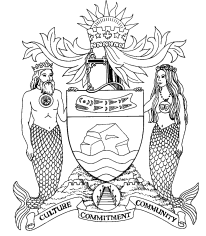


***Live Streaming/Telecast:** Please note that Standing Committees, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

Administration (604) 541-2212
E-mail clerksoffice@whiterockcity.ca



THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

April 3, 2019

Click on the title to take
you to the relative document.

On Table Page 56

A **LAND USE AND PLANNING COMMITTEE MEETING** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, APRIL 8, 2019** to begin at **6:30 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Kristjanson, Chairperson

1. **CALL MEETING TO ORDER**
2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for April 8, 2019 as circulated.

3. **ADOPTION OF MINUTES**

Page 3

a) March 11, 2019 – Land Use and Planning Committee Meeting

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the March 11, 2019 meeting as circulated.

4. **APPLICATION FOR ZONING AMENDMENT – 1541/1551 CHESTNUT STREET (ZON/SUB 18-018)**

Page 6

Corporate report dated April 8, 2019 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018)”.

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Planning and Development Services, titled “Application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018);”
2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291;”

3. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291;*” and
4. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services.
5. **CONCLUSION OF THE APRIL 8, 2019 LAND USE AND PLANNING COMMITTEE MEETING**

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

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Johannsen, Director of Planning and Development Services
C. Isaak, Manager of Planning

Press: 0
Public: 11

1. **CALL MEETING TO ORDER**
Chairperson Chesney called the meeting to order at 5:00 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-004 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for March 11, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) January 28, 2019 – Land Use and Planning Committee Meeting

2019-LU/P-005 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the January 28, 2019 meeting as circulated.

CARRIED

4. **ZONING AMENDMENT AND MAJOR DEVELOPMENT PERMIT APPLICATION – 1453 STAYTE ROAD (ZON&MJP 18-017)**
Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”.

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion points were noted:

- Is there flexibility of the applicant to move the height of the proposed project down?

The Applicant was invited to speak at this time.

The Project Architect Brian Shigetomi of Atelier Pacific Architecture noted they worked with the Planning Department following the public meeting and the shape of the building, roof line and location, were amended but stated that there may be a possibility to review the north/west corner, some of the suites may be reviewed / possibly removed.

- This area once a lumberyard, zoning history of the site was noted
- It was confirmed the building would be residential strata units, wood frame, for sale, of various sizes
- The project relator noted the approximate unit costs will be: \$600 / \$700 per sq ft
- Traffic study has been completed along with parking, loading and garbage collection
- Was there consideration to move the driveway (from one side to the other) – location as noted in the project allows the maximum open space
- Parking is in compliance with the City’s bylaw

2019-LU/P-006

It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs staff to work with the applicant on other options for the site located at 1453 Stayte Road, noting concern with the proposed density.

CARRIED

5.

15081 MARINE DRIVE DELEGATION: ZONING AND PARKING CONSIDERATIONS FOR SMALLER LOTS ON MARINE DRIVE AND RECOMMENDED APPROACH

Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach”.

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion point was noted:

- It was clarified that changes would not occur until after completion of the Official Community Plan (OCP) review

2019-LU/P-007

It was MOVED and SECONDED

THAT the Land Use and Planning Committee:


1. Receives for information the corporate report dated March 11, 2019, from the Director of Planning and Development Services, titled “15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach;” and
2. Authorizes staff to initiate a Zoning Bylaw Review of CR-3 and CR-4 zones in conjunction with the Official Community Plan (OCP) Review, Waterfront Enhancement Strategy, Marine Drive Task Force and the Parking Task Force.

CARRIED

6. **CONCLUSION OF THE MARCH 11, 2019 LAND USE AND PLANNING
COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:42 p.m.

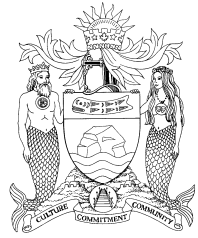
Councillor Chesney, Chairperson



Tracey Arthur, Director of
Corporate Administration

Unapproved

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 8, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Application for Zoning Amendment – 1541/1551 Chestnut Street
(ZON/SUB 18-018)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Planning and Development Services, titled “Application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018);”
 2. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291;*”
 3. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291;*” and
 4. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services.
-

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone two (2) adjacent properties at 1541 and 1551 Chestnut Street from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to permit the subdivision of the two (2) 18.29 m wide lots into three (3) 12.19 m wide lots, and allow for the construction of a new single family dwelling on each new lot.

The proposal is consistent with the objectives and policies of the Official Community Plan’s (OCP) Mature Neighbourhood land use designation intended for the subject property. 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 choice to the community through smaller single-family detached homes.

A copy of Draft Zoning Amendment Bylaw No. 2291 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.

PAST PRACTICE/ POLICY/ LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height and other policy directions for development applications.

The subject property is designated ‘Mature Neighbourhood’ in the OCP, 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 choices (such as secondary suites), and protect the character of existing mature single-family neighbourhoods.

White Rock Zoning Bylaw, 2012, No. 2000 (Zoning Bylaw)

The subject property is zoned ‘RS-1 One Unit Residential Zone’ in the *City of White Rock Zoning Bylaw, 2012, No. 2000*. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger.

The proposed ‘RS-4 One Unit (12.1 m Lot Width) Residential Zone’ accommodates one-unit residential buildings on lots with a minimum lot width of 12.1 m (39.7 ft) and lots 410 m² (4,413.2 ft²) or larger.

Uses permitted in the current RS-1 zoning and the proposed RS-4 zoning are both consistent with the OCP land use designation.

ANALYSIS

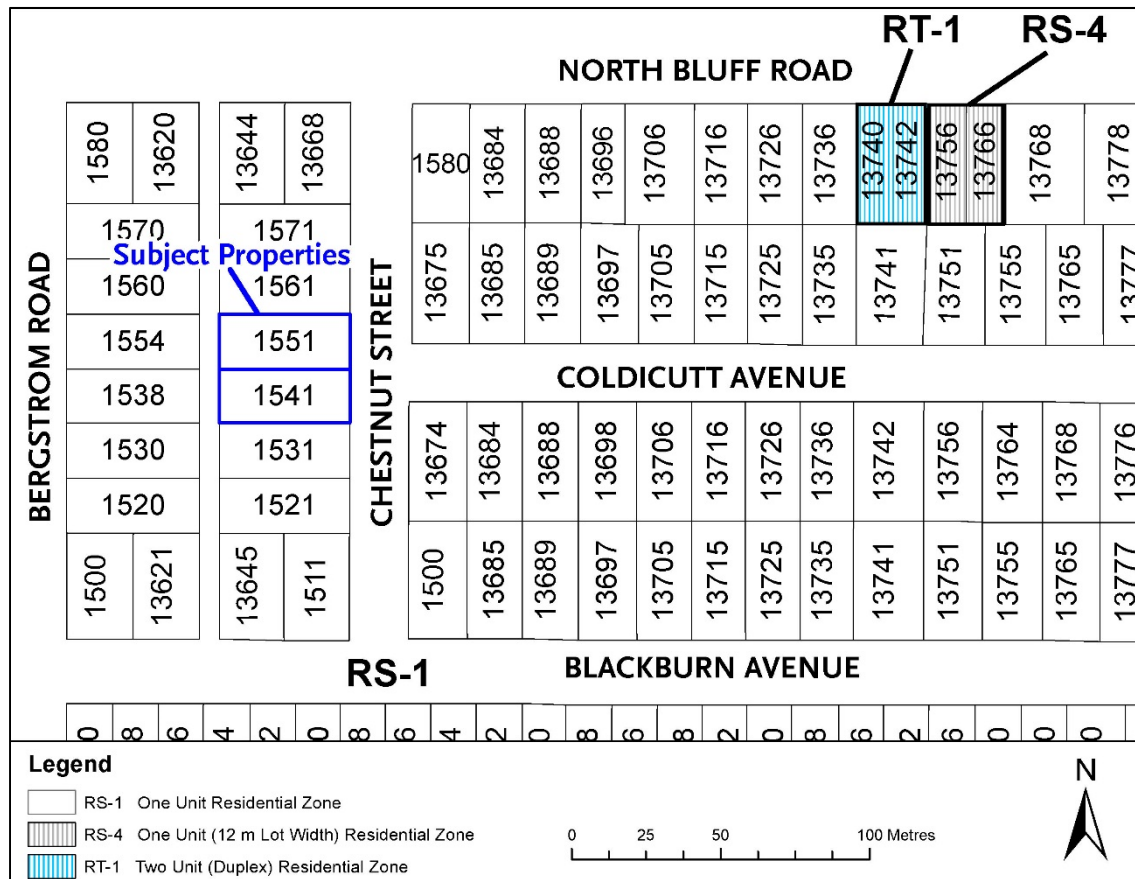
Site Context

The subject properties are located on the west side of Chestnut Street, in close proximity to the boundary between the City of White Rock and the City of Surrey. The site is located mid-block, and each property is currently hosts a single family home.

Both properties are identical in size (819.5 m²) and dimensions (18.29 m wide by 44.81 m deep), with a combined site area of 1,639 m² (17,642 ft²). The rear of the site can be accessed via a gravel lane (‘Bergstrom Lane’) that runs parallel to Chestnut Street and connects Blackburn Avenue to North Bluff Road.

The surrounding neighbourhood to the north, south, east and west is comprised of single family dwellings, with Ray Shepherd Elementary and a three-storey mixed use development located immediately north of the block, within the City of Surrey at the intersection of North Bluff Road (16th Avenue) and Bergstrom Road (136th Street). As shown in Figure 1: Zoning Map – 1541/1551 Chestnut Street, the immediate area is predominantly zoned RS-1 (shaded white). However, there is presence of RS-4 (hatched grey) and RT-1 Two Unit (Duplex) Residential (hatched blue) zoning along North Bluff Road.

Figure 1: Zoning Map – 1541/1551 Chestnut Street



Zoning Comparison

The subject properties has a combined area of 1,639 m² (17,642 ft²). If subdivided, the three (3) new lots would meet the minimum lot area and lot depth requirements for RS-1 zoned lots, but not the minimum lot width requirement of 15 m (49.2 ft). However, the three (3) lots would meet the minimum lot width requirement of 12.1 m (39.7 ft) under RS-4 zone provisions.

‘Table 1: Comparison of Zoning Requirements’ on the following page compares the requirements of the RS-1 and RS-4 zones with the proposed lots’ dimensions. The interior side lot line setbacks are marginally smaller (0.15 m/0.49 ft) in the proposed RS-4 zone, and both zones have a restriction on the floor area for the second storey of the principal building (i.e. the 2nd storey must have a floor area that is 80% of the footprint of the 1st storey) to reduce massing. If approved, this will result in smaller homes than what is currently allowed on the existing RS-1 lots.

Table 1: Comparison of Zoning Requirements

	RS-1 Zone	RS-4 Zone	Chestnut St Proposed Future Lot Dimensions
Minimum Lot Area	464.0 m ² / 4,994.6 ft ²	410.0 m ² / 4,413.2 ft ²	546.3 m ² / 5,880.3 ft ²
Minimum Lot Width	15.0 m / 49.2 ft	12.1 m / 39.7 ft	12.19 m / 39.99 ft
Minimum Lot Depth	27.4 m / 89.9 ft	27.4m / 89.9 ft	44.81 m / 147 ft
Maximum Lot Coverage	40% for lots with greater than 696 m ² lot area	45%	45%*
Maximum Residential Gross Floor Area	0.5	0.5	0.5*
Maximum Building Height	7.7 m / 25.26 ft	7.7 m / 25.26 ft	7.7 m / 25.26 f*t
Minimum Setbacks:			
Front	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Interior	1.5 m / 4.92 ft	1.35 m / 4.43 ft	1.35 m / 4.43 ft*
Rear	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Off Street Parking	2 per one unit residential; 1 additional for a 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 RS-4 zoning allow for one (1) single family dwelling per lot. As outlined in ‘Table 2: Permitted Accessory Uses RS-1 and RS-4 Zones’, additional permitted uses include a registered secondary suite or a coach house (staff are currently reviewing provisions for coach houses, approvals of which were put on hold by previous Councils).

Table 2: Permitted Accessory Uses RS-1 and RS-4 Zones

RS-1 and RS-4	
<i>A one-unit residential use in conjunction with not more than one (1) of the following accessory uses:</i>	
Child care centre	Bed and Breakfast
Boarding use	Vacation Rental
Registered secondary suite	Home occupation
Coach house	Care facility

Council’s approval of the proposed rezoning, and subsequent subdivision approval by the City’s Approving Officer, would allow for a maximum of six (6) units (three (3) principal homes and three (3) suites), which is a net increase of two (2) units from what is currently permitted at the site if the properties were to be redeveloped under the RS-1 zone.

Required Parking

Two (2) parking spaces are needed to service each principal residence, and an additional space would be required if the future homes included secondary suites, for a total of three (3) per lot. Under the existing RS-1 zoning a minimum six (6) spaces would be required if both lots had a principal dwelling and secondary suite, and if the subdivision proceeds for an additional (third) lot, a minimum of nine (9) spaces would be required if each lot had a principal dwelling and secondary suite. The current proposal is only for rezoning and subdividing the lot, no detailed building designs have been submitted for this application

Tree Management

An Arborist Report prepared by Woodridge Tree Consulting Arborists identifies twelve (12) trees in total. Ten (10) trees are located on site, one (1) offsite on the neighbouring property to the north, and one (1) City tree located in the laneway adjacent to the rear of the subject property. Ten (10) trees (Eight (8) onsite trees, one (1) City tree, and one (1) offsite tree) are considered to be protected trees as defined by the *White Rock Tree Management Bylaw, 2008 No. 1831*.

The Report concludes that eleven (11) of these trees need to be removed to accommodate construction on the proposed Lot 1 and Lot 2 as they conflict with the proposed driveway access and proposed building location. A jogged building design is required for Lot 1 to protect the off-site Grand Fir located on the neighbouring property to the north.

A Tree Management Permit (TMP) will be required prior to the demolition and construction stages to address tree protection requirements, as well as any tree removals and replacements that may be necessary. For the removal of the eleven (11) protected trees, the applicant would be required to provide twenty-nine (29) replacement trees and/or provide cash-in-lieu at a rate of \$1,500 per replacement tree, to be used by the City for planting and maintaining trees on City-owned land.

Additional potential to retain trees will depend on the siting of the new homes and the location of driveway access points. This will be determined through the subdivision and building permit process in consultation with the City Arborist should this application proceed.

Public Information Meeting and Public Feedback

The applicant held a public information meeting on January 30, 2019, at the White Rock Community Centre (15154 Russell Avenue). Sixty-six (66) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property, and twelve (12) letters were delivered to Surrey owners and occupants that reside within the 100 m buffer zone. The meeting was also advertised in the January 18th and 25th issues of the Peace Arch News.

Twelve (12) residents signed the attendance sheet at the meeting and nine (9) attendees submitted feedback forms. Seven (7) attendees opposed the development application, one (1) was in favour, and one (1) undecided.

Seven (7) pieces of email correspondence was received after the Public Information Meeting, six (6) were in opposition to the proposed development, and one (1) person was undecided.

It is noted that individuals who submitted more than one piece of correspondence were counted once in the above tally. All public correspondence, including the attendance sheet, feedback forms, email correspondence, and the Meeting Summary Report is included in Appendix D.

Internal Circulation

The application was circulated to the Building, Engineering, Operations, Fire, Parks and Parking Departments for review and comments.

The Parks Department noted that a Tree Management Permit would be required for the tree removal on the subject properties and on City property. Three (3) replacement trees are required for the removal of the City tree, and additional securities and replacement trees are required for the removal of the onsite trees. The Parks Department also noted that onsite tree #0473 (a 34 cm DBH ‘diameter at breast height’ Douglas Fir) located on the proposed Lot 1 has the potential to be retained; this will be further explored during the Tree Management Permit review process should this application proceed.

The Parking Department noted that Chestnut Street is not fully developed with curbs and sidewalks. The paved portion of Chestnut Street would need to be widened in order to accommodate travel lanes as well as providing space for parallel parking adjacent to the curb.

The Engineering and Operations Department noted the following:

- Driveway access is to be located off the laneway. Driveway access will not be permitted off Chestnut Street per the minimum driveway distance from intersections required by the Street and Traffic Bylaw. The applicant is required to fully build-out the lane

adjacent to the property to a minimum 6 m lane width. In the event that the 6 m minimum is unachievable, a road dedication will be required.

- The applicant is required to provide cash-in-lieu for future road widening, road paving to centreline, future concrete curbs and gutters, a future concrete sidewalk on Chestnut Street, undergrounding of existing overhead wires and pole removal, and future street lighting.
- The applicant must provide drawings for the proposed upgrade of Chestnut Street, including removal of the existing driveways and boulevard remediation applicable to the development, and for the eventual build-out of Chestnut Street (i.e. future road widening, curbs and gutters, sidewalk and street lighting for the portion of the boulevard fronting the property).
- The applicant is required to conduct a CCTV assessment for the existing sanitary and storm mains fronting the property to confirm their condition and capacity.
- The applicant is required to contribute toward replacing the existing 100 mm water main with a 150 mm PVC water main fronting the properties.
- A new fire hydrant must be installed at the intersection of Chestnut Street and Coldicutt Avenue.
- The applicant is required to submit a Sediment and Erosion Control Plan, including the mitigation plan and proposed clean up process, and a Lot Grading Plan, including contours, elevations of the proposed project locations and of the surrounding lots.
- Flaggers must be onsite during work on the properties as they are located in a T-intersection and in close proximity to Ray Shepherd Elementary School.

No other issues were identified. Staff have noted in the recommendations that the Servicing Agreement, and demolition of the existing buildings and structures are recommended to be completed prior to final adoption of the zoning amendment bylaw.

External Circulation

The application was also forwarded to the Surrey School District #36 for review and comment. School District #36 stated that the projected number of students resulting from this development proposal is two (2) elementary students and one (1) secondary student. These projections do not indicate a significant impact on school capacity. The School District's comments are attached as Appendix E.

Planning Review

OCP Land Use Designation

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 RS-4 to accommodate the proposed three-lot subdivision would create further single-detached and gentle infill opportunities, support different housing choices, while maintaining the character of the existing mature single-family neighbourhood.

Public Feedback to Date

At the January 30, 2019 Public Information Meeting, several concerns regarding parking and pedestrian safety were brought up by residents from the neighbourhood. It was noted that Chestnut Street is quite narrow, and is not currently improved with sidewalks and pedestrian

infrastructure. Due to the subject properties' close proximity to Ray Shepherd Elementary School, many students regularly use this route. Concerns about pedestrian safety were also raised, due to the issue of the many vehicles that park along Chestnut Street, creating a tight travel lane with obstructed sightlines. These concerns were also stated by residents who submitted written correspondence after the initial Public Information Meeting. Additional concerns regarding densification of the neighbourhood were also mentioned, by meeting attendees and in the received written correspondence.

Staff note that while a narrow street and a lack of sidewalks are a cause for concern, they are considered pre-existing neighbourhood conditions, and cannot be considered as a negative impact directly resulting from the proposed development.

If the proposal is approved, the applicant will be required to meet the Zoning Bylaw requirements for off-street parking (9 total spaces if 3 new houses all have secondary suites), locate parking access from the rear lane and provide cash-in-lieu for the future build-out the sidewalk, curbs and gutter along their property frontage. No driveways on Chestnut Street would be added, as the access would be provided on the lane side of the properties. They will also be required to install a new fire hydrant, street lighting, and widen the lane adjacent to their property to the standard 6 m. In combination, these required street improvements will add to the pedestrian infrastructure available along Chestnut Street and contribute to improved pedestrian safety.

It is noted that the proposed rezoning and subdivision would only add a potential of two (2) new units to the neighbourhood, which is not a significant increase in density, the proposed gentle infill increases housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood, and adds housing choice to the community.

BUDGET 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.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291*” as presented, authorize staff to schedule a Public Hearing, and direct staff to resolve engineering issues, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291;*” or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291*” and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received an application to rezone 1541 and 1551 Chestnut Street from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to allow the subdivision of the two (2) properties into three (3) 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 gentle infill will 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,

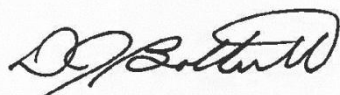


Carl Johannsen, MCIP, RPP.

Director of Planning and Development Services

Comments from the Acting Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill

Chief Administrative Officer

Appendix A: Draft Zoning Amendment Bylaw No. 2291

Appendix B: Location and Ortho Photo Maps

Appendix C: Preliminary Subdivision Plan

Appendix D: Public Information Meeting Attendance Sheet, Public Information Meeting
Feedback Forms, Public Correspondence

Appendix E: Surrey School District 36 Referral Comments

Appendix F: Arborist Report and Tree Replacement Plan

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2291**



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

Lot 17 Section 9 Township 1 New Westminster District Plan 17292
(1541 Chestnut Street)
PID: 010-263-683

Lot 17 Section 9 Township 1 New Westminster District Plan 17292
(1551 Chestnut Street)
PID: 005-200-318

as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

- 2. This Bylaw may be cited for all purposes as the "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291*".

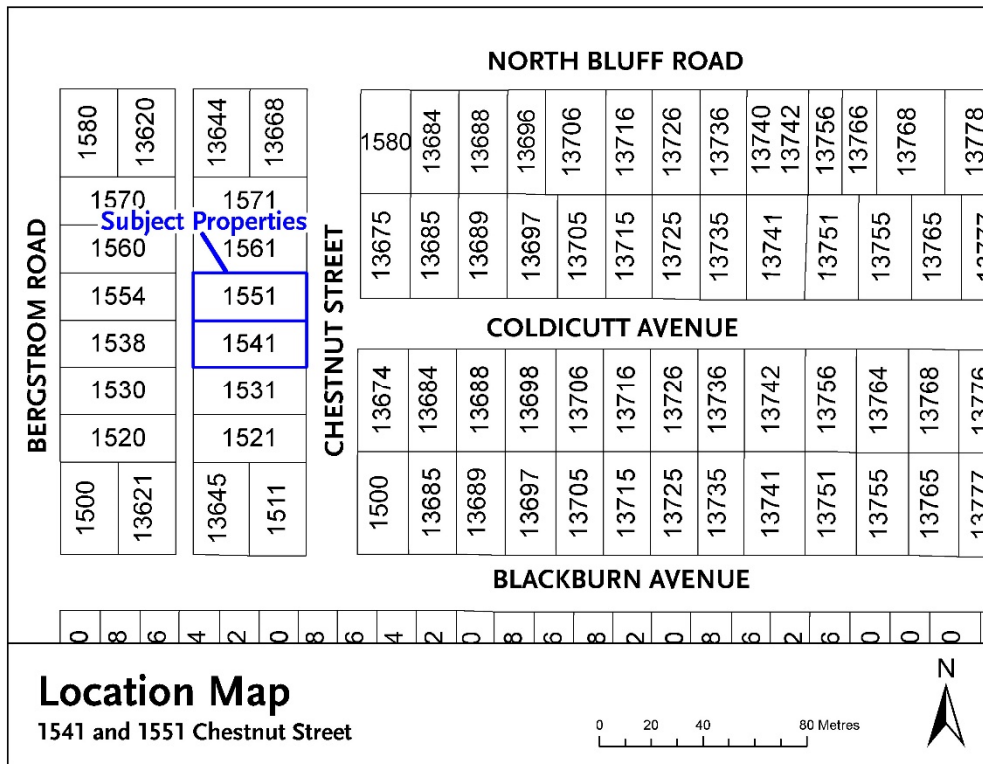
PUBLIC INFORMATION MEETING held on the 30th day of January, 2019
RECEIVED FIRST READING on the day of
RECEIVED SECOND READING on the day of
RECEIVED THIRD READING on the day of
ADOPTED on the day of

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

APPENDIX B

Location and Ortho Photo Maps



APPENDIX D

Public Information Meeting Attendance Sheet, Public Information Meeting Feedback Forms, Public Correspondence

PUBLIC INFORMATION MEETING
 1541 & 1551 CHESTNUT STREET
 REZONING AND SUBDIVISION
 JANUARY 30, 2019

WHITE ROCK COMMUNITY CENTRE (GALLERY ROOM) - 15154 RUSSELL AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1	KATH COSTELLOE	1500 Chestnut St.	V4B 5C8
2	Bonnie Temple	13852 Coldicutt Ave	V4B 3A9
3	God Temple	" "	" "
4	Rick Blacklacs	13842 Coldicutt Ave	V4B 3A9
5	Christy Weepers.	13865 Coldicutt Ave	V4B 3B1
6	PATRICIA	15020 N. Bluff Rd	V4B 5A4
7	Kiri Short	12608 Blackburn Ave	V4B 2Y8
8	Bob Short	"	"
9	Christopher Lal	13685 Coldicutt Ave	V4B 3B1
10	Steve Chyba	13875 Coldicutt Ave WR	V4B 3B1.
11	Alison Whitteme	13674 Coldicutt Ave WR	V4B 3A9.
12	Rich Whitteme	13674 Coldicutt Ave WR	V4B 3A9
13			
14			

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: KEITH CASTELLOE

Address: 1500 Chestnut St. White Rock

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

However, if the proposal goes through two fixes
could be considered.

1- Yellow no-parking lines along both sides of
Chestnut street - to stop on road parking
off road parking in front of the house should be
possible.

2. Constructing a kerb on both sides of the
road to delineate the road, assist drainage
and enhance the 'look' of the street.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: KEITH COSTELLOE

Address: 1500 Chestnut St WR.

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

But if passed
= consider back lane be paved and
cleared up.
= don't increase number of telephone/
electricity poles outside the property.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

From: [Keith Costelloe](#)
To: [Jessica Jiang](#)
Subject: Proposal Rezoning 1541 & 1551 Chestnut Street
Date: Wednesday, January 30, 2019 8:58:53 AM

Proposal considering Rezoning Provisions: 1541 and 1551 Chestnut Street.

My wife and I are residents living at 1500 Chestnut Street in White Rock.
We are against the proposal for the following reasons:

Chestnut Street is a short street between 16th Avenue and Blackburn Avenue. It is increasingly being used as an alternative road to avoid the traffic lights on Bergstrom Road. The proposal would significantly increase on-road parking with a potential 6 cars (2 cars per family) parked on the road. With cars park on both sides of the road this would create a narrow one lane. This would surely create an accident black-spot which would be dangerous especially as a number of school-age children walk back and forth to the Ray Shepherd Elementary School.

It would significantly change the character of the neighbourhood. From larger to smaller narrower plots. Whilst not being against development per se, we fail to see the benefits to the residents of Chestnut Street. The benefit is, of course, to the developer.

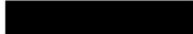
With this proposal being passed, we presume that more applications for smaller lots will be proposed in the White Rock area and the smaller plots will create a significant increase in density and even more damage will be done to the reputation of the City of White Rock as a pleasant, attractive place to live in.

I will attend the meeting and as a tax payer intend to vote against the proposal.

Thank you,

Keith and Irene Costelloe

--

Keith Costelloe
White Rock


**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Kiri Short

Address: 13608 Blackburn Ave.

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

I do not agree with making these two
lots into 3 lots. This will begin the
densification of a family neighborhood
that does not need to be densified.
The only gain I see from this is for
the developer to make more money.
These houses could be built cheaply
as the developer is only proposing to
develop the property and then sell the
lots.
Please do not allow this to happen.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Bonnie Temple

Address: 13852 Coldicutt Ave. White Rock,

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

This neighbourhood has already
been through some serious
upheaval, not to the benefit
of the long standing home
owners. Approving a rezoning
application will only be
beneficial to the developer. Rezoning
a small area in a neighbourhood
is not a long term plan. It
also starts a trend of developers
rezoning ~~and~~ without any foresight
into the effects of the people that are
living in the neighbourhood, as opposed to
Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

developers that only interest in the
neighbourhood is for profit.

From: **Nicholas Printis** nprintis@telus.net
Subject: **Fwd: Chestnut St development Proposal**
Date: **January 27, 2019 at 12:35 PM**
To: **jjiang@whiterockcity.ca**



Dear Sir/Madam

Regarding the pending development proposal I have the following concern.

There is currently 8 cars parked in front of the existing 2 houses. This impedes the flow of traffic north and south on Chestnut street. With the addition of a third home and the potential of each home having a legal suite one can conclude that parking is going to be a bigger concern for all. Car density and road congestion is already putting children at risk to and from school and on the Coldicutt Ave junction turning left to Chestnut puts the driver into oncoming traffic.

Thank you for your consideration in the matter.

Sincerely

Liza Printis
13706 Coldicutt Ave
White Rock, Bc
V4B3A9
778-840-9656

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Christy Weepers.

Address: 13805 Coldcatt Ave.

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

Concerned about community. - ~~Will~~ development not
thinking about our community. Cars/parking issues - possibly
to families to live on these 2 plots - carriage houses etc.
*already not safe for kids/walking to school - there
would be more parked cars on already narrow street.
- Increasing cars driving to fast down coldcatt Ave already. ^{this would}
- This development is all about profit - not community. ^{make it}
- Builder not invested in community to build what fits ^{worse.}
in our community - It would not end up as single family lots.
-
-
-

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Rick Blacklaws

Address: 13842 Coldicutt Ave

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

West White Rock should follow a
large lot model for continuity with
Oakden Park.

I believe 2 large lots, even with
large houses would keep the density
lower.

White Rock should invest in curbs
along Chestnut.

Also, we try to manage the density
as per proximity to a school
Large lots would try to maintain a
community character.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: PAT PETRALA

Address: 15020 N. BLUFF RD

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

Discouraged to witness a land
assembly with zoning change
intent to merely flip for
profit.
Setting this precedent/well
repeating prior spot zoning is
not the desired "NEIGHBOURHOOD
PLAN". Though a sort of minor
change, whiptinker with it & have
more in fill spot zones. This
does not meet the new vision of
a community/neighborhood plan
we seek.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Christopher Lal

Address: 13685 Coldicutt Ave

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

Increase densification will pose issues in the area
Current street don't have side walks so our kids
already walk on the streets

Already have cars parked on the street forcing kids
to walk in the middle posing dangers

Adding multi family homes will make this worse.

Feel the smaller lots will not fit the character of
the neighborhood

Schools will reach capacity quickly. Prefer that my
kids aren't schooled in portables or have to attend school elsewhere

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment and Subdivision Application
1541 and 1551 Chestnut Street
January 30, 2019**

1. Please provide your name and address. (please print clearly)

Name: Steve Clayton

Address: 13873 Coddicutt Ave W.R.

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

The following criteria should be considered by the City
prior to allowing the application to process.
- There should only be lane access to these lots, no driveway
off of Chestnut.
- Do not take cash in law for the off site works. Put sidewalk at
property line. 1.5 metre grass strip. one city tree per lot
planted on the block. This would allow for road parking
as the road will be wider at this section.
- If possible have the developer pave the lane either
behind these three homes or the entire lane
Thank you for this process.
Steve Clayton

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jakub Czoch
Applicant
Hub Engineering Inc.
604-572-4328
jakub@hub-inc.com

**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.*

From: Carol Blacklaws
To: Jessica Jiang
Subject: Re: Development Proposal 18-018 – Date of Public Information Meeting
Date: Saturday, January 26, 2019 7:09:36 AM

Re: Rezoning the properties from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of two 18.29m wide lots (both with an area of 819.5 m²/ 8,821 ft²) into three 12.19m wide lots (each with an area of 546.3 m²/ 5,880 ft²) and allow for the construction of a new single family dwelling on each new lot.

Dear Ms. Jiang,

When you crack open a nut it's impossible to get it back into the shell. That is the metaphor I am using for **the proposed development at the intersection of Chestnut and Coldicutt Avenue that would allow for the construction of three homes on two existing properties. Approve this one and many more will be proposed!**

I have lived on Coldicutt long enough to refer to it as "middle earth". Our neighbourhood has provided a stable, happy, unchanging environment for many years. As it should be, change happens. In our neighbourhood many of the large homes have been scraped and replaced with larger homes. A good number are owned by investors caught in a declining market. Consequently many rentals are not being cared for giving our neighbourhood a drab and rundown appearance. **The proposed three home development may revitalize the neighbourhood or it may crack open that nut and allow for many more homes built on smaller lots.**

As councillors you need to work with our city planner to devise a vision for our city. If livability in the west side of White Rock is defined as "monster" homes built on smaller lots than that is the direction our neighbourhood will go. If the vision is to keep what I call the "Ocean Park Vibe" than you would not allow for this development.

Residents voted loud and clear for decreased density and increased livability. In essence they voted for municipal representatives that would work to achieve a vision for our city that respects White Rock's uniquely beautiful location in Canada. I believe that vision includes denying the introduction of smaller properties in this area.


I would prefer maintaining the status quo for the west side of the city from Bergstome to High Street and allow for smaller lots on the east side of Centennial Park.

I believe that once you crack that nut allowing for the subdivision of larger lots you may not be able to get it back into its shell. If you do approve this development, many neighbours including myself will sell our homes to profit on the density—something I would not like to see in the west side of White Rock where our neighbourhood streets connect to Ocean Park.

Sincerely,
Carol Blacklaws

--
Carol Blacklaws


From: [Nicholas Printis](#)
To: [Jessica Jiang](#)
Subject: Fwd: Chestnut St development Proposal
Date: Sunday, January 27, 2019 12:35:53 PM

>
> Dear Sir/Madam
>
> Regarding the pending development proposal I have the following concern.
>
> There is currently 8 cars parked in front of the existing 2 houses. This impedes the flow of traffic north and south on Chestnut street. With the addition of a third home and the potential of each home having a legal suite one can conclude that parking is going to be a bigger concern for all. Car density and road congestion is already putting children at risk to and from school and on the Coldicutt Ave junction turning left to Chestnut puts the driver into oncoming traffic.
>
> Thank you for your consideration in the matter.
>
> Sincerely
>
> Liza Printis
> 13706 Coldicutt Ave
> White Rock, Bc
> V4B3A9
> 

From: [Paul Thompson](#)
To: [Jessica Jiang](#)
Subject: Rezoning of 1541 and 1551 Chestnut Street from two lots to three lots.
Date: Tuesday, January 29, 2019 10:12:17 PM

January 29, 2019

Regarding: Rezoning of 1541 and 1551 Chestnut Street from two lots to three lots.

Attention: Jessica Jiang, City of White Rock planner,

I have owned and lived at [REDACTED], White Rock for 19 years.
I am against the proposal of rezoning 1541 and 1551 Chestnut Street into three smaller lots.

My reasons are as follows:

Parking density would increase on Chestnut Street.
With three houses instead of two, there would easily be more cars than there would be room to park on the street.
Already cars are parking on BOTH SIDES of the street making the street ONE LANE access.
Obviously, parking congestion would be 1/3 greater in front of these lots.

There will be MORE cars parking and MORE noise and LESS SAFETY on one of the SHORTEST streets in White Rock.

This will, of course result in MORE people speeding up and down the back lane between Chestnut and 136th.

With increased density comes increased likelihood of children being hit by cars.
The elementary school children already have to be extremely careful when walking down Chestnut Street.
The cars parked on both sides of the street make it unsafe for the children. This street has NO SIDEWALK.
Since I have lived here for 19 years, and my kitchen faces the street, my wife and I have witnessed how crowded the street becomes while children walk home from school. Increased housing density is a safety issue for the children!
Since the traffic light going in at 136th street, there is an increase of cars taking a "short cut" along Chestnut.
Parents beware! More housing density will bring more cars parking on the road and poorer visibility of your preteens walking home!

I have witnessed an accident on Chestnut Street.
Our neighbor was backing out slowly from their driveway.
A car speeding up Chestnut smashed into the back of our neighbors' car.
I feel the narrowness of the street contributed to this accident.
Increased density: more cars parking on an already narrow street: a disaster waiting to happen.

My wife and I are also against the change in zoning due to the change in character of our neighborhood.
We have enjoyed White Rock living; quiet streets with large yards, lots of trees and kids playing outside.

It is no wonder that well over half of the residences on Chestnut Street have moved to Ocean Park, or further away, in the last few years now that huge houses are being built.
If this rezoning goes through, the megalithic, nature-crushing crates that are taking over White Rock will motivate us to leave what we have called "home".
It is, of course the developers, not the families that are making money from these gigantic, eye-sore, apartment-style buildings.
Increasing the houses on these lots from two to three will add a congested look to the street.
The front of the houses will look like a parking lot with three house-holds (all with "granny suites" no doubt) fighting for space to park their cars.

We find it interesting that several neighbors have said of our 900 square foot rancher, "your house is so cute, so quaint and the garden is so nice and big".
One neighbor said our back yard was "a paradise oasis with all the big trees and open space".
I have never heard these type of comments directed toward huge footprint homes on smaller lots.
Treed yards are being traded for maximum square-foot containers.
I truly believe THIS WILL HAVE AN ADVERSE EFFECT on the lives of the people on Chestnut Street.
The quality of life, the enjoyment of nature, the quiet neighborhood, the community and atmosphere around Chestnut Street will dissipate with greater density.

Please White Rock, listen to those residences who have been paying taxes for 19 years and stop this proposed zoning change!

Regards,
Paul Thompson

From: [Leela Noah](#)
To: [Jessica Jiang](#)
Subject: RE: rezoning proposal on Chestnut Street in White Rock
Date: Wednesday, January 30, 2019 6:50:20 PM

To whom it may concern,

My husband and I are residents in the neighbourhood of Chestnut Street where the proposed rezoning is being considered.

We live on [REDACTED] and have been there for 25 years.

Although we are not in favour of 6000 square foot monster houses that take up the whole property from side to side, we are also hesitant to make the lots smaller and squeeze more houses in that space. It would set a precedent that might easily spill over in a street like Coldicutt, where developers would love to buy two properties and put 3 houses on there. This would de-value the properties for the other property owners and change the spacious lots that everyone is enjoying now. We are thus not in favor of re-zoning for the Chestnut properties.

Thanking you,
Peter and Leela Noah

[REDACTED]
White Rock

From: [gordtemple](#)
To: [Jessica Jiang](#)
Subject: Chestnut infill
Date: Wednesday, January 30, 2019 10:14:42 PM

Thank you for taking the time to talk about our neighborhood.

As 30 year residents we have seen a lot of change in White Rock.

I would like to write a lovely story about our neighborhood, but instead you're going to get bullet points.

-House prices of 3 houses instead of 2, will not make them affordable housing.

- These smaller homes will be 2.5 million instead of 3 million , in a 1.5 million neighbourhood.

-The only gain in the neighbourhood is for the developer.

-This change in zoning will open the door for more speculation.

-The builder typically does not live in the neighbourhood and has no vested interest in it, except profit.

If they do live in it, it is only for capital gains tax avoidance. Then it's for sale again.

-I feel like it is a developer led city as opposed to resident led.

-Thank you for trying to change my opinion on that [tonight](#)

-When there is zoning in place, why can it always be challenged?

-Yes they are large lots does that mean we have to make them smaller?

-Is not the densification of uptown addressing this concern?

- I realize that the homes on the street and in the neighbourhood are 50 years old, does this mean they must all be knocked down whenever a developer sees fit.

-Maybe there could be a litmus test on demos as opposed to renos.

It is an awful waste of a good home.

-As residents we chose this area for a reason, now it has speculation properties that are rented, some good, some not. Some empty.

- Many of the newly built homes are for sale again and or repeatedly. Some with questionable builds as a reason?

-Could this be a quality issue?

-Quite a few homes are empty, new and old, if you drive around the area you can tell which ones are.

- There was a common look in the neighbourhood, now not so much.
- You can build whatever you fancy which gives the neighbourhood zero character.
- Soffit lights are the new fashion statement for a tall rectangle of a house.
- I feel there should be some sort of concept or plan for every neighbourhood.

Thanks for reading my concerns,

Gord Temple

 White Rock,

Todd & Jennifer Doern
1561 Chestnut Street
White Rock, BC V4B 3H1
[REDACTED]

February 14, 2019

City of White Rock
Architecture & Planning
Attn: Jessica Jiang
15322 Buena Vista Avenue
White Rock, BC V4B 1Y1

Ref: Subdivision (SUB) Application File #8: SUB 18-018
(1541 and 1551 Chestnut Street) 3-lot RS-4
subdivision

Dear Ms. Jiang,

We are writing to you to object to the above planning application for the subdivision on Chestnut Street in White Rock, BC based on the following:

Neighbourhood Allure: The proposal for such a drastic change to the current design of our community would take away the charm of an established neighbourhood that makes it a truly great place to live. This is a stable community with resident support that helps to encourage safety and low crime rates. In addition, this is currently a family friendly area where the residents take pride in their neighbourhood and take the time to maintain their homes.

The traditional character of this location is one of the reasons that we purchased our home and remained here for the last 15 years, and to lose the existing appeal of the green space and community would be a real detriment.

Traffic and Parking: By allowing the applicant to change the zoning from two single-family residences into 3 homes with additional suites would cause an increase in traffic and a decrease in parking for current residents. The proposal

for re-zoning is for the purpose of building for immediate sale, this leaves a huge impact and detriment to the current residents with no impact on the builder.

Precedence: The approval for the re-zoning on Chestnut Street would definitely set precedence for future land proposals leaving implications for the entire city of White Rock which would ultimately be devastating for existing residents.

Overall, we feel that the re-zoning would not be in the best interest of the Chestnut Street community, and we strongly urge you to deny the application.

Sincerely,

Todd & Jennifer Doern

From: [Alison and Richard Whittome](#)
To: [Jessica Jiang](#)
Subject: Re: Chestnut Street Rezoning - Public Info Meeting
Date: Thursday, February 14, 2019 11:59:09 AM

Hi Jessica,

Thank you for the reminder email, here are our thoughts ...

We are against the proposal rezoning of lots 1541 and 1551 Chestnut Street. This increase in density will bring an increase from what is now two single family homes (with one family in each house) to potentially 6 families (3 houses with suites). This will no doubt increase traffic, noise and parking issues in our neighbourhood. As is proposed, the developer wants to increase their profits by developing the maximum allowable lot space - in this case, building three instead of two houses. This decreases the amount of green space and large trees in a neighbourhood that is known for large yards and established greenery.

We chose to move into this neighbourhood to raise our family 11 years ago for the large yards, big trees and quiet streets. We hope that this new council will listen to the concerns of the neighbours before accepting the rezoning application.

Sincerely,
Alison and Richard Whittome


Hub Engineering Inc.

Engineering and Development

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com



February 21, 2019

Hub File: 18013
City Project #: 18-018 ZON&SUB

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

Attn: Jessica Jiang, Planner

Re: Development Information Meeting – 1541 & 1551 Chestnut Street, White Rock, BC

The Public Information Meeting (PIM) took place at White Rock Community Centre (Gallery Room) at 15154 Russell Avenue on January 30th, 2019, from 5:30pm to 8:00pm. There were approximately twenty (20) people in attendance; of which a total of twelve (12) people signed in and of those people there was approximately nine (9) properties represented. The comment sheets and emails received to date show there were one (1) property in favour of the proposed development, two (2) properties undecided and ten (10) properties (13 people) opposed. One (1) person elected not to fill out a comment sheet and three (3) individuals provided multiple responses by way of comment sheet and emails.

The meeting was held by way of an open house type discussion and viewing of the presentation boards. Questions and inquiries from the public were addressed by Hub Engineering Inc. (Jakub Czoch & David Doan), Dag Design Co. (Dag Mothe) and City of White Rock Planner (Jessica Jing).

We note, the biggest concerns noted by the public seemed to be traffic, density/use and design. The public indicated the area has existing traffic/parking congestion around the intersection of Chestnut Street and Coldicutt Avenue. Concerns regarding the lack of sidewalks, curbs and designated street parking were raised several times and seemed to dominate both discussions at the PIM and in the received comment sheets/emails. Furthermore, the public expressed concerns with respect to the proposed increase in density, green space and retention of existing trees. However, Lane only access for the proposed lots and explanations of the measures taken to retain an existing tree helped to alleviate some of the public's concerns.

Overall, the public raised a number of valid concerns for the community and the area. However, the proposed gentle infill although raised as a concern by the public does not seem to be the dominant factor for the public's primary apprehension for this proposed development. Safety, parking and community design appears to be the dominant concerns of which are preexisting conditions with the exception of design. As a lack of sidewalks and designated/denoted parking area, combined with the foot traffic in the area appear to be the community's main point of contention. All valid concerns, however, are not a result of the proposed development. As such, some of these items can be alleviated by providing the required improvements along the frontage of the proposed development through the Servicing Agreement and the design for each lot can be addressed at the building permit stage.

Yours truly,

Hub Engineering Inc.


Jakub Czoch, EIT
Cc: Rick Neufeld (Developer)

G:\Projects\18013.pkh\A3 Correspondence\City & Governments\1.a. Public Information Meeting\2018-02-14 -- PIM Received Comments & Attendance Sheet\2019-02-21 - Summary.docx

APPENDIX E

Surrey School District 36 Referral Comments



Planning October 31, 2018

THE IMPACT ON SCHOOLS
APPLICATION #:

ZONSUB 18-018

SUMMARY

The proposed are estimated to have the following impact on the following schools:

3 Single family with suites

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

Ray Shepherd Elementary	
Enrolment (K/1-7):	31 K + 293
Operating Capacity (K/1-7):	19 K + 349
Elgin Park Secondary	
Enrolment (8-12):	1202
Capacity (8-12):	1200

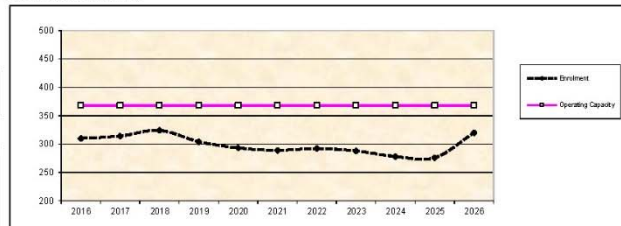
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Ray Shepherd Elementary serves a maturing neighbourhood where future development can be characterized as minorcp of infill housing. The 10 year enrolment projections show a gentle decline. There are no plans to expand the capacity of the school at this time.

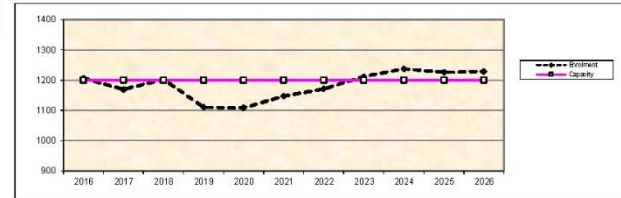
As of September 2018, Elgin Park Secondary is currently operating at 100% capacity. By 2025, the schools operating capacity is projected to rise to 110%. There are no current plans to expand the existing high school.

A new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave between 166th and 174th street is targeted to open September 2021 which will relieve some of the secondary enrolment pressure in the South Surrey/White Rock area.

Ray Shepherd Elementary



Elgin Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

APPENDIX F

Arborist Report and Tree Replacement Plan



Arborist Report
Inventory and Assessment of Trees Associated to Development at
1541 & 1551 Chestnut Street, White Rock

June 15, 2018

Update 1: December 17, 2018

Revision notes: tree #os1 to be retained, supervision recommendations added. Trees #0473 and ci5172 are now recommended for removal. Replacement plan updated

Krisanna Mazur, BHS in Urban Ecosystems
ISA Certified Arborist and Tree Risk Assessor PN 7530A

Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated to the development of 1541 & 1551 Chestnut Street. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure. Soil testing, root exploration and internal probing of tissue have not been incorporated in the findings.

The observations recorded are based on inspections performed on June 14, 2018 between 11:30AM and 12:30PM. The weather at that time was overcast.



aerial image of property before redevelopment

Arborist Report for 1541 & 1551 Chestnut Street, White Rock BC
Woodridge Tree Consulting Arborists Ltd.

Findings

The properties at 1541 & 1551 Chestnut Street are located on the West side of Chestnut Street near the intersection of Coldcutt Avenue. At the time of observation two double storey houses stood on the lot. Associated trees were comprised of native conifers and ornamental deciduous species. Trees located on the subject property, City and neighbours' trees close to the property lines are considered in the findings of this report.



image of property from street at time of field data collection

Arborist Report for 1541 & 1551 Chestnut Street, White Rock, BC
Woodridge Tree Consulting Arborists Ltd.

Tree Inventory and Assessment

- dbh - Diameter at 1.4m height measured in centimeters
 - on trees with multiple stems the 3 largest sections measured at 1.4m are combined to make up the total.
- critical root zone = dbh x 6 unless otherwise specified
 - LCR = live crown ratio, percentage of live crown remaining
 - os - off site tree
- ci - City owned tree

ID#	Surv eyed	Common Name	Botanical Name	DBH (cm)	LCR (%)	Canopy rad. (m)	Condition & Comments	Retention Suitability	Action	TPZ (m)
0468	Y	Norway maple	<i>Acer platanoides</i>	79	-	-	Dual stemmed at 8' with weeping inclusion. Large, healthy crown, natural form, exposed, damaged roots	Moderate	Remove	4.74
0469	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	26	20	5.0	Straight, single stem, natural form, very sparse crown	Poor	Remove	1.56
0470	Y	Western red cedar	<i>Thuja plicata</i>	34	60	5.0	Straight, single stem, growing into concrete wall		Remove	2.04
0471	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	30	60		Single stem, leaning, top doglegs, upper crown is narrow & sparse	Poor	Remove	1.80
0472	Y	Western red cedar	<i>Thuja plicata</i>	71	70	5.0	Dual stemmed at 10' with big inclusion, natural form, growing into concrete wall, significant root damage	Moderate	Remove	4.26
Note: trees #0468-0472 are located in conflict with the proposed building envelope										
0473	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	34	70	5.0	Straight, single stem, natural form, young, a bit sparsely branched. Located in conflict with lot access	Moderate	**new** remove	2.04
0474	Y	Cherry	<i>Prunus avium</i>	27	-	-	Mature, trunk filled with decay and failed limbs, surrounded by laurel. Declined beyond expectation of recovery	Poor	Remove - condition	1.62
0475	Y	Western red cedar	<i>Thuja plicata</i>	65	70	6.0	Multi-stemmed at 12' w/poor unions, natural form but a bit squat, crown is sparse <i>Tree will be critically impacted by construction</i>	Moderate	Remove	3.90

Arborist Report for 1541 & 1551 Chestnut Street, White Rock BC
 Woodridge Tree Consulting Arborists Ltd.

ID#	Surv eyed	Common Name	Botanical Name	DBH (cm)	LCR (%)	Canopy rad. (m)	Condition & Comments	Retention Suitability	Action	TPZ (m)
0476	Y	Western red cedar	<i>Thuja plicata</i>	124	80	6.0	Multi-stemmed at base, shared crown with 0477, somewhat sparse - Located in conflict with proposed building envelope	Good with 0477	Remove	7.44
0477	Y	Western red cedar	<i>Thuja plicata</i>	70	80	6.0	Multi-stemmed at base, shared crown with 0476, sparse - Located in conflict with proposed building envelope	Good with 0478	Remove	4.20
ci 5172	Y	Mountain ash	<i>Sorbus aucuparia</i>	53	60	4.0	Multi-stemmed at base, natural form, partially surrounded by laurel. Located in conflict with lot access	Poor	**new** remove	3.18
os1	Y	Grand fir	<i>Abies grandis</i>	120	60	6.0	Dual stemmed with included bark, one leader is also dual stem with a big inclusion, tall, large, natural form. There is a broken/dead branch hanging in crown. Root exploration: arborist completed a root exploration to determine if any roots extended below the retaining wall. Six roots over 5cm in diameter extended into the subject property in the top 12" of the 6' long strip that was investigated. Arborist suggested a foundation footprint and excavation zone based on this information and the location of the existing house and tree #468. See photos on page 9	Good	Install barrier 7.20m from tree	7.20
Supervision required, see conclusion for details										

Summary Table

	subject property	off-site	City property
# of trees in total	10	1	1
# to be removed 30-50cm DBH (2:1)	5	-	-
# to be removed 51-65cm DBH (3:1)	1	-	1
# to be removed 66-75cm DBH (4:1)	2	-	-
# to be removed 75-85cm DBH (5:1)	1	-	-
# to be protected	0	1	0
# replacement trees as per City rules	26	0	3
# replacements proposed	6	-	0

Images



Image 1: tree #0468



Image 2: trees #0469-0472

Arborist Report for 1541 & 1551 Chestnut Street, White Rock, BC
Woodlodge Tree Consulting Arborists Ltd.



Arborist Report for 1541 & 1551 Chestnut Street, White Rock, BC
Woodlodge Tree Consulting Arborists Ltd.



Arborist Report for 1541 & 1551 Chestnut Street, White Rock, BC
Woodlodge Tree Consulting Arborists Ltd.



Image 7: proximity of os1 to existing house (shovel shows location of root exploration)

Image 8: results of root exploration. Yellow lines show locations of roots over 5cm in diameter

Conclusion

Property, plans and trees have been assessed by arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Removals:

- Trees #0469-0472, 0476 and 0477 are recommended for removal because they are located in conflict with the proposed building envelope
- Tree #0474 is recommended for removal because it has declined beyond expectation of recovery
- Trees #0475 is recommended for removal because it will be critically impacted by construction
- **new** trees #0473 and ci5172 are recommended for removal because they will be located in conflict with lot access. City's permission required for removal of ci572

Recommended Tree Protection:

- Tree barriers shown on the "Tree Plan for Development" are to be installed and kept in place during the entire duration of construction.
 - Protection measures for tree #os1 are as follows:
 - Arborist to supervise excavation and helical pile installation
 - Arborist to supervise above grade walkway installation. Permeable material or paving stones recommended
 - Arborist to supervise any retaining wall work

Replacement Trees:

- Preliminary replacement trees are specified on the "Replacement Tree Plan"
 - Replacement tree selection and planting to meet or exceed the BCLNA/BCSLA Landscape Standards
 - Replacement trees to have a minimum caliper of 6cm if deciduous, or a minimum height of 3m if coniferous

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.



Krisanna Mazur
ISA Certified Arborist and Tree Risk Assessor
PN 7530A
Woodridge Tree Consulting Arborists Ltd.
krisanna@woodridgetrees.com
778-847-0669

Arborist Report for 1541 & 1551 Chestnut Street, White Rock, BC
Woodridge Tree Consulting Arborists Ltd.



**Tree Plan for Development at
 1541 & 1551 Chestnut Street
 White Rock, BC**

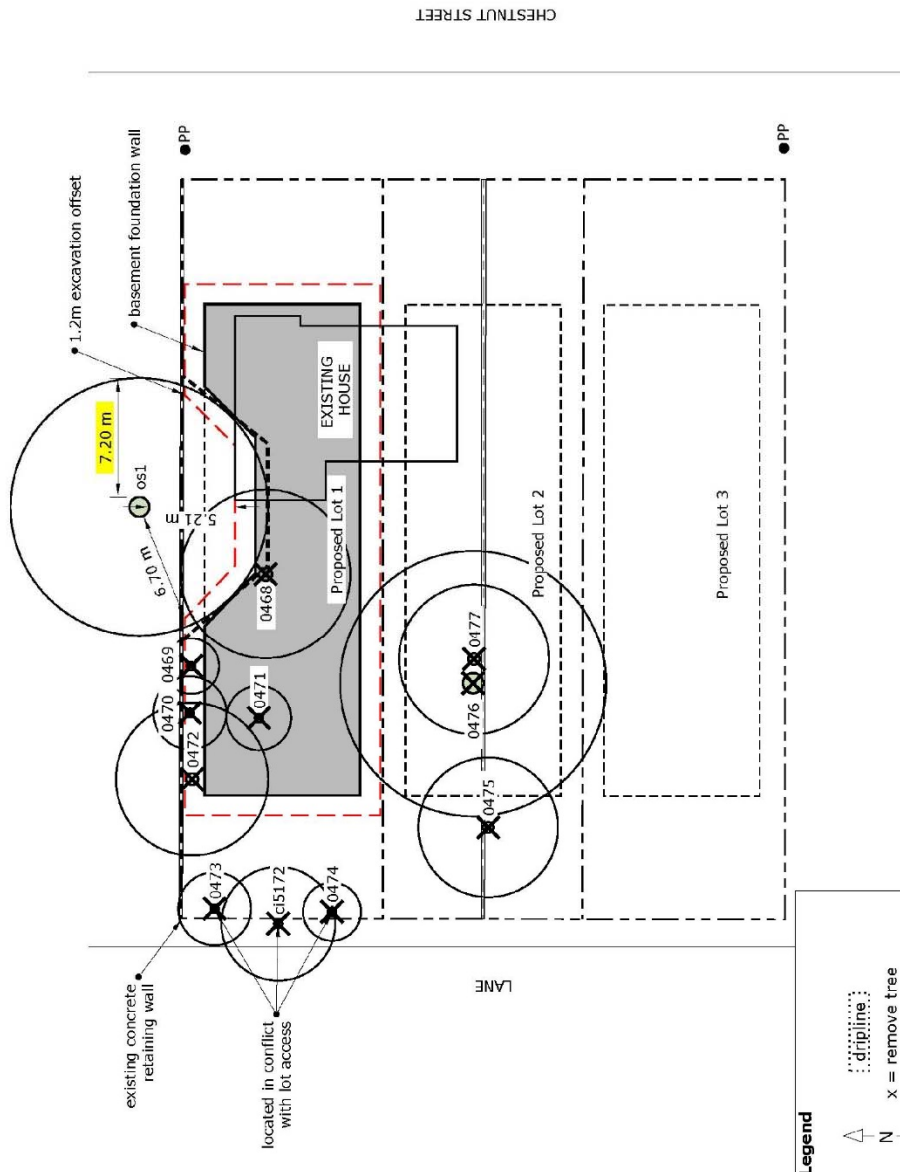
Date: December 17, 2018

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
0468	Norway maple	79	4.74
0469	Douglas fir	26	1.56
0470	Western red cedar	34	2.04
0471	Douglas fir	30	1.80
0472	Western red cedar	71	4.26
0473	Douglas fir	34	2.04
0474	Cherry	27	1.62
0475	Western red cedar	65	3.90
0476	Western red cedar	124	7.44
0477	Western red cedar	70	4.20
c5172	Mountain ash	53	3.18
os1	Grand fir	120	7.20

Notes

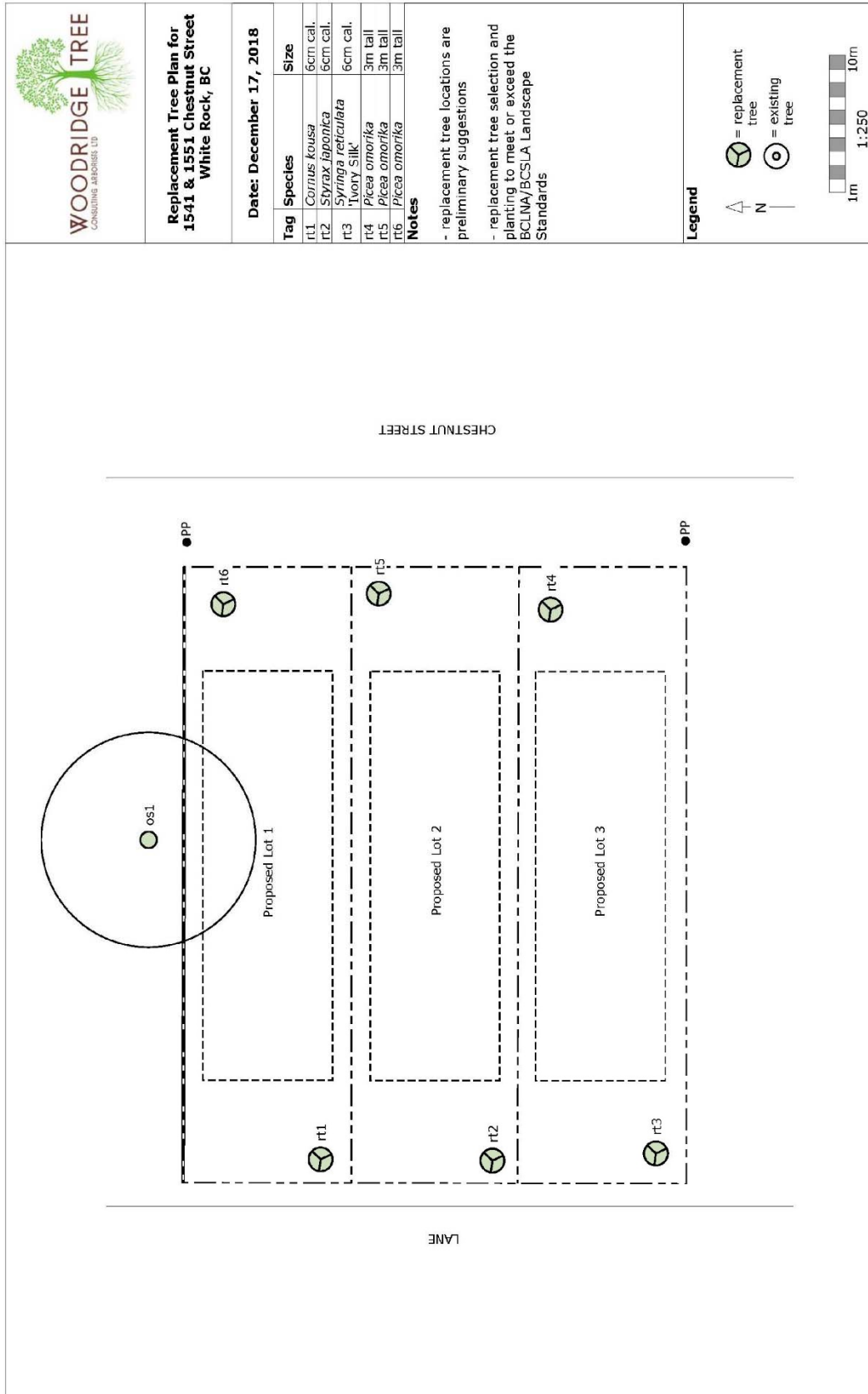
- building footprint on Lot 1 is an approximate suggestion made by arborist to allow for retention of tree # os1
- arborist to supervise excavation and helical pile installation near tree # os1
- walkway on north side of Lot 1 to be installed above root grade under arborist supervision. Permeable materials or paving stones are strongly recommended
- arborist to supervise any retaining wall work near tree # os1



Legend

- ↑ North arrow
- Deline
- x = remove tree
- Tree barrier

Scale: 1:250
 1m, 10m



1541/51 Chestnut Street

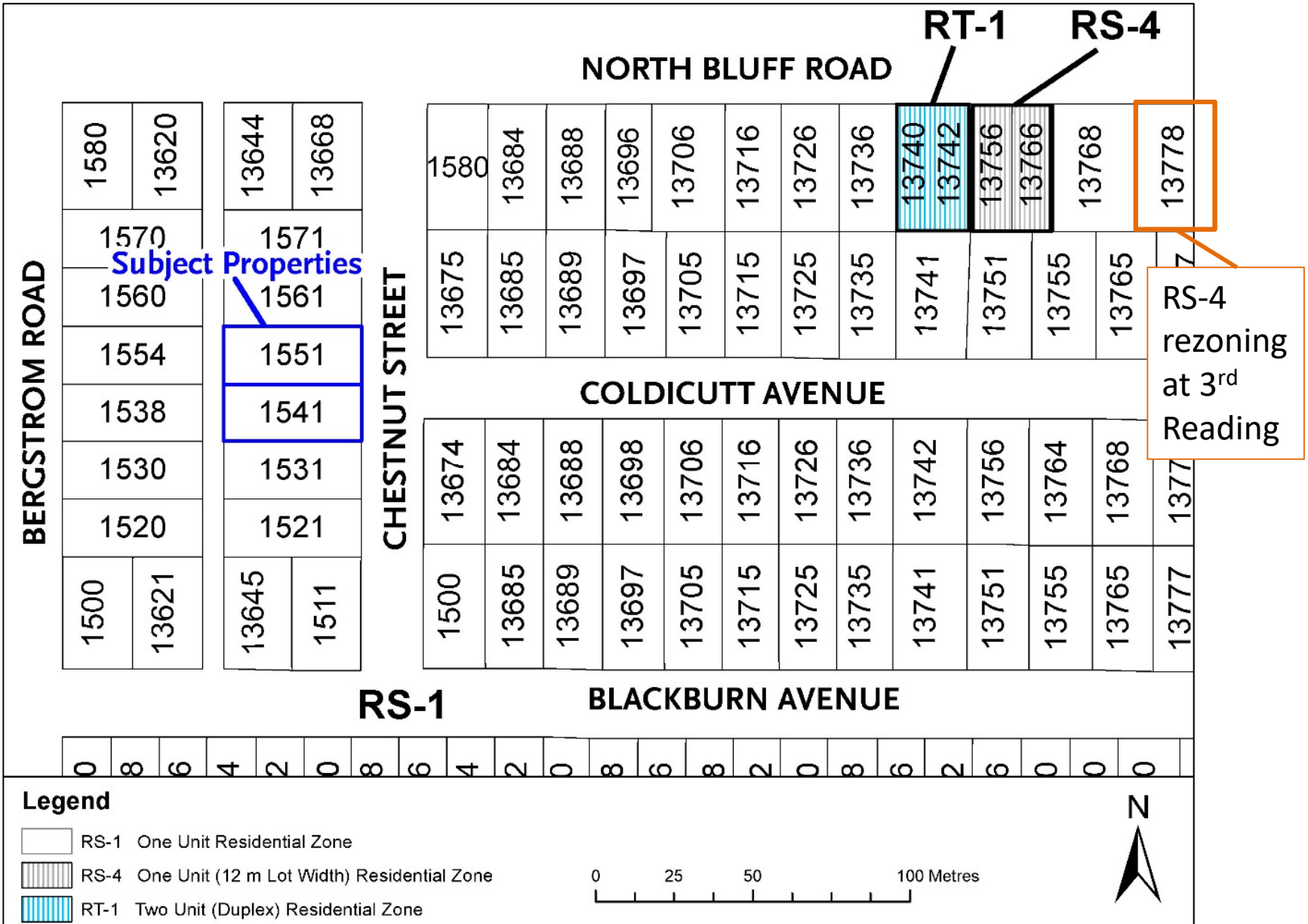
Zoning Amendment

WHITE ROCK
My City by the Sea!

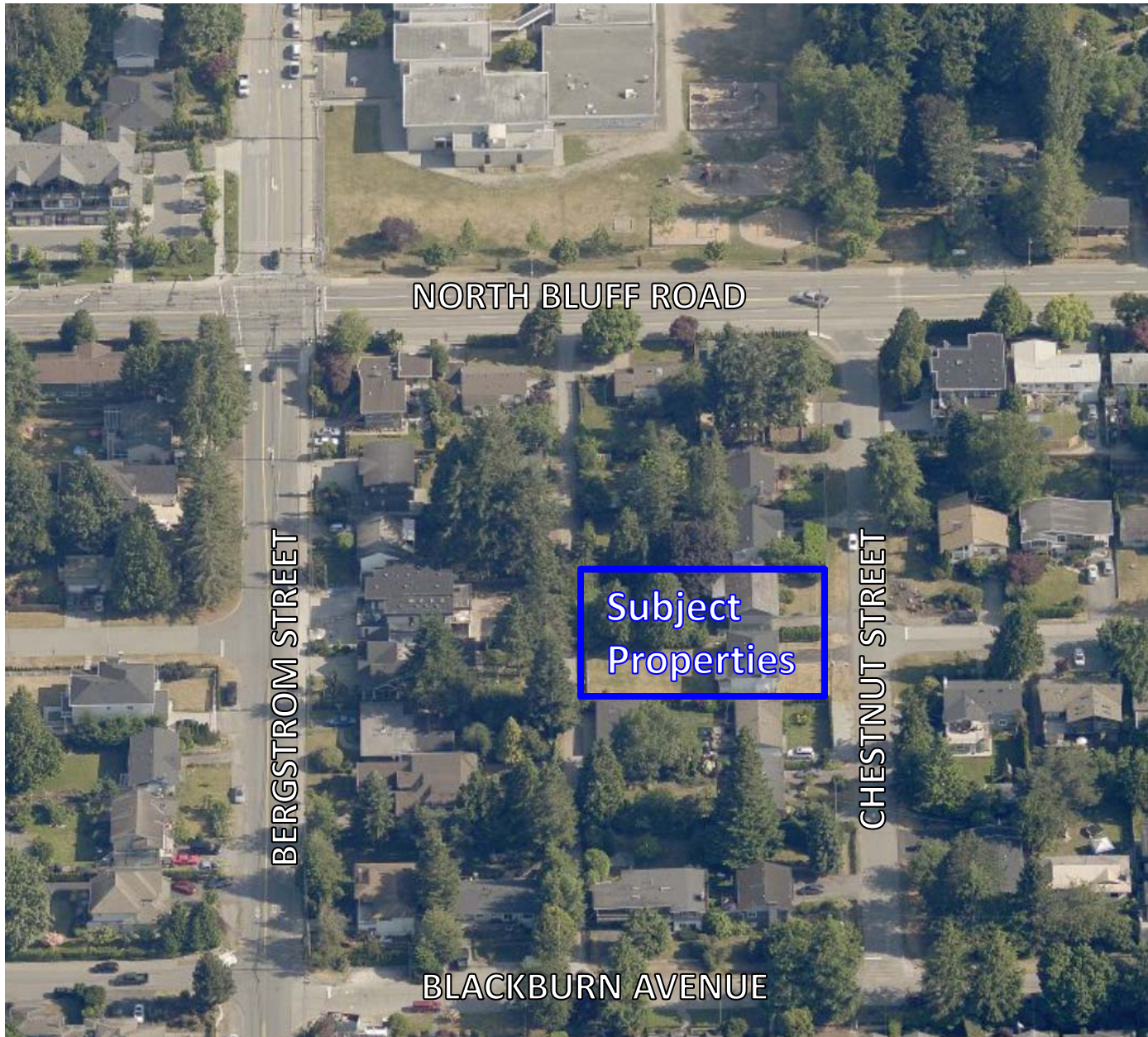
April 8, 2019



Site Context



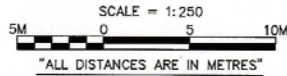
Aerial Image Context



Proposed Three-Lot Subdivision

B.C. LAND SURVEYOR'S PLAN SHOWING PROPOSED SUBDIVISION
OF LOTS 16 & 17 SECTION 9 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 17292

CITY OF WHITE ROCK



The intended plot size of this plan is 432mm (17") in width
by 280mm (11") in height (B size) when plotted at a scale of 1:250

P.I.D. 010-263-683 (LOT 16)
CIVIC ADDRESS: #1541 CHESTNUT STREET
P.I.D. 005-200-318 (LOT 17)
CIVIC ADDRESS: #1551 CHESTNUT STREET

ZONING RS-4

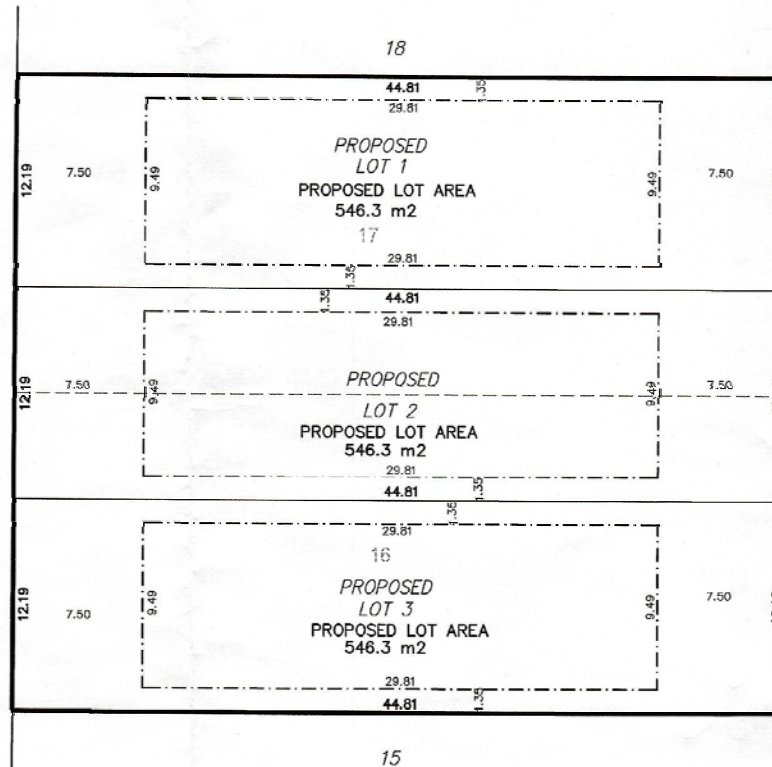
Minimum Lot Width - 12.1m
Minimum Lot Depth - 27.4m
Minimum Lot Area - 410.0 m²

BUILDING ENVELOPE REQUIREMENTS

Front & Rear Yard Setbacks - 7.5m
Side Yard Setback - 1.35m



LANE



CHESTNUT STREET

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS
LOT DIMENSIONS ARE DERIVED FROM PLAN 17292

SOUTH FRASER LAND SURVEYING LTD.
#212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
604-599-1826
181194PROP-SD

This document shows the relative location
of the surveyed structures and features
with respect to the boundaries of the
parcel described above. This document
shall not be used to define property lines
or property corners.

This plan was prepared for
the exclusive use of our client.
The signatory accepts no responsibility
or liability for any damages that may be
suffered by a third party as a result of
reproduction, transmission or alteration to
this document without consent of the signatory.

" THIS DOCUMENT IS NOT VALID "
UNLESS ORIGINALLY SIGNED AND SEALED

© All rights reserved. No person may copy,
reproduce, transmit or alter this document in whole
or in part without the consent of the signatory.

Certified correct this 11th day of APRIL 2018

Gene Paul Mikulic
GENE PAUL MIKULIC (803)

181194PROP-SD