Social Well Being

According to statistics, approximately 17% (675,000 people) of British Columbians accepted the use of cannabis before legalization, of which 23% fell under the age group of 15 to 24. Keeping cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have at least 1 legal non-medical cannabis store in each district of BC.

#### **Economic Growth**

According to our primary and secondary research campaigns, having a non-medical cannabis retail store in local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighborhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focussed on hiring local talent for retail store associates and believe in paying higher wages than minimum wage offered by the provincial government. With growth in number of retail stores for Seed & Stone, opportunities at retail store operations are rising simultaneously.

#### Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in reduction of potential crime in the locality. Some measures we have taken to maintain a safe, secure environment:

• 24x7 surveillance within and without the stores, security alarm system, a permanent security personnel safeguarding the store and ample artificial lighting outside the store premises.

#### Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with nongovernment organizations for causes which impact the society. Seed & Stone has partnered with MADD (Mothers against Drunk Driving) to empower their activities of supporting victims to road crimes or tragedies through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in development of the district through annual economic support. **On top of this, Seed and Stone pledges to donate up to \$10,000 or 1% of annual sales to causes linked with development strategies of White Rock.** 

Refer Appendix 1 for an elaborate community engagement plan

## Hiring and renumeration policies

Seed & Stone is committed to the recruitment of only qualified applicants. At the same time, preference will be given to applicants who are based out of the City of White Rock. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage which is significantly higher than the minimum wage. Before starting their new job, they will have a criminal record check successfully carried out.

#### Local hiring preferences

The minimum wage set by the government of British Columbia is \$14.60 (as of June 1, 2020). All Seed & Stone employees will be paid a living wage which is more than British Columbia's minimum wage with an average hourly rate starting at \$17.84

Designation	Seed & Stone wage	BC minimum wage	Variance
<b>Retail Store Associates</b>	\$16.50	\$14.60	+13%
Security	\$16.00	\$14.60	+9.6%
Store Manager	\$21.00	\$14.60	+43.8%
Average	\$17.84	\$14.60	+22.2%

Here is a summary of the minimum salaries paid to Seed & Stone's retail store employees:

Seed & Stone will also conduct annual employee assessments where pay raises will be given based on their annual performance

#### **Diversity Plan**

Seed & Stone is fully committed to be an equal opportunity employer and is opposed to all forms of unlawful and unfair discrimination.

#### Anti-harassment policy

Every employee has the right to a work environment that provides respect for the individual and is free from personal or sexual harassment. Seed & Stone will take reasonable steps to provide such an environment where if an individual behaves in a manner not in accordance with this policy will be reprimanded as appropriate. Harassment is a form of discrimination and is therefore contrary to employment and/or human rights legislation.

### Employee well-being

#### Employee Manual and Handbook

A comprehensive handbook has been created to provide information and guidance to employees. The manual addresses:

- Seed & Stone's Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy

#### Anti-Harassment Policy

#### **Personnel Training**

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

#### Personnel Background Screening

We will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individuals concerned. To ensure transparency, the entire background checking process will be conducted by a third-party

- Seed & Stone will ask applicants to submit a piece of ID to obtain their age
- A criminal background check will be run and any applicant not meeting the criteria will be immediately disqualified for the position

#### **Personnel Records**

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Employee application
- Documentation of all required training
- A signed statement from the individual indicating the date, time, and place that he or she
  received training and the topics discussed, including the name and title of the presenters, and
- Record of any disciplinary action taken against an employee at any time during employment.
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us

#### **Security Measures**

#### Workforce Security

Security for Seed & Stone is about securing each of our retail locations and having emergency response protocols in place to ensure safe routine operations. Consistent, effective policies and procedures for organizational protection significantly reduces the possibility of emergencies.

#### Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 6 months. Over 10 motion sensors, protected walls, steel vault for inventory, 24/7 monitoring and alarm system with 30 days of recording capability of DVR. is also in place. We will adhere by any requirements of the City of White Rock to ensure security is a top priority.

#### Fire and Safety plan

Seed & Stone will partner with a fire extinguisher sales and service company to evaluate our retail location and surroundings to assist us in crafting a comprehensive plan. We fully understand the importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store. Below is a summary of preventive safety measure Seed & Stone is planning to put in our retail store:

- Customer service area
  - Promulgation of strict no-smoking policy and other fire prevention rules to all members
  - o Clearly marked and illuminated exits and evacuation routes
  - A store employee trained and routinely drilled in the proper procedures to evacuate members
- Fire Suppression
  - Seed & Stone will employ many techniques to mitigate and control fires if they occur.
     Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the fire department by reducing the number of incidents that require a response by firefighters. These mitigation techniques include the following:
    - Fire Alarms
    - Sprinklers
    - Extinguishers
    - Monitoring Services
    - Fire Evacuation Plan
- Standard of procedures
  - Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Seed & Stone will develop a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire and Safety Plan we will provide a sample of these safety procedure forms and checklists:
    - Fire Risk Survey
    - General Fire Prevention Checklist
    - Exits Checklist
    - Flammable and Combustible Material Checklist
- First Aid and Safety
  - o A first aid kit will be provided to employees and customers in case of an emergency.

Refer Appendix 2 for the security plan at the proposed location.

#### Insurance

A commercial insurance will be arranged after the license for operations is approved by the city. The current store at Chilliwack is insured with CANSURE insurance with general liability at \$5,00,000. A similar insurance policy will be implemented at the proposed store.

Refer Appendix 3 for Insurance document for our current location at Chilliwack, BC.

## Appendix 1

# **§** SEED <sup>§</sup> STONE

As a part of the community engagement plan, the brand will be reaching out to locals and patrons of the White Rock community to seek their acceptance and consent for a non-medical cannabis retail store at the proposed location.

We want to showcase our previous efforts in community engagement of reaching out to locals of district of mission. The document contains the following forms –

- 1. A consumer handout with an introduction about Seed & Stone, knowledge about cannabis consumption and proposed store location
- 2. The petition which will be used to get signatures from the community
- 3. Signed petition from patrons in District of Mission
- 4. Petition signed by patrons through online modes
- 5. The community engagement letter shared with the Mayor and The Council of District of Mission, highlighting our efforts

# GET CANNABIS CLARITY

# SEED <sup>®</sup> STONE &

15053 Marine Drive, White Rock BC V4B1C3

Vikram Sachdeva Founder & CEO

Ph: 778-895-7192 E: VikramS@seedandstone.com Christoph Grzywacz

19+

VP of Corporate Development

Ph: 604-779-8918 E: ChrisG@seedandstone.com

Page 266 of 072



A licensed cannabis brand, focused on providing an exceptional retail experience.

We require your support in creating a safe and convenient community in White Rock.

Seed & Stone will create a storefront that is appealing and compatible with the city's architecture. To achieve this, Seed & Stone will get in touch with White Rock's council members and discuss various storefront ideas to align with city's vision.



## WE ARE HERE FOR YOU

Seed and Stone is committed to the social and economic development of its community



Committed to be a good neighbour



## Corporate sponsorships and events

- We commit to donate \$10,000 from our annual net profits to the Parks and Recreational Department of Langley to support family-friendly programs organised by the city
- Free meditation and yoga classes on 4<sup>th</sup> Sunday of each month by professional instructors for our patrons
- Partners with Mothers Against Drunk Driving (MADD) and law enforcement to create awareness on safety and security related to cannabis
- Clean White Rock Campaign: Seed and Stone is committed to keeping the environment clean and tidy.
   We'll be organizing a clean up drive once a month and offering cannabis recycling solutions at our store

### Page 262 of 072



## YOUR BENEFITS MATTER THE MOST

## Cannabis in your community :

- With LCRB being the sole distributor, all products are licensed and safe for consumption
- An increase in foot traffic will help growth of other businesses in the community
- Abiding by the law, we double check identification and prohibit sales of cannabis products to minors
- We believe in fair pay; our basic wage is higher than minimum wage of the province

## Your Safety and Security is of utmost importance to us. Share in our dreams by scanning the appended QR code and signing the petition.



- 1. Open the camera app on your phone and scan the code
- 2. Sign the petition for Cannabis in Langley

Visit our website for further details: https://seedandstone.com/

#### SEED & STONE

Experience Seed & Stone at Chilliwack – 8050 Lickman Rd #103, Chilliwack, BC V2R 0Y3





0

Directions for Seed & Stone store from White Rock to Chilliwack –



#### SEED STONE Community engagement petition for – 15053 Marine Drive, White Rock BC V4B1C3

By signing this petition, you declare that you are 19 years and older date 01 Aug 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	1
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		Page 216 of 212		8

#### SEED & STONE IN Stone Pelibon. Community engagement petition for – Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5<sup>th</sup> June 2020 In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

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Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5<sup>th</sup> June 2020 In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

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By signing this petition, you declare that you are 19 years and older date 5<sup>th</sup> June 2020 In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

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By signing this petition, you declare that you are 19 years and older date 5<sup>th</sup> June 2020 In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

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 To, The Mayor, Council and Staff District of Mission, BC

Subject: Submission of Seed & Stone community engagement package and community Support for proposed application for non-medical cannabis retail store #RC20-004.

#### Respected Sir/ Ma'am,

We at Seed & Stone want to update you on our efforts to consult and engage with the community in the District of Mission. As you are aware, we have applied to open in the Downtown area and we have been pleasantly surprised with citizen feedback.

The store at #101, 33025 First Ave, Mission, BC will be compliant with the rules and regulations set up by the District of Mission. Based upon our experience in Chilliwack, we believe that the public will respond well to the aesthetics of our Store. Our goal is to make the store look and feel like a boutique store that is consistent with the downtown development action plan. We have designed the site to ensure that it does not draw any unintended attention and is secured by a High-tech Security system. We believe we have addressed all criteria put forth by the District of Mission. We have sought the opinion and support from residents, surrounding businesses, and workers within Mission. Mentioned below are the efforts that Seed & Stone has gathered –

- Our CEO and Founder Vikram Sachdeva has personally visited the neighboring businesses on 1st Ave and provided them with an information flyer and answered questions and secured their support on a physical petition (attached). Local businesses are highly supportive of Seed and Stone becoming a part of the Downtown core.
- We distributed leaflets raising awareness about cannabis in the local community and displayed it on the storefront window with a QR code and link to our online petition for Seed and stone to open a retail cannabis store on 1<sup>st</sup> Ave (Attached)
- We also have an online petition on our Web page Seedandstone.com
- We have already submitted several support letters from members of the community in our previous submission
- Seed and Stone Chilliwack location was also gathering Mission community support as we have regular Mission patrons that visit our store in Chilliwack, as there is no access to legal cannabis in Mission currently. Our Mission customers would like to see similar prices, service, and ambiance available closer to them
- Our corporate social responsibility policies are designed to advance local community objectives, which is why we commit to donate a minimum of \$10,000 or 1% of annual net profits, whichever is greater (Every year for the duration of the Lease which is 5 years with two additional terms) to the District of Mission for growth and development of the recreational centers, parks or any other purpose the district desires.

- We plan to partner with non-profit organizations like Mothers Against Drunk Driving ("MADD") to create awareness about cannabis and its effects on the community. Additionally, we plan to arrange yoga classes on 4<sup>th</sup> last Sunday of every month for our patrons to promote the social wellbeing of the community. Our staff will be required during their shift to keep the surrounding area of the store on 1<sup>st</sup> Ave clean
- As we have previous experience and understand the need for a legal cannabis store in Mission to serve the growing demand, Seed & Stone will strive to have the store open within 90 days of getting the approval by the District of Mission
- We would like to invite the council and Mayor to come visit our store in Chilliwack to personally experience what Seed and Stone has to offer. We would like to showcase the value our store will be bringing to the downtown core of District of Mission
- Seed & Stone currently has a rating of 4.8 out of 5 on Google. With over 25 reviews
- We have and will continue to take precautions to keep our customers safe during these unprecedented times by having protective glass between the bud tenders and valued patrons
- Seed and stone will offer pricing that is affordable and provide Seniors of Mission a 10% discount. We very much seek to have our Seniors feel comfortable within our Store and retain knowledgeable staff who can advise them on the benefits both THC and CBD products.

Please find attached the following documents with this letter to support our application -

- 1. Seed and Stone Public information Pamphlet
- 2. Online petition Data (QR code and Online petition). Over 130 supporting signatures with address.
- 3. In person petition signed by Mission residents, workers and customers from other regions that are travelling to seed and Stone to meet their legal Cannabis needs. And would like to see S&S in Mission. (approx. 25 signature)
- 4. Physical in person petition signed by staff and owners of neighboring businesses on 1<sup>st</sup> Ave Mission, BC. (approx. 15 signatures).

Our goal is to be an integral member of he Mission community and be a responsible non-medical cannabis retailer. We will abide by all guidelines set by the District and help in growing the economy by adding value to the downtown community.

Regards,

Vikram Sachdeva Founder/CEO | Seed & Stone

Email: vikrams@seedandstone.com Phone: +1 778-895-7192

	Appendix 2
	N
Provide Participants     Provide Particip	



#### Westland Insurance Group Ltd.

#### CERTIFICATE OF INSURANCE

#### This is to certify to: Lickman Road Development Ltd. 8050 Lickman Road, Chilliwack, BC, V2R 3Z9

that policies of insurance as herein described have been issued to the Insured named below and are in force at this date.

NAMED INSURED: 1186354 B.C. Ltd D/B/A Seed And Stone

MAILING ADDRESS: #57-14952 58 Ave, Chilliwack, BC, V3S 9J2

OPERATIONS / LOCATION TO WHICH THIS CERTIFICATE APPLIES: Location Address: #103 - 8050 Lickman Road, Chilliwack BC V2R 3Z9 Liability is Restricted to Premises

COVERAGE Commercial General Liability (CGL) - Including: 3rd Party Bodily Injury/Property Damage/Personal Injury Products & Completed Operations Tenants Legal Liability Deductible: \$2,500	POLICY NO. WIP1273206	LIMITS OF LIABILITY \$2,000,000 per occurrence \$5,000,000 general aggregate \$2,000,000 aggregate \$500,000
Non-Owned Automobile Liability (NOA)	WIP1273206	\$2,000,000
INSURER(S): Northbridge General Insurance Corporation (10%) & SGI CANADA Insurance Services Ltd.(20%) & Non-Marine	100%	CGL, NOA

Underwriters At Lloyd's - Agreement#B1306C501421800 (30%) & Temple Insurance Company (40%)

EFFECTIVE DATE: 11Dec2019 EXPIRY DATE: 11Dec2020

SPECIAL CONDITIONS & CLAUSES

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder other than those provided by these policies. The certificate does not amend, extend or alter the coverage afforded by these policies.

It is hereby understood and agreed that Lickman Road Development Ltd. is added as an Additional Insured but only insofar as the legal liability arises out of the operations of the Named Insured.

Should any of the above policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the additional insured named on this certificate, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy.

E&OE

DATE: 11Dec2019

THIS POLICY(S) CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE

Commercial IBU #200-2121 160th Street Surrey, BC V3Z 9N6 Tel

Page 4280 06872788 Fax: +1 (866) 775-6859

Authorized Representative



# REAL THE JOURNEY

Seed & Stone is **redefining the cannabis retail experience**, by offering a **unique and personalized** take on wellness. In the new world of legalized cannabis, their vision is to establish trust and a deeper connection with their customers, community, and what matters to them.

Creating meaningful experiences that impact and help guide consumers on their individualized interney

# 

Seed & Stone is a recreational cannabis retailer.

Currently operating in Chilliwack, BC. Seed & Stone is looking to expand their brand to multiple retail stores by the end of 2020.

## MISSION STATEMENT

Committed to bringing quality products and education to our communities,

#### VISION

Creating beautiful spaces with an exceptional customer experience, through product knowledge, innovation and expertise on everything cannabis

#### VALUES

Employees, Education, Customers and Products

Seed & Stone operates one flagship store in Chilliwack, BC. With an increase in sales by 30% month over month.

> The brand is targetting to have at least 1 store in the City of Burnaby, City of Delta, and City of Vancouver by the end of 2020

in Township of Langley and two upcoming stores in

With plans to expand their retail locations exponentially, they have two applications under review with the council

collaboration with the Songhees First Nations in Victoria.

of finding suitable locations and building the corporate structure. The operations team is spearheading activities related to store management, inventory expansion and building the pipeline of talented individuals to join salesforce for upcoming stores.

Founder and CEO Vikram Sachdev brings decades of experience running successful retail with his team of industry experts in real estate, branding and marketing. They are excited for the growth opportunity of Seed & Stone.

The corporate governance team is leading the process



Keeping people safe at Seed & Stone during



.

increased cleaning of work surfaces including payment keypads and limited store capacity

Support systems in place to help anyone who becomes affected by the virus

Removed smell jars, installed safety screens at the till, applied strips on the floor with advisory notice across the store



We have re-imagined the typical retail environment of a cannabls store with an Space

open space concept and a cannabis bar



#### Product Portfolio Extensive

Offering a variety of products under six categories – Dried Cannabis, Inhalable Extracts, Edibles, Ingestible Extracts, Topicals and Accessories



#### The Retail Brand

Seed & Stone stores offer an impressive collection of products, knowledgeable staff, and a welcoming environment for both beginners and experienced consumers

#### Premium Store Experience

Creating a memorable experience is what we do! It's all in the details. Customer experience is at the core of our brand



8

## GANADA'S NEW 2019 σ \*\*\*

## **ONGOING SHIFT TOWARDS LEGAL RETAIL PURCHASE**

- Consumers are buying almost two-thirds of products from legal retailers
- Legalization has opened the market to a more sophisticated clientele along with various segments of consumers.
- Increased buying frequently since Covid-19
- Edibles, extracts and topicals entering market in 2020 are driving further demand

### \*Actual sales of cannabis through retail outlets

\*\*Estimated sales of cannabis through retail outlets

## **DEMAND FOR RETAIL EXPERIENCE**

- Consumers are wanting more than just a transaction. They are looking for a retail experience. Whether online or offline.
- Consumers are demanding high-quality products at a range of competitive price points.
- Privacy and security when purchasing are key considerations for consumers.
- Increased interest in building brand loyalty with customers.

## RESPONSIBILITIE

seed & stone takes their environmenta footprint seriously. Here are some of th ways they are making a difference

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Use of low energy consumption HVAC products

Usage of LED / fluorescent lighting in every part of the store



Employees will be Irained in recycling programs by local waste and recycling Use of paper, plastic and other containers made using recycled materials, where

## "Community is at the heart of everything we do."

Seed & Stone are committed to donating 1% of their annual net profits or \$10,000 every year. This contribution goes towards the parks and recreational department of the city in which stores are operating.

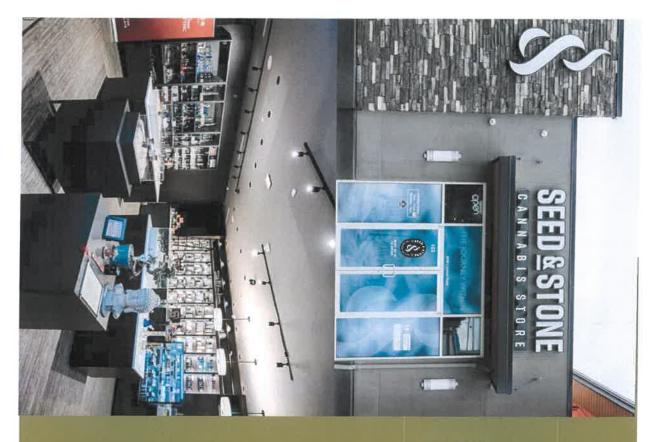
They are also proud partners with Mothers Against Drunk Driving (MADD) which is a charitable organization that is committed to stopping impaired driving.

"It's more than just building beautiful retail stores. It's about being apart of our communities and making a positive contribution towards our neighbours and fellow business owners."- Vikram

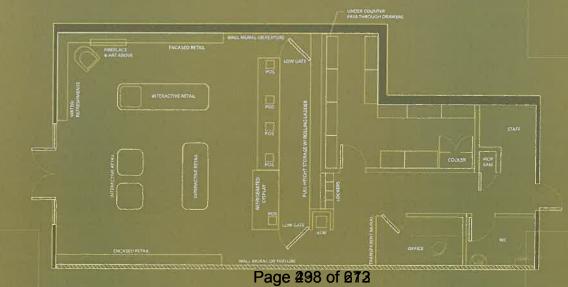
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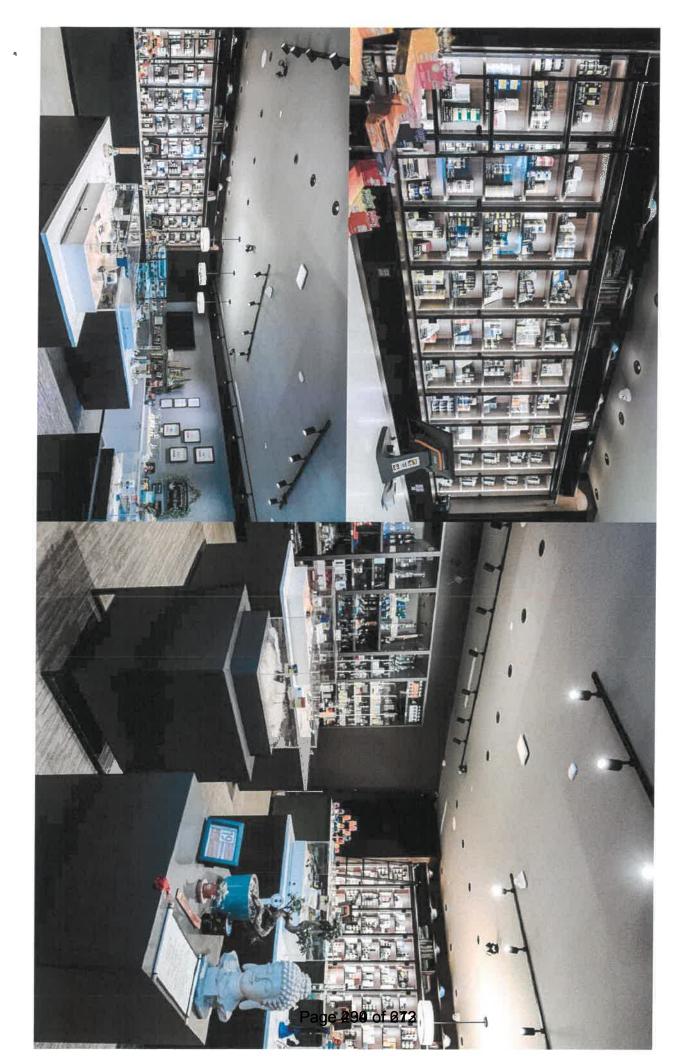
Seed & Stone is proud to partner with Songhees First Nations Band

We share the same integrity and vision as Songhees and look forward to thriving at their side



#### STORE & Floor Plan





#### VIKRAM SACHDEVA Founder & CEO

Vikram brings over 20 years of retail experience, having successfully operated a food service business with multiple brick/mortal locations. He has over 7 years' experience working for the BCLDB.



#### CHRIS GRZYWACZ

Chris is head of development with over 20 years' experience managing commercial construction. He is a highly motivated and hardworking entrepreneur and is an asset to



#### SAMIR Chaudhary

## Head of Procurement

Samir's a detail orientated global businessm with over 20 years' experience running a successful business in the automobile industry.



#### DAVE HOLENDER

## Operations Manager

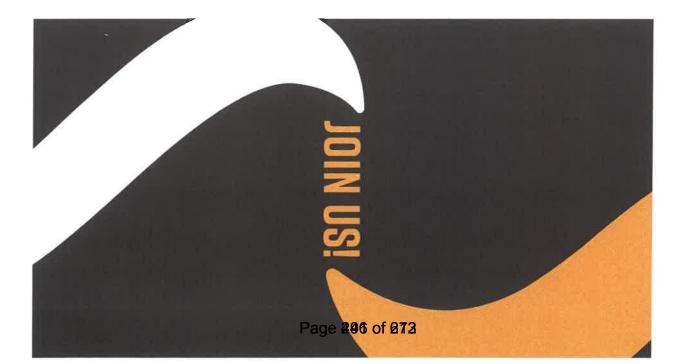
Dave has spent the majority of his career in the Alcohol and Cannabis industry. From his start as operations manager for a cannabis genetics nursery to more recently being an integral part of the licensing and launch of multiple retail locations.



#### IAN CAWSTON General Manager

As general manager, Ian leverages years of brand development experience turning growth into profits through creative engagement strategies, Ian, remains committed to actualizing Seed & Stone's vision to become largest, cristomer friendly canabis brand in Canada







#### Appendix 5

## Canada's Lower-Risk Cannabis Use Guidelines (LRCUG)









#### Reference

DOI: 10.2105/AJPH.2017.303818. Fischer, B., Russell, C., Sabioni, P., van den Brink, W., Le Foll, B., Hall, W., Rehm, J. & Room, R. (2017). Lower-Risk annabis Use Guidelines (LRCUG): An evidence-based update. American Journal of Public Health, 107(8)

#### Endorsements



Council of Chief Medical Officers of Health (in principle)

#### Acknowledgment

Research Initiative in Substance Misuse (CRISM), funded by the Canadian institutes of Health Research (CIHR). The Lower-Risk Cannabis Use Guideilnes (LRCUG) are an evidence-based intervention initiative by the Canadian

0 2017 CASH 68385 / 06-201

nutrition or sexual behavior.

A briefer version of the LRCIJG, mainly almed at people who use cannabis, is available at camh.ca.

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## Cannabis use and health

(including psychosis); dependence; pulmonary/bronchial Cannabis use is common, especially among adolescents and problems; and reproductive problems. and injuries (including fatalities); mental health problems hallucinations and impaired perception; impaired driving include cognitive, psychomotor and memory impairments; use to both immediate and long-term health. The main risks young adults. There are well-documented risks from cannabit

#### **Guidelines?** Why Lower-Risk Cannabis Use

to modify their own risks. The main objective of Canada's risks, but users can make choices as to how and what they use on cannabis use and health are key elements for reducing goals of this policy are to protect public health and public toward legalizing and regulating use and supply. The main intent of health-oriented guidelines for low-risk drinking, their health risks assoclated with cannabis use, similar to the science-based recommendations to enable people to reduce Lower-Risk Cannabis Use Guidelines (LRCUG) is to provide Extensive data show that cannabis use has inherent health cannabis use-related harms and problems in the population safety. Towards that end, education, prevention and guidance Cannabis has been illegal for decades, but Canada is moving

## How were the LRCUG developed?

current version has been updated by an international team of can be found. The original LRCUG had been tabled in 2011; the in 2017 (see "Reference" on back), where all data and sources addiction and health experts. lines was published in the American Journal of Public Health The scientific version of the Lower-Risk Cannabis Use Guide

## Who are the LRCUG for?

The LRCUG are a health education and prevention tool for:

- anyone who is considering using cannabis or has made the choice to use, as well as their family, friends and peers.
- any professional, organization or government aiming to improve the health of Canadians who use cannabis through evidence-based information and education.

#### FAST FACTS

- Canada has among the highest cannabis use rates
- Fatal and non-fatal injuries from motor-vehicle acci in the world.
- dents, as well as dependence and other mental health negatively impacting public health. problems, are the most common cannabis-related harms
- have cannabis-related problems. About 1 in 5 people seeking substance use treatment

## The LRCUG recommendations

Choice of cannabis products

non-medical cannabis use. cannabis. Note that these recommendations are mainly aimed at as well as the LRCUG's 10 recommendations for people who use The following section presents context and evidence summaries,

#### Abstinence

use. avoid the behaviour altogether. The same is true for cannabis As with any risky behaviour, the safest way to reduce risks is to

> products. Synthetics generally have more severe psychoactive thetic cannabinoids (e.g., K2, Spice) are a relatively new class of CBD:THC ratios typically carries less severe health risks. Syncannabinoid components, including cannabidiol (CBD), attenextremely high THC levels. Yet evidence suggests that other

impacts and health risks, including cases of death.

**Recommendation 3** 

High THC-content products are generally associated with

#### **Recommendation 1**

from user to user or use episode to another. in their likelihood and severity with user characteristics, use that they incur risks of a variety of - acute and/or long-term abstain from use. Those who decide to use need to recognize patterns and product qualities, and so may not be the same The most effective way to avoid any risks of cannabis use is to adverse health and social outcomes. These risks will vary

#### Age of initial use

**Recommendation 4** 

containing high CBD:THC ratios.

THC-related outcomes, it is advisable to use cannabis Given the evidence of CBD's attenuating effects on some and ideally use cannabis products with low THC content. and composition of the cannabis products that they use, havioural problem outcomes. Users should know the nature higher risks for various (acute and chronic) mental and be-

adolescence is advised. more severe. Therefore, deferring cannabis use at least until after the likelihood of developing health problems that are also brain development, which is not completed until the mid-20s. A contributing factor may be the impact of cannabis use on or to experience injuries or other substance use problems. to develop related mental health and education problems, outcomes. For example, users who start young are more likely The younger a person is when starting cannabis use, the greater before age 16—increases the risks for a variety of adverse health studies show that initiating cannabis at a young age----primarily

#### **Recommendation 2**

on the user's general health and welfare throughout later life use is initiated, the lower the risks will be for adverse effects cause frequent cannabis use affects the developing brain. Pre also engage in intensive/frequent use. This may be in part beeffects are particularly pronounced in early-onset users who adverse health and social effects in young adult life. These begins before age 16) is associated with multiple subsequent Early initiation of cannabis use (i.e., most clearly that which vention messages should emphasize that, the later cannabis

#### **Recommendation 5**

warnings, edibles may offer the safest method of cannabis use. If accompanied by adequate cannabis product labeling and of psychoactive effects and may lead to use of higher doses. products bypass inhalation-related risks but delay the onset outcomes are largely lacking. Ingested or "edible" cannabis risk-free alternatives. However, rigorous studies on health While these reduce key risks to health, they are not entirely inhalation methods include vaporizers and e-cigarette devices. exacerbated by practices such as deep inhalation. Alternative

ods come with their own risks, it is generally preferable to avoid routes of administration that involve smoking Regular inhalation of combusted cannabis adversely affects respiratory health outcomes. While alternative delivery meth-

impairment effects

12

(mainly acute, e.g., from impairment) adverse effects. of larger than intended doses and subsequently increased delayed onset of psychoactive effect may result in the use edibles. Use of edibles eliminates respiratory risks, but the combusted cannabis material, e.g., by using vaporizers or

#### **Recommendation 6**

particular, cannabis extract or concentrate products contain such as mental health problems, dependence or injuries. In is strongly related to increased acute and long-term problems

ingredient, tetrahydrocannabinol (THC). Higher THC potency Cannabis products vary greatly in cannabis' main psychoactive

uate some of THC's effects. Using cannabis products with high

material into the pulmonary system. these practices disproportionately increase the intake of toxic choactive ingredient absorption when smoking cannabis, as breath-holding, or the Valsalva maneuver to increase psy-Users should avoid practices such as "deep-inhalation,"

## Frequency and intensity of use

are among the strongest and most consistent predictors of Overall, based on scientific evidence, frequency and intensity brain development or functioning (especially at a younger age), of developing multiple health problems, including changes in severe and/or long-term cannabis-related health problems and related injuries, educational outcomes and suicidality. mental health problems, cannabis dependence, impaired driving Frequent or intensive patterns of use increase the likelihood

#### **Recommendation 7**

at most. (e.g., use only on one day/week, weekend use only, etc.) should be aware and vigilant to keep their own cannabis health and social outcomes related to cannabis use, Users strongly associated with higher risks of experiencing adverse use—and that of friends, peers or fellow users—occasional Frequent or intensive (e.g., daily or near-daily) cannabis use is

## Cannabis use and driving

combined with tobacco, results in various pulmonary-bronchial Evidence suggests that smoking combusted cannabis, especially Many alternative methods for consuming cannabis now exist. Cannabis use methods and practices

these products should be avoided.

of these products (including Instances of death). The use of more acute and severe adverse health effects from the use

Recent reviews on synthetic cannabinoids indicate markedly

likely the most hazardous method of cannabis use. The risks are problems, possibly including lung cancer. In fact, smoking is

are used together, since these drugs result in multiplicative during the period of acute psychoactive effects from cannabis. spective of legal stipulations, users should refrain from driving is no evidence for safe levels of cannabis use for driving. Irreshortly after use and persist for up to about 6 hours, but they The risk of an accident is even higher when cannabis and alcohol tion, as well as on the potency and type of cannabis used. There vary depending on the individual's characteristics and constitucompared with non-impaired drivers. Acute impairments set in and fatal, is two to three times higher among cannabis-impaired accident involvement and driving-related injuries, both non-fatal ing machinery. Numerous studies have shown that the risk of tor control—all of which are critical skills for driving or operat-Cannabis impairs cognition, attention, reaction and psychomo-

Recommendation 8

avoided. impairment and risks for driving, and categorically should be of both cannabis and alcohol results in multiply increased limits concerning cannabis impairment and driving. The use recommendations, users are bound by locally applicable lega be longer, depending on the user and the properties of the least 6 hours after using cannabis. This wait time may need to (or operating other machinery or mobility devices) for at is recommended that users categorically refrain from driving increased risk of involvement in motor-vehicle accidents. It Driving while impaired from cannabis is associated with an specific cannabls product used. Besides these behavioural

### Special-risk populations

or distinct risks for cannabis-related health problems. For example use altogether. tion. These high-risk groups are advised to abstain from cannabis pregnancy increases the risk of adverse maternal and neonatal history of such problems. Furthermore, cannabis use during disorders), occurs among users who have their own or a family possibly other mental health problems (especially cannabis use a substantial proportion of cannabis-related psychosis, and Studies have identified subgroups of people who have higher realth outcomes, including low birthweight and growth reduc-

### **Recommendation 9**

for, or a first-degree family history of, psychosis and submendations, in part, are based on precautionary principles. avoid adverse effects on the fetus or newborn). These recom stance use disorders, as well as pregnant women (primarily to using cannabis. These include: individuals with predisposition cannabis-related adverse effects who should refrain from There are some populations at probable higher risk for

## Combining risks or risk behaviours

likely to further increase and amplify the risks of adverse health outcomes from cannabis use. Combining any of the higher-risk behaviours described above is

#### **Recommendation 10**

likely to disproportionately increase the risks of experiencing of the risk behaviours listed above will magnify the risk of acute and/or chronic problems. Preventing these combined set use involving frequent use of high-potency cannabis is While data are sparse, it is likely that the combination of some policy tocus. high-risk patterns of use should be avoided by the user and a adverse outcomes from cannabis use. For example, early-on-

#### The Corporation of the CITY OF WHITE ROCK BYLAW 2375



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 Section 4.1 "Uses Permitted/Not Permitted General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
  - (1) By adding a subsection "c)" to section 4.1.3 of the Bylaw, with the new subsection being written as follows:
    - "c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted at 15053 Marine Drive, in accordance with the following general conditions:
      - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre*; a new *child care centre* shall not be limited by the distance to a *cannabis store*;
      - ii) the *cannabis store* must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and
      - iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.
- 2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive Cannabis Store) Bylaw, 2020, No. 2375".

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

#### THE CORPORATION OF THE CITY OF WHITE ROCK



#### **TEMPORARY USE PERMIT NO. 20-018**

1. This Temporary Use Permit No. 20-018 is issued to 1226161 B.C. LTD as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 18, BLOCK 9, PLAN NWP525, PART SE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT PID: 011-635-576 (Civic: 15053 Marine Drive)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

- 2. This Temporary Use Permit No. 20-018 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
- 3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:
  - a) <u>Permitted Temporary Uses</u>
    - (i) A cannabis store
- 4. <u>Terms and Conditions:</u>
  - a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended;
  - b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
  - c) The premises containing the *cannabis store* use must be no larger than 112 square metres and shall have a retail floor area of no larger than 62 square metres;
  - d) The permittee must obtain a sign permit, and not have any signage promoting the business on the north side of the building, fronting Marine Lane;

- e) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building;
- f) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
- g) The Permittee shall purchase one City of White Rock "Merchant" parking decal for the Waterfront Commercial area;
- h) The Permittee shall provide the City of White Rock with confirmation of a legal agreement which confirms the availability of one off-street loading space being situated within 50 metres of the property subject to the permit;
- i) The cannabis store shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 11:00 PM on any day;
- j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
- k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
- 1) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
- m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
- 5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C.* 2015, *Chapter 1* as amended, and the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, shall apply to this Temporary Use Permit and the attachments herein.
- 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
- 7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
- 8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This Temporary Use Permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day

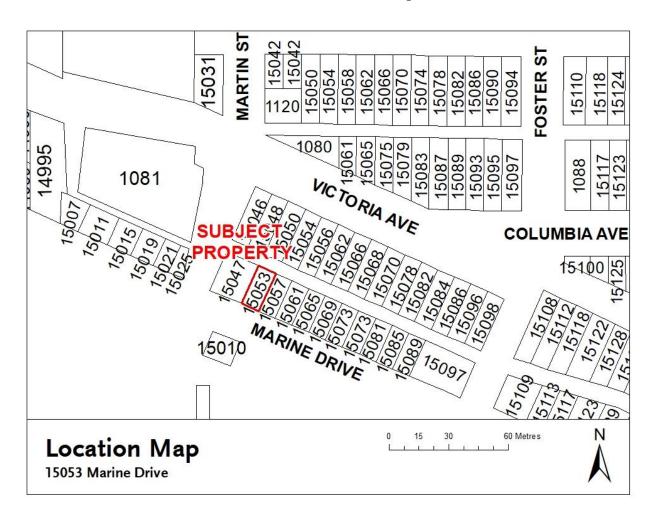
of \_\_\_\_\_ 2021.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

#### Schedule A – Location Map



MINUTE EXTRACTS REGARDING BYLAW 2375: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2021, No. 2375 CIVIC ADDRESS: 15053 Marine Drive

Land Use and Planning Committee February 8, 2021 (DRAFT)

# 4.3 APPLICATION FOR CANNABIS LICENSE REFERRAL, ZONING BYLAW AMENDMENT, AND TEMPORARY USE PERMIT, 15053 MARINE DRIVE (LL/ZON/TUP-20-018)

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP-20-018)".

The Manager of Planning gave a PowerPoint presentation regarding the application including the proposal and process (consultation and feedback).

The following discussion points were noted:

- Customer access will be from the front of the store (Marine Drive) only
- Concern with people on the narrow sidewalk and possible spill over onto Marine Drive. Staff noted the current patio structure outside the store will be removed
- Would like to see hours mirror the Indigenous Bloom store (to the East) operation hours
- Concern with a cannabis store in front of the pier
- Concern noting the Indigenous Bloom store and the amount of traffic it has brought. Staff noted the Business Improvement Association were consulted and parking was not flagged as a concern
- Would like there to be assurance where people can't pull over, stop in the parking lot etc. / block traffic. Applicant noted they would be regulated - processes are quick in order to facilitate to be able to get in and out quickly, also security can be posted for the time the store is open should it be request. Hours of closure 10 p.m. shut down could be considered. It is likely that more competition will help alleviate focused parking concerns

- It has been found with the other services like this there has been much garbage left outside ( has been an issue)Applicant noted they have a recycling program and staff do go out and keep the store area clean (don't want the store to look bad) they are building a brand / want to make sure it's clean
- Applicant confirmed the employees will be paid a Living Wage

#### Motion Number: LU/P-019It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375*".

#### Motion CARRIED

#### Motion Number: LU/P-020 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property.

# Motion CARRIED

# Motion Number: LU/P-021 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct planning staff to resolve the following issues prior to final adoption:

a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.

# Motion CARRIED

#### Motion Number: LU/P-022It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:

a. The hours of retail (cannabis) sale shall be limited to the following:

Sun Mon Tues Wed Thurs Fri Sat Open 09:00 09:00 09:00 09:00 09:00 09:00 Closed 223:00 223:00 223:00 223:00 223:00 223:00

- b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
- c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.

#### Amendment: Motion Number: LU/P-023 It was MOVED and SECONDED

THAT The Land Use and Planning Committee amends the hours of operation for 15053 Marine Drive where closing will be **amended to close** services at 22:00 p.m. from the proposed 23:00 p.m.

#### Motion CARRIED

# Question was called on the Main Motion as Amended and it was CARRIED

# Motion Number: LU/P-024It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend to Council pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:

- a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
- b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
- c. The Permittee shall purchase one City of White Rock "Merchant" parking decal for the Waterfront Commercial area; and
- d. The owner shall remove all structures which encroach into the City's boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

#### Motion CARRIED

Regular Council Meeting February 8, 2021 (DRAFT)

# 8.1.h BYLAW 2375 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (15053 MARINE DRIVE - CANNABIS STORE) BYLAW, 2021, NO. 2375

Bylaw 2375 - A bylaw to permit temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former "Giraffe" restaurant). This application was presented earlier at the February 8, 2021 Land Use and Planning Committee meeting. The bylaw was now presented for consideration for first and second reading.

#### Motion Number: 2021-066

THAT Council give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375".

# Motion CARRIED

#### Councilor Kristjanson voted in the negative

#### Motion Number: 2021-067

THAT Council:

- Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
- 2. Direct planning staff to resolve the following issues prior to final adoption:
  - a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
  - b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
- 3. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and

Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:

a. The hours of retail (cannabis) sale shall be limited to the following:

Sun Mon Tues Wed Thurs Fri Sat Open 09:00 09:00 09:00 09:00 09:00 09:00 09:00 Closed 223:00 223:00 223:00 223:00 223:00 223:00

- b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
- c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
- 4. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
  - a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
  - b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
  - c. The Permittee shall purchase one City of White Rock
     "Merchant" parking decal for the Waterfront Commercial area; and
  - d. The owner shall remove all structures which encroach into the City's boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

#### Motion CARRIED

In connection with the above, I am writing to show my support for cannabis retail at 150-53 Marine Drive in White Rock

Thank you!

From:	Mark
To:	Clerk"s Office
Subject:	PH/M 4:BYLAW 2375, 15053 Marine Drive - Cannabis Store
Date:	February 18, 2021 5:10:00 PM

I am emailing to show my support for the Seed and Stone cannabis retail at 150-53 Marine Drive in White Rock

Thank You

Mark Catroppa 2165 123 st Surrey,BC V4a3l6

Shaileen Kassam 403-1581 Foster Street I do NOT support this.

Drugs are damaging to the brain and cause depression and addictions. Think about all of the kids growing up today and how much they have to face. Having a Cannabis store creates a false sense that marijuana is not a drug. It is a drug, just like alcohol and tobacco. There is already one store on Johnson Street, which is one too many. Surrey does not allow Cannabis stores yet White Rock does. As a society we should be looking to people who are addicted to drugs, not make it easier for them to spiral. In my own family, I have seen how marijuana can ruin lives and kill an individual's future potential.

Thank you for your consideration.

#### To: Mayor and Council

I fully support the issuance of a Temporary Use Permit for a cannabis store at 15053 Marine Drive. My reasons are as follows:

- 1. White Rock is a city of seniors. Many seniors now use cannabis, especially CBD products for sleep and pain management.
- 2. More competition is needed. The City has only 1 cannabis store and is adjacent to the large population of Surrey which has none. The other store is on the local First Nations property and they are doing a booming business.
- 3. Some people still have doubts about cannabis and view it as an illegal drug. This stigma persists particularly for some older people. Yet even Obama said during an interview with the New Yorker magazine " I don't think it is more dangerous than alcohol". In fact he admitted to having smoked it himself. Yet we have many establishments on Marine Drive that sell liquor. And cannabis comes in many forms. Most consumption of cannabis is NOT by smoking it. The Canafian Centre for Addiction and Mental Health chief of medicine in psychiatry, Dr. Peter, Selby, says "at a population level, alcohol is more harmful than cannabis". The Canadian Centre on Substance Use and Addiction research policy analyst, Catherine Paradis, says that "all the data we have right now suggests that alcohol causes more harm than cannabis". It is time to confront the naysayers with the facts as provided by the scientific community.
- 4. My wife and I loved the excellent restaurant, Giraffes, that formerly existed at this spot. We wish it had not left. But for well over a year this location has sat empty. It should be used to provide the public a legal product in high demand instead of a highly visible empty storefront that is an embarrassment to our beautiful City by the Sea.
- 5. The temporary use permit allows the council to reconsider the location of the store after 2 years.
- 6. The store will bring much needed customers to the waterfront increasing parking income for the City as well as welcome income for other businesses.

I trust that you will consider the positive benefits I have outlined above and give Council approval to this application.

Simon Bergen-Henengouwen, P.Eng. (retired) 602-15015 Victoria Ave. White rock, BC V4B 1G2

From:	Tracey Erwin
To:	Clerk"s Office
Subject:	PH/M 4: Bylaw 2375, 15053 Marine Drive - Cannabis Store
Date:	February 21, 2021 2:16:20 PM

We do not want a cannabis store on Marine Drive across from the pier. Too many young children around and not enough parking.

Tracey Erwin 504-15025 Victoria Ave White Rock Life is short go explore

Regarding the above public hearing item:

Name: Glenn Pineau Address: 203-15015 Victoria Ave. White Rock, BC V4B 1G2 Yes, I support the item and would like to see this kind of business at that address.

Thanks, Glenn

#### Dear Sir/Madam:

Both Myself (A.Ronald Davies and my spouse Patricia R. Davies) wish to inform you that we are opposed to the City of White Rock issuing a "temporary use permit" and a "Cannabis" license referral (resolution), which would enable the creation of a Cannabis retail store at 15053 Marine Drive. We feel this type of store is not suitable for this location due to the nature of the business and parking problems which would occur.

Thank you.

A.Ronald Davies & Patricia R. Davies

From:	Diego Castillo
To:	Clerk"s Office
Subject:	PH/M 4:BYLAW 2375, 15053 Marine Drive - Cannabis Store
Date:	February 22, 2021 2:55:36 PM

I am writing to show support for the Cannabis Retail Application at 15053 Marine Drive in White Rock. My name is Diego Castillo and I own Alebirjes Kitchen + Bar at 15077 Marine Dr.

From:	vinayak gunda
To:	Clerk"s Office
Subject:	PH/M 4:BYLAW 2375, 15053 Marine Drive - Cannabis Store
Date:	February 22, 2021 5:06:46 PM

I am writing to show support for the Cannabis Retail Application at 15053 Marine Drive in White Rock.

My name is Vinny Gunda and I live at 1213 Stayte Road.

#### ON TABLE MARCH 1, 2021 - PUBLIC HEARING ITEM 25

#### ON TABLE SUBMISSIONS: BYLAW 2375: WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (15053 Marine Drive – Cannabis Store) BYLAW, 2021, NO. 2375 CIVIC ADDRESS: 15053 Marine Drive

March 1, 2021

Author	Date Received	Civic Address	Status	Item #
Gloria Sommerville	February 24, 2021	206-15025 Victoria Avenue White Rock, BC V4B 1G2	Opposed	C-10
Donna Singleton	February 24, 2021	7-1426 Finlay Street White Rock BC V4A 4L5	Support	C-11
Emma Dennis	February 24, 2021	15281 Royal Ave	Support	C-12
Emma Sweet	February 24, 2021	15726 Macbeth Road	Support	C-13
Aaron Craig	February 25, 2021	14995 Marine drive	Support	C-14
Grady Flinn	February 25, 2021	15047 Marine Drive White Rock	Support	C-15
Kayleigh Douglas	February 25, 2021	14995 Marine Drive	Support	C-16
Vanya Kumagai	February 25, 2021	14995 Marine Drive	Support	C-17
Cody Gaunt	February 25, 2021	15726 McBeth Road	Support	C-18
Jazzmin Angelucci	February 25, 2021	Undisclosed	Support	C-19
Ryan Metz	February 25, 2021	14784 Gordon Avenue	Support	C-20
Andrew Bury	February 25, 2021	14877 Marine Drive White Rock, BC V4B 1C2	Support	C-21
Ryan Chase	February 25, 2021	15438 Columbia Avenue	Support	C-22
Emma McGowan	February 26, 2021	310-1580 Everall Street White Rock BC V4B 3S9	Opposed	C-23
Jamie Carson	February 26, 2021	15047 Marine Drive	Support	C-24
Lolo Young	February 26, 2021	503-15015 Victoria Avenue White Rock BC V4B 1G2	Opposed	C-25
Theresa Dafoe	February 26, 2021	15047 Marine Drive	Support	C-26

R. Fabris & J. Wilson	February 28, 2021	107 – 1081 Martin Street White Rock BC	Opposed	C-27
C. Sperling Dreyer	February 28, 2021	14732 Russell Avenue White Rock, BC V4B 2P2	Support	C-28
K. Bailey	February 28, 2021	Undisclosed	Support	C-29
J & S Shumka	February 28, 2021	Undisclosed	Opposed	C-30
Chris	February 28, 2021	Undisclosed	Support	C-31
R. Odynski	February 28, 2021	15048 Victoria Avenue White Rock, BC V4B 1G3	Opposed	C-32
A. MacCallum	February 28, 2021	14410 Marine Drive	Opposed	C-33
A. Da Costa	February 28, 2021	Undisclosed	Opposed	C-34
S. Doerksen	February 28, 2021	Undisclosed	Support	C-35
B. Lockhart	February 28, 2021	975 Kent Street	Opposed	C-36
G. Lockhart	February 28, 2021	975 Kent Street	Opposed	C-37
L. Ooms	March 1, 2021	Undisclosed	Support	C-38
M. Cowan	March 1, 2021	15046 Beachview Avenue White Rock	Opposed	C-39
S. Rieder	March 1, 2021	15454 Goggs Avenue, White Rock BC V4B 2N6	Support	C-40
J. Henning, C. Huff, M. Johal, V. Pewtress, D. Stonoga and S. Crozier (Democracy Direct)	March 1, 2021	Undisclosed	Opposed	C-41
T. Bohn	March 1, 2021	Undisclosed	Support	C-42
G. Kightley	March 1, 2021	932 Lee Street White Rock	Opposed	C-43
J. Schill	March 1, 2021	Kent Street White Rock	Support	C-44
K. Jones	March 1, 2021	V4B White Rock	Opposed	C-45
Cover letter with business support letters, community support letters and online support from D. Holender, Seed & Stone.	March 1, 2021		Support Please note there are 57 signed petitions in support for item C-46	C-46

From:	Gloria Somerville
То:	Clerk"s Office
Subject:	PH/M 4: BYLAW 2375, 15053 Marine Drive, Cannabis's Store
Date:	February 24, 2021 1:49:26 PM

#### Definitely OPPOSE.

I am very disappointed in the present Council and their lack of making an interesting beach front and village atmosphere in our beautiful "city by the sea" for families and visitors to enjoy. They don't appear to show any interest and just want to fill spaces with "anything"!

We need more quaint, funky restaurants and commercial stores ... think "outside the box". The beachfront is definitely deteriorating.

Gloria Somerville 206-15025 Victoria Avenue White Rock, BC V4B 1G2

Sent from my iPad

From:	<u>Donna</u>
To:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 24, 2021 4:43:39 PM

To whom it may concern,

I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Donna Singleton Address: 7 1426 Finlay st White Rock BC V4A 4L5

Thank You

Best Regards, Donna

Somak Distribution Donna Singleton, BC Territory Manager <u>dsingleton@silhouettone.com</u>

From:	emmanuellachantelle@gmail.com	
То:	Clerk"s Office	
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive	
Date:	February 24, 2021 4:57:53 PM	

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Emma Dennis Address: 15281 royal Ave

Thank You

From:	Emma Sweet	
To:	Clerk"s Office	
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive	
Date:	February 24, 2021 8:32:13 PM	

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Emma Sweet Address: 15726 Macbeth rd

Thank You

From:	aaron craig
To:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 2:40:25 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: aaron Craig Address:14995 marine drive

Thank You

From:	Grady Flinn	
То:	Clerk"s Office	
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive	
Date:	February 25, 2021 1:50:44 PM	

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Grady Flinn Address: 15047 Marine Drive, White Rock

Thank You

From:	Kayleigh Douglas
То:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 2:40:34 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Kayleigh Douglas 14995 marine drive

Thank You

From:	<u>Vanya Kumagai</u>
То:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 2:41:00 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: (enter name here) vanya Address: (enter address here) 14995 marine drive

Thank You

From:	<u>cody gaunt</u>
To:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 4:13:36 PM

To whom it may concern,

I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

I think it would be great to have a dispensary down at the beach to help bring people down to the promenade to increase revenue.

Name: Cody Gaunt Address: 15726 Mcbeth rd

Thank You

From:	Jazzmin Angelucci
То:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 4:47:52 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Jazzmin Address: jazzangelucci@hotmail.com

Thank You

From:	<u>ryan metz</u>
To:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 4:50:03 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Ryan Address: 14784 Gordon ave

Thank You

From:	Andrew Bury
To:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 25, 2021 5:41:41 PM

To whom it may concern,

I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Andrew bury Address: 14877 marine drive, white Rock, bc, v4b 1c2

Thank You

 From:
 Ryan Chase

 To:
 Clerk"s Office

 Subject:
 RE: PH/M 4:BYLAW 2375, 15053 Marine Drive

 Date:
 February 25, 2021 9:43:05 PM

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To whom it may concern,

I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: (Ryan Chase) Address: (15438 Colombia Avenue)

Thank You

From:	Emma McGowan
То:	Clerk"s Office; Planning
Subject:	PH/M 4:BYLAW 2375 1503 MARINE DRIVE - CANNABIS STORE
Date:	February 26, 2021 11:16:49 AM

Hello,

My name is Emma McGowan and I am a current resident at 310-1580 Everall Street, White Rock BC V4B 3S9. I would like to be registered as NOT in support of the new cannabis store that is planned to be opened at civic address 1503 Marine Drive, White Rock BC. Nor am I in support of any cannabis store to operate along Marine Drive in White Rock, BC. Thank you

Emma McGowan

From:	jcarsoncares@gmail.com
То:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 26, 2021 3:41:50 PM

To whom it may concern, I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Jamie Carson Address: 15047 Marine Drive

Thank You

From:	Lolo Young
To:	Clerk"s Office
Subject:	PH/M 4: BYLAW 2375, 15053 Marine Drive – Cannabis Store
Date:	February 26, 2021 3:51:59 PM

#### Dear Mayor and Council,

We received a letter from the City of White Rock that "All persons who deem their interest in property is affected by the proposed bylaw /application shall be...heard..." First of all, we found it insulting that the City assumes that we, property owners, would only get involved if our property "is affected" by the application. We are not so selfish that we don't worry about the health and well-being of our neighbours, our workers, our visitors, our children and youngsters, and our seniors.

**We strongly object to BYLAW 2375** allowing a permit that would enable the creation of a cannabis retail store at 15053 Marine Drive.

Here are our thoughts and reasons:

It is bad enough, as we frequently walk on White Rock's promenade, to smell and breathe in air from cannabis smokers down on the waterfront on a regular basis. Now, the City is considering granting a permit for a cannabis store on prime tourism real estate in White Rock. The location in question is one store next to an ice cream shop. It is at the main junction to the pier. It is opposite the washroom facilities. It is opposite Memorial Park. It is a few steps away from the kids' water playground. These are all areas frequented by children and youngsters. What if consumers who couldn't wait to try out their cannabis consume their purchases in the washrooms? Does the City have the budget to increase security presence in case intoxicated consumers get out of hand? With Covid-19, does anyone really want pot tourism here in White Rock? Granting the permit encourages more traffic and more opportunities for spreading the virus.

If consumers want to purchase medical cannabis, they should either order online or drive to the other two stores. How many cannabis stores do we need in 5.1 sq. km? Out of a population of about 20,000, how many ill patients needing cannabis are we serving? Are we trying to become the *"Smallest Cutest Little Cannabis Capital of the world"*?

# To summarize, the application must be denied when we consider: children, security, air quality (and thus health), covid-19, tourism, traffic and parking, necessity (or lack thereof), and damage to reputation (White Rock's).

Sincerely,

Lolo Young (NOT in support)

503-15015 Victoria Avenue White Rock, BC V4B 1G2

From:	bondguurl@gmail.com
То:	Clerk"s Office
Subject:	RE: PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	February 26, 2021 3:45:50 PM

To whom it may concern,

I am writing to show my support for the cannabis retail application at 15053 Marine Drive in White Rock.

Name: Theresa Dafoe Address: 15047 Marine Drive

Thank You Theresa

From:	Rosemarie Fabris
To:	Clerk"s Office
Subject:	PH/M 4: BYLAW2375, 15053 MARINE DRIVE - CANNABIS STORE
Date:	February 28, 2021 8:51:40 AM

#### Dear Mayor & City Council,

We live in the Silvermoon apartments at 1081 Martin Street and already have an ongoing problem of people coming into the fire lane (between our building and the Marine Drive restaurants) to smoke cigarettes and cannabis. People leave the Marine Drive area and end up in our lane way to smoke up. The result is that it blows onto our deck and into our home from all directions and it stinks. We really feel by allowing a cannabis store in our area that there will be more of this taking place.

I work across the street from the cannabis store on the Semiahmoo Reserve and there is a lot of traffic during the week of people coming and going to purchase cannabis, and on the weekends there is a traffic jamb. Parking is at a premium because of that store. There is constantly a line up of 5 to 10 people waiting outside to get into the store. Some patrons are also smoking their purchases on the side walk right outside of our offices at 15777 Marine Drive.

If this happens at this proposed site there will not be enough room on the Marine Drive sidewalk for people to line up without people standing in front of the neighbouring restaurants in front of patrons eating their meals on the patios. This area of the pier is busy enough when the weather is good and doesn't need the added congestion.

We hope that our Mayor and City Council will find that this is NOT an appropriate location for a cannabis store.

Thank you for your time.

Rosemarie Fabris Jamie Wilson 107 – 1081 Martin Street White Rock, BC

From:	Catherine Sperling Drever
To:	Clerk"s Office
Subject:	Bylaw Rezoning Application for 15053 Marine Drive - Cannabis Shop
Date:	February 28, 2021 12:47:01 PM

#### To Whom it may Concern:

As a homeowner and longtime resident of White Rock, I have no objection to the rezoning of this space for the proposed use of a cannabis shop for the following reasons:

- 1. It is a legal offering.
- 2. It is an appropriate area for such a store not close to schools, daycares etc.
- 3. The store's presence will not increase usage (as studies have shown regarding use); but those that use the products will be supporting a local business.
- 4. The store's presence may increase traffic during slow months when many Marine Drive restaurants and other businesses suffer from low patronage.
- 5. Current policing on the waterfront, particularly during the summer, will address misuse of cannabis, as it currently does with misuse of alcohol, dog walking and any other mischief.

I would like to be advised of the council's final decision in this matter. Thank you. Best regards,

Catherine Sperling Dreyer 14732 Russell Avenue White Rock, B. C.V4B 2P2

<u>Kiernan Bailey</u>
<u>Clerk"s Office</u>
PH/M 4:BYLAW 2375, 15053 Marine Drive
February 28, 2021 1:26:19 PM

#### Hey all,

I'm reaching out to show my support for seed and stone. People may argue that we have enough dispensaries but I disagree, the people behind this store are unlike any I have met in the industry they are local hardworking and inspired guys who love the city they reside in and want to bring prosperity and joy to all who enter the seed and stone. This store will become a staple on the beach. And will only bring more to the beautiful marine drive. Selection is one of the greatest things in the world. The ability to choose between option 1 and option 2, without choice we conform to whatever option is presented. But with selection this allows us to choose, choice heightens not just enjoyment of life but it allows me to be in control. I can strive for quality, community and most importantly I can choose between the now 3 dispensaries in our area. You wouldn't have only 2 liquor stores in an area like this, so why would you have only two dispensaries? Everybody deserves the right to choose. And with the market monopoly that indigenous has created, other dispensaries who are striving for market leading prices and amazing customer experience need to be allowed to compete not just for consumers sake but for all of White Rock. Healthy Competition is exactly what it says it is... healthy! Seed and stone will become a staple on the beach and with such an amazing location the benefits will be rapid and exceeding.

I'd love to have a chance to speak at the council meeting. If someone's could send me some info on how to do so, I'd really appreciate it!

Regards,

Kiernan Bailey

From:	James
To:	Clerk"s Office
Subject:	PH/M: BYLAW 2375, 15053 Marine Drive - Cannabis Store
Date:	February 28, 2021 4:07:58 PM

### To White Rock Council,

We have been invited by a Notice delivered to us as White Rock residents to make submissions as to our views on this proposed bylaw amendment. Accordingly we write to note that we are <u>opposed</u> to an amendment to White Rock's zoning bylaws to permit a temporary use permit for a cannabis store at 15053 Marine Drive for the following reasons:

- 1. There is no reason to relax zoning requirements in the West Beach Commercial area for this particular use when there are many other locations in White Rock that a store such as this could operate within existing zoning requirements. In our view White Rock Council should strive to end a historical practice of making zoning amendments on an ad hoc basis which are inconsistent with the Official Community Plan (as had occurred prior to this Council taking office). Residents and business owners should be able to rely on a greater level of certainty regarding planning parameters and on existing zoning being adhered to. In our view that is largely why this Council was voted in relative to the one that it replaced;
- 2. That area simply cannot accommodate the lines that will form (using Indigenous Bloom at East Beach as an example, which almost always has a long line up, but has very much more space to accommodate it). There are narrow sidewalks only in the area of Marine Drive for which this applicant is seeking approval, which will likely create very problematic pedestrian congestion and could lead to very real safety and liability concerns given the proximity to the road there is definitely a foreseeable danger that may arise from creating increased sidewalk congestion in that area;
- 3. The location is between two restaurants with outdoor patios. Patrons (and owners) of those restaurants should be entitled to not be subjected to continuous line ups immediately adjacent to where they are eating in what is otherwise a very enjoyable outdoor dining area. Those immediately adjacent restaurants invested in their properties assuming they could rely on existing zoning and not have an amendment subsequently made to allow an otherwise non-permitted use next door to them which will diminish the appeal of their establishments due to lines in front of their premises;
- 4. The location is not able to meet the minimum parking requirements of the zoning and based on experiences from other comparable establishments this particular use will create much more than normal vehicular traffic and congestion, so is accordingly the last type of activity that existing off street parking requirements should be relaxed for;
- 5. A location which is at the very heart of White Rock's waterfront and recreational activity (with the pier and Memorial Park directly across the street) is not appropriate for a modification of any existing zoning requirements so as to enable this application; and
- 6. The proposed location also shares a laneway with single family residences. Vehicular traffic is already a very significant challenge in the area.

To summarize we are opposed to this store being opened at that particular location. There are

many locations within White Rock that would be much more appropriate for this particular use and for which existing zoning requirements could otherwise be met. There is no reason it needs to be at that location, particularly in light of the current zoning requirements which are reflective of the unique nature of that part of West Beach including the limited available parking, narrow sidewalks and proximity to recreational facilities such as the pier, Memorial Park and the promenade. Making any Bylaw amendment to allow this would run contrary to existing carefully thought out zoning and planning criteria and is simply not necessary, nor would it be for the betterment of the City generally nor the residents who live in the immediate area.

Given the above issues in our view it would be appropriate for the City to work with this applicant to find a more appropriate and suitable location within White Rock for them to open their store if a desire remains to pursue this.

Thank you for you consideration of this matter.

J & S Shumka

From:YVR CubaTo:Clerk"s OfficeSubject:Bylaw Rezoning Application for 15053 Marine Drive - Cannabis ShopDate:February 28, 2021 4:32:02 PM

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Yes to approving rezoning for the cannabis shop!

It will be a good addition to the businesses in the area and draw more customers.

Chris Columbia Avenue

From:	Robson Thermal Mfg. Ltd.
To:	<u>Clerk"s Office</u>
Subject:	Cannabis Store bylaw 2375
Date:	February 28, 2021 7:05:19 PM

### Honourable Mayor and Council of White Rock

I am writing in opposition to the proposed cannabis store at 15053 Marine Drive for the following reasons:

1. Pot smoking is banned in many condo buildings because the odour is objectionable to most people. It is common for pot buyers to smoke pot near pot stores. The typical onshore wind we get will carry that smoke to apartments and houses north of Marine Drive.

2. Second hand pot smoke is as dangerous to health as first hand smoke. Many people near the pot store and in White Rock are older people with various health conditions. The last thing older folks need is to inhale second hand pot smoke.

(This will especially be a problem in summer months as most people have windows open, and people will smoke their newly bought pot as they walk along Marine Drive.)

3. White Rock's waterfront is meant for kids, decent people, and families to enjoy. Pot stores attract unsavory unwanted types of people who scare away non-smokers and families.

4. Delivery trucks dropping off supplies to the pot store are going to block the alley behind the pot store and/or Marine Drive. The alley and Marine Drive are used by police, fire, and ambulance to respond to emergencies. We can't risk having a delivery truck delay an emergency vehicle, not even for a few seconds.

5. Whatever tax revenue generated by the pot store is nothing compared to losses of tax revenue due to fewer people wanting to visit White Rock's water-front and restaurants.

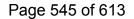
6. White Rock should be known as a place that welcomes families and decent people, not drug users (pot is a hallucinogenic drug). We would be the only place in the lower mainland with that reputation and would be more popular because of that.

I would respectfully ask that you do not give a temporary permit or any permit for a pot store to open on Marine Drive, or anywhere in White Rock.

With respect, and sincere thanks for your time,

Robert Odynski, GSC

15048 Victoria Avenue White Rock, BC Canada V4B 1G3





Virus-free. <u>www.avast.com</u>

From:Allen MacCallumTo:Clerk's OfficeSubject:Bylaw 2375 Cannabis Store White Rock BCDate:February 28, 2021 7:54:03 PM

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### To the Mayor and Council re public hearing March 1st2021

My wife and I have lived in White Rock since 1975. Our home address is 14410 Marine Drive. Over the the past 46 years we have lived mostly near the beach and are aware of the giant changes that have occurred and understand that this Council as others have are trying to make our wonderful beach an attractive place for all residents and visitors.

When we first moved here Marine Drive was the centre of White Rock. The post office was on the beach and two banks a bakery and a hardware store were also located on Marine Drive

In the past few years natural disasters have made planning and changing even more difficult and it appears that good progress has been made with the parkade now available and at least one new building now on the waterfront. The goal surely is to make the beach a year round destination but the mix of attractions which we need has not blossomed.

The most successful small town or Village Fort Langley has a sense of community. It has bakeries, good coffee stores interesting shops and a rowing club and boating facilities. We have old tired restaurants and any new places have either not succeeded or have middling success and we have not made use of the beach think Volleyball Nets sailing facilities in the summer. Maybe winter kite flying

The major problem with this application is transportation and parking.

Marine Drive is a congested place even today the last Sunday in February traffic was steady. It the issues Council has had with the client's of Indigenous Bloom parking everywhere and jamming resident's parking is duplicated in a much more congested area near the pier White Rock's driving parking problems will go from bad to worse in a very short time

I agree with others that this use so called spot zoning is not what White Rock needs. We do not need another liquor store on the beach or a marijuana store either

If Council approves this use it should ensure that security is ample and paid for by the Store and how about extra traffic policing who pays for that?

In short stick to your plans and focus on bringing people to the beach who will stay, enjoy our town and maybe leave some money in the hands of various businesses in the community

Regards

Allen MacCallum

Get Outlook for iOS

From:	Amy Da Costa
То:	Clerk"s Office
Subject:	Development changes 1503 Marine Drive cannabis shop
Date:	February 28, 2021 8:17:12 PM

I am unable to sign up during the required hours for the hearing.

tomorrow evening. However, I would like to express my concerns with the proposed location.

My understanding was that liquor and cannabis shops were meant to be further away from parks and places where children play- the memorial park and water feature is immediately across the street.

I have concerns that the location will encourage immediate use and vaping or smoking immediately outside, where businesses have all built outdoor patios. This will be problematic.

I also wonder about the feasibility of a location where there are only options for pay parking.

While I am in favour of legalized cannabis and know many people experience benefits from the use of the products, I do not want a cannabis shop on the waterfront. I think it says unfortunate things about our community if the only business we can support longterm is something like cannabis.

Thank you, Amy Da Costa White Rock Resident

Sent from my iPhone

From:	<u>Sylvie</u>
То:	<u>Clerk"s Office</u>
Subject:	Bylaw Rezoning Application for 15053 Marine Drive - Cannabis Shop
Date:	February 28, 2021 8:51:13 PM

I am in favour of this project

Hopefully this will bring more people, more tourists to Marine Drive !

Sylvie Doerksen White Rock resident

From:	Belinda Lockhart
То:	Clerk"s Office
Subject:	PH/M4:Bylaw 2375 1503 Marine Drive - Cannabis Store
Date:	February 28, 2021 11:00:19 PM

To whom it may concern,

Please make note for your files, that Belinda Lockhart of 975 Kent Street, White Rock, BC, opposes the request to open this cannabis store.

Thank you, Belinda Lockhart

Sent from my iPhone

From:	Belinda and Glen Lockhart
То:	Clerk"s Office
Subject:	PH/M4:Bylaw 2375 1503 Marine Drive - Cannabis Store
Date:	February 28, 2021 11:04:30 PM

>>

>> To whom it may concern,

>>

>> Please make note for your files, that Glen Lockhart of 975 Kent Street, White Rock, BC, opposes the request to open this cannabis store.

>>

>> Thank you,

>> Glen Lockhart

>> Sent from my iPhone

 From:
 lyndamae j

 To:
 Clerk's Office

 Subject:
 PH4 - Bylaw 2375 (15053 Marine Drive) · Reply · 25m

 Date:
 March 1, 2021 7:16:10 AM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

i am in favor of the cannabis store on marine drive.. cannabis is an amazing medicine.. i am very happy being able to purchase a few items from the waterfront cannabis store..

thank you

lyndamae ooms

From:Mike CowanTo:Clerk's OfficeSubject:PH/M 4 Bylaw 2375 , 15053 Marine Drive Cannabis StoreDate:March 1, 2021 8:06:12 AM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

This email is to register my strong opposition to this Cannabis store proposal on Marine Drive.

In front of the pier, new park and water park for kids ! have we learned nothing from East Beach.

This is not the place nor who we want to be in White Rock.

In Opposition

Mike Cowan – Owner mike.cowan@shaw.ca

15046 Beachview Avenue White Rock

From:	Stacey Rieder
To:	Clerk"s Office
Subject:	PH/M 4: BYLAW 2375, 15053 Marine Drive – Cannabis Store
Date:	March 1, 2021 8:36:40 AM

#### Dear Council Members,

My name is Stacey Rieder.

<u>I am writing to show my support for the Seed & Stone - Cannabis Retail Application at 15053</u> <u>Marine Drive in White Rock, BC.</u> I currently live at 15454 Goggs Avenue, White Rock BC V4B 2N6.

Thank-you. Stacey Rieder

From:	Darryl Walker
То:	Clerk"s Office
Subject:	FW: Bylaw 2375: White Rock Zoning Bylaw, 2012, No.2000, Amendment
Date:	March 1, 2021 9:04:04 AM

From: Democracy Direct <democracydirectbc@gmail.com>

**Sent:** February 28, 2021 8:42 PM

**To:** Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

**Cc:** James Henning <jimhenning@icloud.com>; Carl E. Huff <buzzsaw@telus.net>;

mp\_johal@hotmail.com; Vicky Pewtress <gloxinia6342@yahoo.ca>; Dave Stonoga <dstonoga@telus.net>

Subject: Re: Bylaw 2375: White Rock Zoning Bylaw, 2012, No.2000, Amendment

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

February 28<sup>th</sup>, 2021

Mayor Darryl Walker Councillor Dave Chesney Councillor Helen Fathers Councillor Erika Johanson Councillor Scott Kristjanson Councillor Anthony Manning Councillor Christopher Trevelyan

Dear Council:

### Re: Bylaw 2375: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2021, No. 2375

The purpose of this letter is to outline our concerns with respect to the granting of a development permit and business license for Seed & Stone, a recreational cannabis store to be located on the West Beach side of Marine Drive.

Our concerns are related to:

- The proximity to the beach, promenade and Memorial Park
- Conflict with West Beach marketing plan
- Parking and traffic
- Public safety
- The failure to adequately review the public response to the first store as part of a pilot project

### Proximity to Beach, Promenade and Memorial Park

Seed & Stone is to be located close to the beach, promenade and Memorial Square which are public spaces intended for use by families and children. In addition, there are potential projects to increase the use of Memorial Park.

In the past, the City of White Rock has not placed any emphasis for the protection of children. The Little Bud recreational cannabis store on Johnson Road is within 80 metres of a daycare. Its development permit was granted because the City of White Rock had proposed this location and the City of White Rock didn't want to look like it was reversing its position. Also, White Rock Council members relied on the fact that a liquor store was granted a business license across the street from White Rock Elementary School. The City of White Rock should give the safety of our children a higher priority.

The fact that the West Beach is an area where families play at the beach, walk along the promenade, play at the water fountains at Memorial Plaza and attend events at Memorial Park and along Marine Drive brings the wisdom of this bylaw amendment into question.

### Conflict with White Rock Marketing Plan for West Beach

West Beach is marketed as an area to enjoy the beach atmosphere, allow children to play, eat take-out food such as ice cream cones and fish and chips and dine-in at one of the restaurants. The visit to a recreational cannabis store is a destination since you cannot consume cannabis products at the store, in outside public places or inside public places. This does not fit the marketing plan for Marine Drive.

West Beach attracts visitors from Delta, Surrey and Langley. Langley has just recently started to accept applications for business licenses and Delta and Surrey prohibit recreational cannabis stores. So West Beach will become a cannabis retail destination similar to the Bloom store operated on the Semiahmoo First Nations property. However, the difference is that there is more available parking on the Semiahmoo First Nations property and less competing demand from nearby restaurants.

### **Parking and Traffic**

During the spring, summer and fall, the demand for parking is high. The nearest parking lot across the street from Little India is used by patrons of the restaurants east of Martin Street. There are several new restaurants that should increase the demand for parking.

### **Public Safety**

The consumption of cannabis products in public places is forbidden by law. If customers decide to use cannabis in public areas, it is very difficult to prevent it. The policing of cannabis flower products is difficult unless you are in proximity to their use and the policing for edibles is not possible.

This creates a risk if customers are under the influence either as pedestrians walking in a high traffic area, pedestrians near train tracks or customers driving under the influence.

### **Pilot Stage**

White Rock promoted the establishment of Little Bud as a pilot project. Little Bud opened at the end of August 2020. So, seven months later, a new store is to be opened without any review of the public's acceptance of Little Bud or allowing Little Bud to develop its business so that it is profitable. What has been learned from the start-up of Little Bud that can improve the development of other stores in White Rock?

Retail stores generally take three years to develop. Would you rather have one successful store or two unsuccessful stores? It will be like the restaurant situation on Marine Drive – too many restaurants for the size of market.

### Conclusions

Therefore, we recommend that Seed & Stone not be granted a development permit and business license and that future licences be delayed until the impact of Little Bud can be evaluated.

Yours very truly, James Henning Carl Huff Manjit Johal Vicky Pewtress David Stonoga Stephen Crozier and more Democracy Direct Society Members

--Stephen Crozier President Democracy Direct Society White Rock

Democracy Direct Society acknowledges the unceded territory of the Semiahmoo First Nation.

To unsubscribe from this mailing list, simply reply to this email with "unsubscribe" in the subject line.

From:	Tessa Bohn
To:	Clerk"s Office
Subject:	Bylaw Rezoning Application for 15053 Marine Drive - Cannabis Shop
Date:	March 1, 2021 9:42:54 AM

### Hello there,

As I am unable to join the White Rock City Council public hearing today at 6pm due to work constraints, I wanted to share personal feedback on the proposed cannabis shop on west beach (formerly Giraffe Restaurant).

I think this is a great business opportunity that will further diversify the businesses on White Rock beach. I can see this being a business that will draw more people to our waterfront, helping our restaurants that seasonally struggle in the non-summer months, not to mention bring more tax dollars to our small town of White Rock. I hope this passes and they are able to open their business!

Thank you,

Tessa Bohn

From:	Greg Kightley
То:	Clerk"s Office
Subject:	Ph/M BYLAW 2375, 15053 Marine Drive-Cannabis Store
Date:	March 1, 2021 11:23:37 AM

My name is Greg Kightley 932 Lee Street White Rock and I'm opposed to having a Cannabis Store at this location. We are face with enough traffic here on East Beach with Bloom. Let's keep this type of business up town. The Beach does not need this type of clientele, although I'm sure there are respectful users all the same. The police already have their hands full down here. Thank you.

Sent from my iPhone

From:	Jarett Schill
То:	Clerk"s Office
Subject:	Seed & Stone - PH/M 4:BYLAW 2375, 15053 Marine Drive
Date:	March 1, 2021 11:27:39 AM
Importance:	High

Hello:

With regard to the application and public hearing noted above, I would like to share my thoughts on the matter.

As a resident of White Rock for 20+ years I've seen the slow decline of Marine Dr. and so many good establishments struggle to make it simply because of long winters, and seasonal traffic. Our community is known for it's waterfront and for good reason, it's beautiful. I have recently taken note of the amount of traffic generated by our local dispensaries, Indigenous Bloom in East Beach, and A Little Bud at the top of Johnston Rd, often lined up outside. Why not direct some of that traffic to our struggling waterfront? I'm sure our waterfront restaurateurs would agree that any traffic is good traffic.

As a local resident I support Seed and Stone's application, not because I feel our waterfront needs a dispensary, because our waterfront businesses need all the help they can get.

Thank you for your time.

Jarett Schill Kent St. White Rock 
 From:
 Kenneth Jones

 To:
 Clerk"s Office

 Subject:
 2021 Mar.1- PH/M 4- BYLAW 2375 Cannabis Store

 Date:
 March 1, 2021 11:58:47 AM

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.* 

I oppose this bylaw.

This is not the image that people looking at and photographing White Rock from our Pier should see. Parking and street congestion will be a mess.

Kenneth "Ken" Jones V4B W R resident



TEL 778.895.7192 seedandstone.com 1688 152 St #205, Surrey, BC V4A 4N2

ITEM C-46

Please note there are 57 signed petitions in support for item C-46

TO: The Honorable Mayor and Council of White Rock FR:Vikram Sadcheva,

I, Vikram Sachdeva, on behalf of Seed & Stone, have entered an application to operate a nonmedical cannabis retail store at 15053 Marine Drive, White Rock, and am proud to have earned the support of the property owner to proceed with the rezoning application.

I have personally reached out to community members and local businesses and have received many signatures of support (*see supporting documents*).

I have also created a poster with a QR code to provide a simple yet effective way to email Unknown to us, the biggest support comes from online (facebook) where any message against this application is followed by hundreds of posts showing support

Through this process, I have also received feedback from the community on retail cannabis

Based on community feedback, Seed & Stone will:

- Add commercial ozone filters to negate any smell, no products will be opened or consumed on site.
- Keep frosted windows in place although no longer a requirement.
- Remove the word cannabis from all White Rock signage to keep youth away from cannabis
- Hire through a community job fair
- Pay above living wage and offer medical and dental benefits to all employees
- Donate \$10,000 to community initiatives (enhancing the waterfront, strengthening transit and greening the City)
- Prevent any loitering and consumption in and around the retail location

Seed & Stone has taken the communities safety concerns to heart and will bring an unheard level of security to our store, and as a result, the entire neighborhood.

Once our rezoning application is granted, we will perform an additional risk assessment tied to the geographical area we will be operating in. We will then apply the RCMP-backed **Crime Prevention Through Environment Design** (CPTED) model to the location.

In addition, Seed & Stone's security plan includes:

- A dedicated monitoring station that is maintained 24/7 365
- Every inch of our stores interior and exterior will be monitored by cameras, alarms, and state of the art security sensors and locks.
- Uniformed, on-site security officers checking 2 pieces of ID upon entering.
- Up to 10, after hour visits from a security patrol team for site inspections. This will provide added deterrence to criminals who may target other businesses in the community.

With only a single licensed cannabis retail location in White Rock, community members are forced to travel, including to neighboring cities or to White Rock's grey market dispensaries. This results in no taxes being paid or White Rock not benefiting from the taxes brough in by Seed & Stone. Our Chilliwack location paid over \$100,000 in PST over their first 6 months in business.

Council's wise decision to develop a Temporary Use Permit will hold us accountable to our promises. We fully support councils decision to limit cannabis sales between the hours of 9am and 10pm

For this reason, we request our application for cannabis retail be moved to the public hearing phase

Thank you for your time and I appreciate all feedback Vikram Sachdeva CEO, Seed & Stone

# SUPPOR SEED&STONE SCAN ME NYOUR COMMUNIY



# Government Licensed & Regulated Cannabis Retail

# SEED & STONE



Donate \$10,000 to community initiatives

# REGREATIONAL **CANNABIS**

Lowers community crime rates

Utilise the RCMP's CPTED to reduce crime in the community

Provide 24 hour security monitoring and enforcment

Hold a job fair to hire locals

Adhere to all regulations

## **Boosts economy**

Brings in fax money from sales

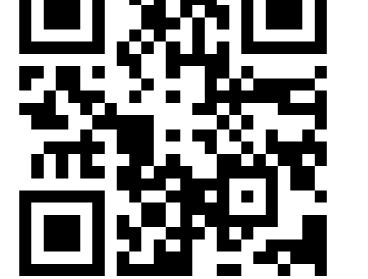
Lowers unemployment

Provides safe access to THC / CBD

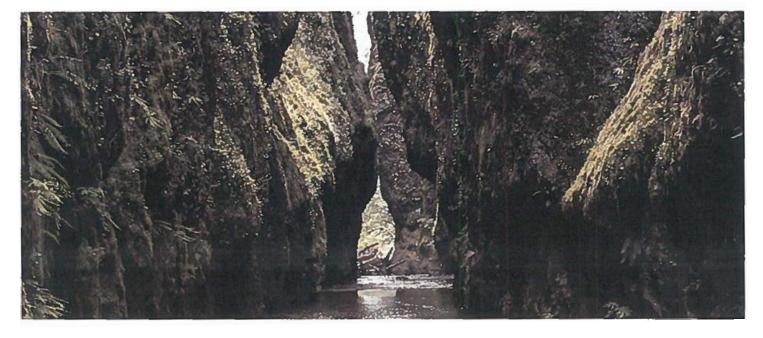


# Show your support!

## Scan the QR Code and let the city know



## Vikram Sachdeva 778 895-7192 hello@seedandstone.com





### BUSINESS SUPPORT LETTERS

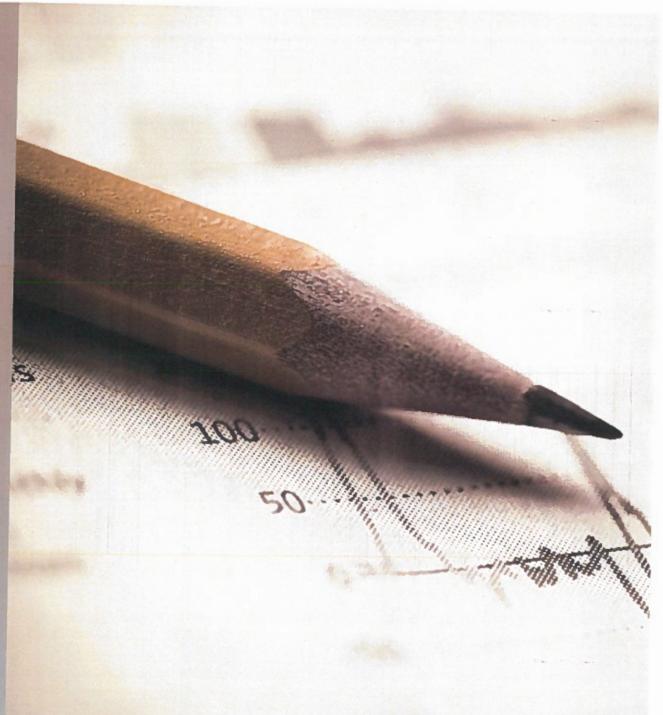
FOR WHITE ROCK CITY COUNCIL HEARING MARCH 1, 2021

### SEED & STONE

Page 565 of 613

### SIGNATURES FROM LOCAL BUSINESSES

Le Sasquatch Eatery The Bund 3 Dogs Brewing Little India Health Express Docks Fish & Chips Peculiar Leather Alebrijes Kitchen Adib's Cut Golden Cactus Studio **Barbs Boutique** Whitby's Books Zoom E Bikes Beach Break Pizza Craftsman Tattoo Leieve Tea Mystique Hair Sunlight Market Marine Drive Liquor Sandcastle Sea Shoppe



- TO: The Honorable Mayor and Council of White Rock
- FR: DIF 5 Cut

1549-159. White R AD:

RE: Support for Cannabis Retail

I would like to strongly support Seed and Stone a government licensed retail Cannabis store in our community on 15053 Marine drive, White Rock, BC .

Cannabis should be purchased from a Government licensed and regulated retail location where taxes are being collected and paid vs from the grey market which is currently serving our community

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

AD: 15065 Man Dr.

RE: Support for Cannabis Retail

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David Lasner M.D Sincerely,

FR: The Bund Shanghai Cuisine & Bar

RE: Support for Cannabis Retail

I am a new business owner in White Rock BC and my address is 100 - 15057 Marine Drive, White Rock, BC We are located directly next to the Cannabis Retail Application at 15053 Marine Drive

Please accept this letter as a showing of support for Seed and Stone, a government licensed retail cannabis store in our community.

The initiative shown by Seed & Stone to reach out to community members, not just for support but to listen to concerns of the community makes us feel safe having them as our neighbor.

If a positive outcome arises from the March 1st, 3rd reading, Seed & Stone will commence storefront improvements on March 2nd. These include but are not limited to:

- 1) Removal of overgrown shrubs from front and back of location
- Add additional levels of security including lighting, cameras and uniformed officers on site

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

Scarlett

FR: 3 DOCTS BREWING

- AD: 1515 Johnson
- RE: Support for Cannabis Retail

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FR: Little India Restaural, 15081 Menni Dine, While Rould,

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address

is ISSOI Roper Ave, WR

I would like to strongly support Seed and Stone a government licensed retail Cannabis store in our community on 15053 Marine drive, White Rock, BC .

Our common denominator is our love for community and appreciation of excellent service.

I feel very fortunate that this emerging industry is coming to White Rock. It is of my opinion that cannabis should be purchased from a Government licensed and regulated cannabis retail location where taxes are being collected and paid vs from the grey market which is currently serving our community

Seed and Stone has the right tools to meet the growing demand of legal, Health Canada approved access to cannabis in White Rock. They already operate a store in Chilliwack and have created a brand that puts the community's wellbeing at the forefront.

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

HEALTH EXPRESS 1550 Johnstow ROAD FR:

AD:

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Sincerely,

TO: The Honorable Mayor and Council of White Rock Chips FR: BALVIR DOCK'S Fish & Chips AD: 15061 Marine Drive white Rock

RE: Support for Cannabis Retail

I would like to strongly support Seed and Stone, a government licensed retail Cannabis store at 15053 Marine drive, White Rock, BC.

Cannabis should be purchased from a Government licensed and regulated retail location where taxes are being collected and paid.

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

Sincerely

FR: PECULIAR, Leather Julevelry Artuborks

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address is Units 14899 Marine Drik, White Rock BC UBICS

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Sincerely, (

FR: Alebrijcs Kitchen + Bar, 15077 Marine Dr.

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address

is 15077 Morine Dr.

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FR:

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address Golden Cartus Studio is 14833 MARINE DR. WHITE ROCK VEALSS

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Naulertfinst

# & SEED & STONE Community engagement petition for –

By signing this petition, you declare that you are 19 years and older date 01 Aug 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

19+

S. No.	Name	Address	Consent (Yes/ No)	Signature
	KRIENKE	14717 Micdurald OR.	Yes	En an
	RIASTAN Bining	1165 Kan &-	Yes	32
	EVAN Monk	1081 Martin St.	Ses	Cen
	lova BOD	1119 V. dal	Hos	20
	Cash ya	HTFS pr. Marm pr.	W	k
	Harsimran	Marine Drive higher store	Yes	A
	Stight King	Seashelly ICE CREATHOP	Ves	

## & SEED & STONE Community engagement petition for

15053 Marine drive, White Rock, BC

By signing this petition, you declare that you are 19 years and older date 1 Oct, 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

19+

S. No.	Name	Address	Consent (Yes/ No)	Signature
	TJ Harstine	14815 Marine Drive The Giztspy.	Yes a	t
	Raven Charles	alaks (a)	Ves	RC
	Whitby's Books of gifts	White Rock BC.	Yes	Mille
	Bark's Boutique	103 149 09 Marine Drive	Yes (	ti
				1

## SEED § STONE



19+

15053 Marine drive, White Rock, BC

S. No.	Business Name	Address	Consent	Signature
	ZOOM E-BIKES (TD	15505 MARINE DE WHITE ROCK.	γ.	5. Propuett
	15547 Marinedrive	Liquor store.	χ	fore.
	15561 MARINE CRAFTS man tattoo	15521 Marine	X	Thek
	Beach Break gire 15565-Marine DA	15565-Mainie Drive	Y	ŧ
	Leieve Tea	15581 Marine Dr.	γ.	Ly
	Mystique Hair design	15621 Marine dr.	У	V
	FICARDO RIZAE	15783 Mavine Drive	Y	A

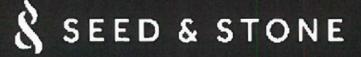
vikrams@seedandstone.com





# COMMUNITY SUPPORT LETTERS

FOR WHITE ROCK CITY COUNCIL HEARING MARCH 1, 2021



FR: Welliam Small AD: 201-14899 MARINE DRIVE VYBICZ

RE: Support for Cannabis Retail

I would like to strongly support Seed and Stone, a government licensed retail Cannabis store at 15053 Marine drive, White Rock, BC .

Cannabis should be purchased from a Government licensed and regulated retail location where taxes are being collected and paid.

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

Sincerely, plum mall

- FR: T. Sadler. Brown
- AD: 604 1551 Foster St-
- RE: Support for Cannabis Retail

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Sincerely, Madrham

- TO: The Honorable Mayor and Council of White Rock
- FR: Amna Liisa Koivisto
- AD: 1215 Oxfort, White Rock.
- RE: Support for Cannabis Retail

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Sincerely, Anna - Licon plainerslo

## FR: RL Hendrickson

# AD: 982 Habgood St. WR.

RE: Support for Cannabis Retail

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N GREYER FR: 610 1513 JOHN STON RD AD:

RE: Support for Cannabis Retail

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Sincerely, Libreya

- TO: The Honorable Mayor and Council of White Rock
- FR: Anna Scan Hender ick500 AD: 982 Habgood St. White Roch, VAB 466
- RE: Support for Cannabis Retail

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Sincerely,

- FR: MATT GUALIER
- AD: 15917 CLIFF AVE
- RE: Support for Cannabis Retail

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### RICK Fails FR:

- 15139 Buena Vista Ave, white Rock. AD:
- RE: Support for Cannabis Retail

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Sincerely,

.

FR: Haley Camplin

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address is (5021 Marine Drive

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Sincerely.

FR: Tereza Woods

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address is 2026 MCBride Gvenue

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dn

FR: TONT M

RE: Support for Cannabis Retail

I am a resident of White Rock BC and my address is 1991 MANNE OR UNITERCLE BC

I would like to strongly support Seed and Stone a government licensed retail Cannabis store in our community on 15053 Marine drive, White Rock, BC .

Our common denominator is our love for community and appreciation of excellent service.

I feel very fortunate that this emerging industry is coming to White Rock. It is of my opinion that cannabis should be purchased from a Government licensed and regulated cannabis retail location where taxes are being collected and paid vs from the grey market which is currently serving our community

Seed and Stone has the right tools to meet the growing demand of legal, Health Canada approved access to cannabis in White Rock. They already operate a store in Chilliwack and have created a brand that puts the community's wellbeing at the forefront.

I am very confident that Seed & Stone will be a viable economic engine that our community will benefit from

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FR: -tetto

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INI

FR: Aren Hanson

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FR: Jennie Silk

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FR: Larry Johnson

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FR: Kim Cheving

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Sincerely,

- TO: The Honorable Mayor and Council of White Rock
- FR: Mashawas
- AD: 1538-152-5t.
- RE: Support for Cannabis Retail

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#### FR: AMPIT BHANGIAL

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Dean Paterson FR:

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FR: Breanna Bell

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FR: Olivia Eros

RE: Support for Cannabis Retail

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Ohin Enos

FR: Lael Ross

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FR: Taylor Wood

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Tailor Wood

FR: Kelly Muskego

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Muskep

## Community Support petition for NEW CANNABIS RETAIL

19 +

### 15053 Marine drive, White Rock, BC

By signing this petition, you declare that you are 19 years and older date 1 Oct, 2020 In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

Name	Address	Consent Y/N	Signature
Ronnie	15168 36 ave	Yes	Worenika
Paigelvourde	17113 Of Ave	Yes	Pargatter
Kelly.	1840160 ST	Yes yes	Parother
/ 0			
		3	

# & SEED & STONE Community engagement petition for –

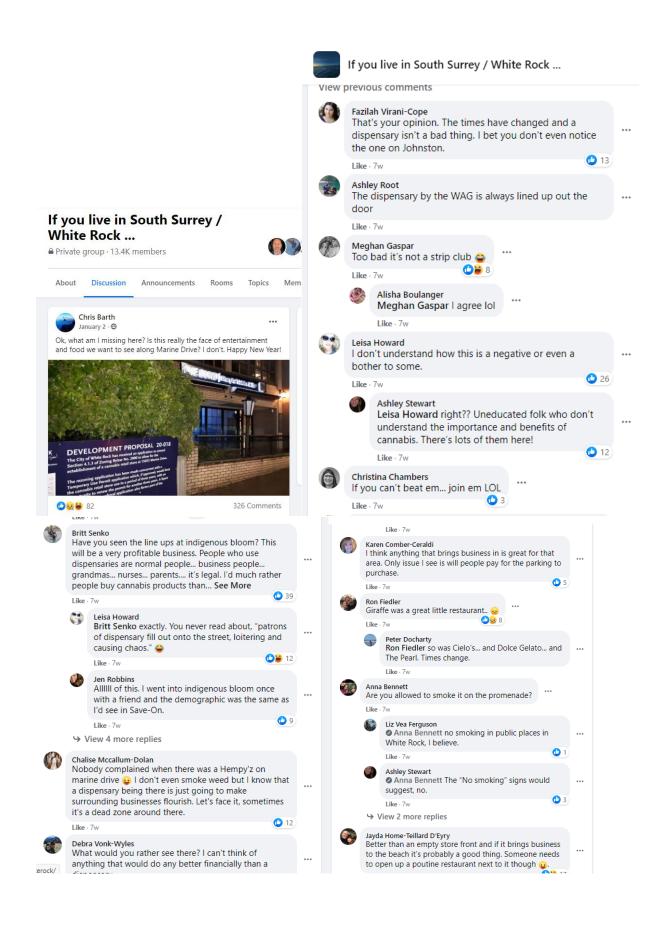
15053 Marine Drive, White Rock BC V4B1C3

By signing this petition, you declare that you are 19 years and older date 01 Aug 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Chrissy Bachman	18037 20th Ave. Surrey, B.C.	Yes	C. Sachman
	Mika Joronen	208 1821 Southmese Cres. E	Yes	4
			*****	

19+



6:56 🖬 🙀 🕅 33% 🛢

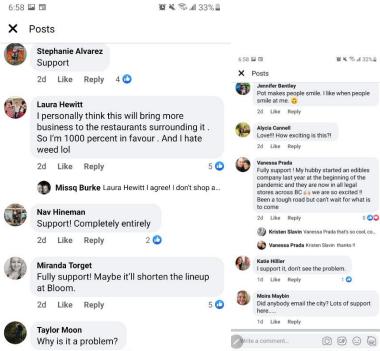
X Posts



FYI- there is a development proposal for a cannabis shop on Marine drive west, directly above the pier. I have reservations about the location and intend to email the city this week.

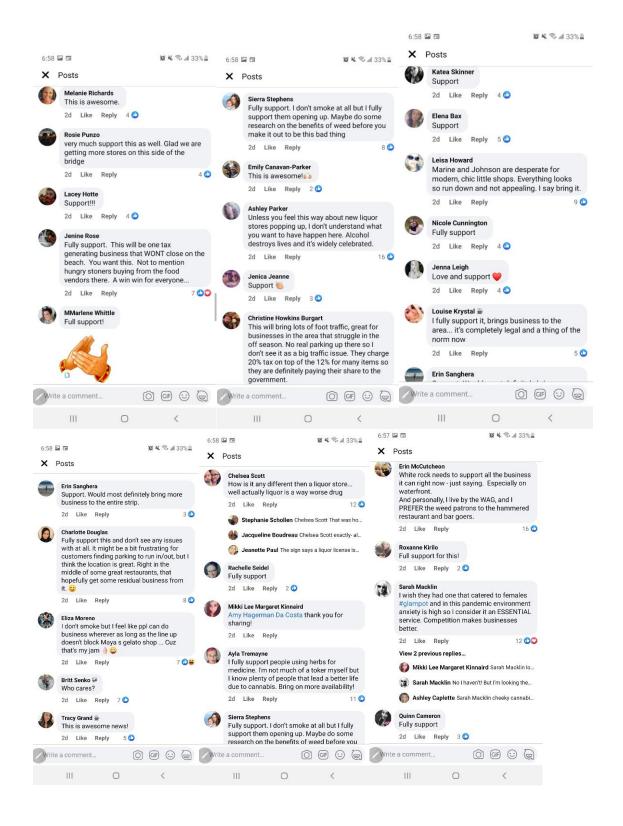
In favor or against, I am encouraging others to do the same and let the city know how you feel about this.

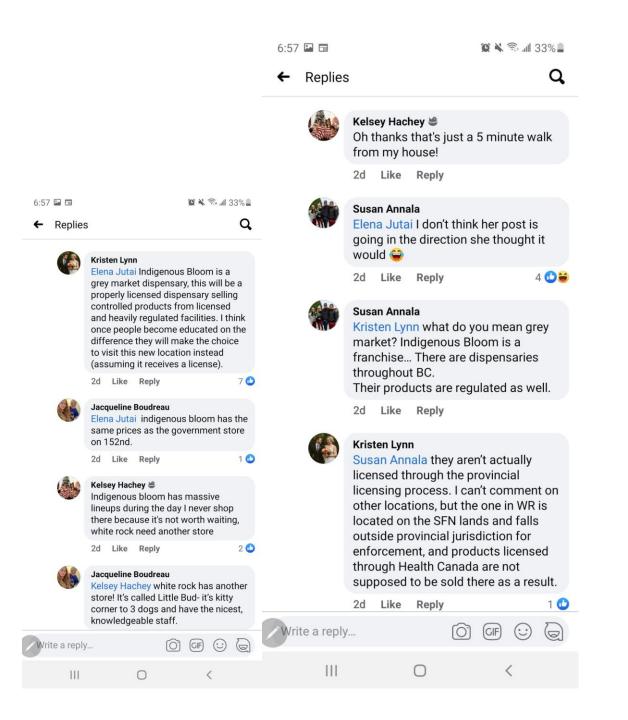




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6:57 🔛 🖬

X Posts

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-	Y	ĺ,

#### Elena Jutai

Good luck competing with tax free native grown Indigenous Bloom.

2d	Like	Reply	3	0	2	
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View 11 previous replies...



Susan Annala Kristen Lynn and why does that...

Kristen Lynn Susan Annala licensed dispensari...



### Susan Annala Kristen Lynn they are running a le...



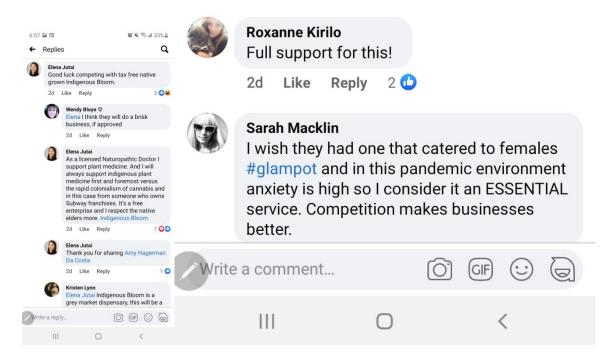
#### Erin McCutcheon

White rock needs to support all the business it can right now - just saying. Especially on waterfront.

And personally, I live by the WAG, and I PREFER the weed patrons to the hammered restaurant and bar goers.

2d Like Reply

16 🖒



6:56 🔛 🛅

😧 🔌 🗟 📶 33% 🛔

X Posts

Leena Sangha Chandi 🞬 Fully support. There is a cannabis shop down in east beach beside the WAG and I live up the street on stayte. Never heard of any issues due to it being there. 17 🗘 🖸 Reply 2d Like **Peyton Swope** Fully support Reply 2d Like 8 🖒 Sandra Teeple Fully support 3 🖸 Like Reply 2d **Ashley Parker** What??? Tenor 1 🖸 Reply 2d Like Elena Jutai Write a comment... [0] (GIF) (::) $\bigcirc$ <

6:56 🖬 🖬

X Posts

Like

Comment

### 12 🗃 🖸



#### Wendy Bloye 🗘

I have no issues with this at all. I wish the area was more vibrant and could support more restaurants but it hasn't been in years. This is just as welcome as a specialty wine shop

2d Like Reply 64 🗘 🗘



### Kelsey Hachey 🛎 The market for this store is huge. A much needed addition to white rock and sure ti be popular. I guarantee it will help the local restaurants and businesses as well 32 🖒 2d Like Reply Andrea Shillum Kelsey Hachey Got the munchie... Kelsey Hachey 👙 Andrea Shillum literally! Lol! **Rachel Caroline** Fully support 2d Like Reply 11 🚺 **Jacqueline Boudreau** Fully support as well. The stigma around weed needs to end. 2d Like Denly 27 🕜 Write a comment... O GIF $\cap$