

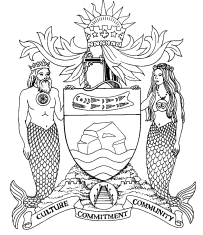
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City Clerk's Office (604) 541-2212
E-mail clerksoffice@whiterockcity.ca

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THE CORPORATION OF THE
CITY OF WHITE ROCK

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



September 9, 2020

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 **SEPTEMBER 14, 2020** to begin at **5:45 p.m.** for the transaction of business as listed below.

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.

Please note you can watch the meeting, as well as previous meetings, online www.whiterockcity.ca/councilmeetings

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Trevelyan, Chairperson

1. CALL MEETING TO ORDER

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

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

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

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

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the September 14, 2020 meeting to be video streamed and available on the City’s website, and without the public present in the Council Chambers.

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for September 14, 2020 as circulated.

3. ADOPTION OF MINUTES

Page 4

a) July 27, 2020 – Land Use and Planning Committee Meeting

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the July 27, 2020 meeting as circulated.

4. INITIAL INFORMATION REPORTS FOR ZONING AMENDMENT APPLICATIONS

Corporate report dated September 14, 2020 from the Director of Planning and Development Services titled “Initial Information Reports for Zoning Amendment Applications”. **Page 8**

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council give first, second and third reading to “City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357.”

***Note:** Due to timing constraints, the recommendation to provide proposed Bylaw No. 2357 are presented on the Regular Agenda later this evening for consideration. Council may, if they wish, defer this matter to the next Regular meeting.*

5. APPLICATION FOR ZONING AMENDMENT – 15561 & 15569 OXENHAM AVENUE (ZON/SUB 19-022)

Page 15

Corporate report dated September 14, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 15561 & 15569 Oxenham Avenue (ZON/SUB 19-022)”.

RECOMMENDATION

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*”
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*” and

3. 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) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

Note: *If endorsed, these recommendations will be brought forward at the September 28, 2020 Regular Council meeting.*

6. **DRAFT ZONING AMENDMENT BYLAWS AND OFF-STREET RESERVE FUND BYLAWS FOR PROPOSED CR-3A ZONE (BYLAWS 2343, 2344, 2345 and 2346)**
Corporate report dated September 14, 2020 from the Director of Planning and Development Services titled “Draft Zoning Amendment Bylaws and Off-Street Reserve Fund Bylaws for Proposed CR-3A Zone (Bylaws 2343, 2344, 2345 and 2346)”. **Page 44**

RECOMMENDATION

THAT the Land Use and Planning Committee:

1. Recommend that Council give first, second and third readings to “White Rock Off-Street Parking Reserve Fund and Alternative Transportation Infrastructure Reserve Fund Bylaw, 2020, No. 2343”;
2. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2344*”, “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2345*”, and “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2346*” as presented in the September 14, 2020 Council agenda, and that Council direct staff to schedule the required Public Hearing; and
3. Recommend that Council direct staff to resolve the following items prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;
 - a. That covenants be registered on title of the two properties to require an amenity contribution in conjunction with the increased density; and
 - b. That an off-site servicing covenant to the satisfaction of the Director of Engineering and Municipal Operations be registered on title of the two properties.

Note: *If endorsed, these recommendations will be brought forward at the September 28, 2020 Regular Council meeting.*

7. **CONCLUSION OF THE SEPTEMBER 14, 2020 LAND USE AND PLANNING COMMITTEE MEETING**

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

ABSENT: Councillor Fathers

STAFF: G. Ferrero, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Isaak, Director of Planning and Development Services
G. Neumann, Manager of Engineering
S. Lam, Deputy Corporate Officer

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Councillor Johanson, Chairperson

1. CALL MEETING TO ORDER

The meeting was called to order at 6:15 p.m.

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

2020-LU/P-014 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

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

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

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the July 27, 2020 meeting to be video streamed and available on the City’s website, and without the public present in the Council Chambers.

CARRIED

2. ADOPTION OF AGENDA

2020-LU/P-015

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopts the agenda for July 27, 2020 as circulated.

CARRIED

3. ADOPTION OF MINUTES

a) May 4, 2020 – Land Use and Planning Committee Meeting

2020-LU/P-016

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopts the minutes of the May 4, 2020 meeting as circulated.

CARRIED

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*
2. *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.*

5. **OFFICIAL COMMUNITY PLAN REVIEW – SUMMARY OF TOWN CENTRE URBAN DESIGN & PUBLIC REALM REVIEW PHASE 2 PUBLIC ENGAGEMENT AND RECOMMENDATIONS**

Corporate report dated July 27, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Summary of Town Centre Urban Design & Public Realm Review Phase 2 Public Engagement and Recommendations”.

The following discussion points were noted:

- Concern with heading west on North Bluff Road to Martin Street and it being noted as 18 stories, would like to have further discussion on transitioning of building heights,
- Go through each recommendation of dialogue to understand the repercussions are

2020-LU/P-017

It was MOVED and SECONDED

THAT Land Use and Planning Committee defers further discussion and consideration regarding the Official Community Plan Review – Summary of Town Centre Urban Design & Public Realm Review Phase 2 Public Engagement to the next Land Use and Planning Committee meeting.

CARRIED

MEETING ADJOURNED / RECONVENED

The Chairperson adjourned the July 27, 2020 Land Use and Planning Committee meeting at 6:56 p.m. to be reconvened following the conclusion of the Regular Council meeting.

The Chairperson reconvened the meeting at 9:49 p.m. and stated the outstanding items from the agenda at this time would be rescheduled to the next Land Use and Planning Committee meeting.

Note: *The following Item will be brought forward to the next Land Use and Planning Committee meeting.*

6. **CONSIDERATION OF POLICY FOR PURCHASE OF MUNICIPAL PROPERTY**
Corporate report dated July 27, 2020 from the Director of Planning and Development Services titled “Consideration of Policy for Purchase of Municipal Property”.


RECOMMENDATION

THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

7. **CONCLUSION OF THE JULY 27, 2020 LAND USE AND PLANNING COMMITTEE MEETING**

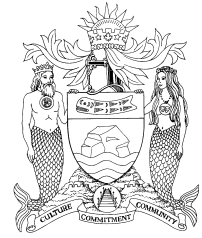
The Chairperson declared the meeting concluded at 9:50 p.m.

Councillor Johanson
Chairperson



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 14, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Initial Information Reports for Zoning Amendment Applications

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council give first, second and third reading to “City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357.”

EXECUTIVE SUMMARY

Development applications that include an amendment to the Official Community Plan (OCP) are currently first presented to the Land Use and Planning Committee (LUPC) with an initial information corporate report from staff. This initial report outlines the applicant’s rationale for demonstrating how the proposal conforms with and will help to realize the OCP’s vision, principles, goals and objectives and Council has the opportunity to refuse the application or direct staff to continue processing the file (without committing to the proposal’s ultimate approval). For projects that are advanced to the next stage of the application process, Council can also indicate any changes to the proposal they would like explored.

This opportunity to intervene early in the application process for an OCP amendment can help to avoid significant cost and time expended by both staff, the applicant, and their consultants in preparing and reviewing application packages if they would ultimately not be supported by Council for fundamental reasons.

In addition to interdepartmental review of an application package (e.g. by Fire Services, Engineering, Building, etc.), and review by the City’s volunteer Advisory Design Panel, development proponents are also typically required to post a notification sign on the property and host a Public Information Meeting (PIM) where the applicant presents their proposal to the surrounding community for early input and feedback. These PIMs can raise concerns and reveal stressors in the community if there is a proposal that is seen as having significant impact. By reviewing an OCP amendment application prior to a PIM and the technical/advisory review process, Council can avert the concerns raised by residents, if it is determined early on that Council will not be supportive of the proposal.

In order to extend the benefit of this early consideration by Council to other discretionary application types besides OCP amendments, specifically a zoning amendment (“rezoning”) application, staff recommend changing the Planning Procedures Bylaw to apply the same requirement for an initial information report to Council for any rezoning application, prior to any Public Information Meeting, Advisory Design Panel review, or interdepartmental referral of an application. This is intended to avoid unnecessary costs incurred by applicants and unnecessary

stress in the community if Council is certain that the proposal as presented would not be supportable. This early review, and potential denial of a complex file moving forward would also enable staff to focus efforts on advancing Council's strategic priorities and projects that are more likely to obtain Council's approval. Further, time redirected towards land use policy review and related planning efforts may help to reframe current community aspirations while also clarifying expectations for those engaged in the development sector.

PREVIOUS COUNCIL DIRECTION

Not applicable. Discussion of this general topic occurred at the Regular Council meeting on July 13, 2020, under item 6.2.3, however there was no related motion or resolution.

INTRODUCTION/BACKGROUND

There are currently 20 active zoning amendment applications, and only one of these has a concurrent OCP amendment application associated with it, which would require an initial information report to Council prior to moving through the technical and public review process. Considerable effort is required in the review and management of these applications, including circulating and coordinating interdepartmental comments on each application, supporting the Public Information Meeting process, bringing the proposal to the Advisory Design Panel for their review of the associated Major Development Permit (if applicable), and preparing the corporate report(s) related to the applications.

The approval of a rezoning application is a discretionary land use decision of Council and can be refused for a wide range of reasons, such as the anticipated impact of the proposal on property values or other (typically social, environmental or economic) reasons. If Council was able to determine early in the process that a zoning amendment proposal would not be approved without fundamental changes, it would be appropriate for Council to not approve a rezoning application thereby preventing an application from proceeding earlier on in the process. This would avoid unnecessary use of resources (staff, the applicant, the public, and Council), and would help to allocate efforts towards projects that are fundamentally approvable. The approach would also allow staff capacity to be given to the advancement of Council's Strategic Priorities.

Proposed Amendment to Planning Procedures Bylaw

Per Section 19.3 of the Official Community Plan ("OCP"), and section 28 and Schedule G of the Planning Procedures Bylaw, development applications that include an amendment to the Official Community Plan (OCP) are first presented to LUPC with an initial information corporate report from staff that includes the applicant's rationale for demonstrating how the proposal conforms with and will help to realize the OCP's vision, principles, goals and objectives. Upon receipt of this report, Council has the opportunity to refuse the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval).

Staff propose to extend this initial application information corporate report approach to zoning amendment applications, as they are more common than OCP amendment applications and still involve a discretionary decision of Council. As there is currently an OCP Review underway, there may be applications that, while aligned with the policies of the OCP, are not considered approvable by Council in light of potential policy changes. If an application is received that conforms to the current zoning of the property and does not require a zoning amendment or variance, a Major Development Permit application would need to be reviewed by Council solely with regard to whether it complies with the applicable Development Permit Area guidelines, and not parameters that are already defined in the existing zoning (e.g. land use, density, and building size and siting).

Appendix A to this corporate report provides the draft amendment to the Planning Procedures Bylaw that would provide the same requirement for an initial information corporate report that currently applies to OCP amendments to zoning amendment applications. For new zoning applications that are not supported by Council after the initial information report, the same amount (70% refundable) of the application fee would be refundable. For existing zoning applications that are not supported, the refund amounts would be allocated based on the existing refund portion in the Procedures Bylaw (40% refundable after report to LUPC), due to the extensive review of files that have already been submitted.

FINANCIAL IMPLICATIONS

There may be a minor decrease in application fees if many of the new zoning amendment applications are not supported by Council, however, staff currently involved in the review of these planning applications (including Engineering, Building, Fire and others) will be able to allocate the time saved into other tasks.

LEGAL IMPLICATIONS

Per section 479 of the *Local Government Act*, a City's zoning bylaw may regulate the use of land and the density of the uses of land, among other regulations that apply to buildings.

Section 460 of the *Local Government Act* establishes that where a local government has adopted a zoning bylaw it must define procedures under which an owner of land may apply for an amendment to the bylaw and must consider every application for an amendment.

The City's Planning Procedures Bylaw provides these application procedures, and by changing the steps for considering a zoning amendment application in the Planning Procedures Bylaw, Council would be able to provide earlier input to applicants who may be pursuing a project which Council may not support. If the recommended amendment to the Planning Procedures Bylaw is adopted, and a rezoning application is moved forward in the process, this does not fetter Council's final decision regarding the project and is not a guarantee that the project would be approved.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

If Council does adopt the recommended changes to the Planning Procedures Bylaw, it would reduce the number of Public Information Meetings held related to development applications and may help to address potential concerns that may be raised by the public strenuously opposed to a proposal, which Council may ultimately not approve as a result.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Staff resources and efficiencies and in pursuing Council's Strategic Priorities would be increased if Council was able to identify their position at an earlier stage in a rezoning application, as it would then allow staff to focus efforts in other areas and streamline processes.

OPTIONS / RISKS / ALTERNATIVES

Council can choose to retain the current process for the review of zoning amendment applications. The current process has the benefit of obtaining wider technical review and public input before an application is received by Council, and therefore allows for a more comprehensive staff corporate report to Council. However, if made aware that an application was not supported for fundamental reasons at an earlier stage, it would avoid having to facilitate unnecessary public sessions and eliminate potential stressors for residents or the business community.

CONCLUSION

Staff recommend changing the Planning Procedures Bylaw to mandate an initial information report to Council for any rezoning application, prior to any Public Information Meeting, Advisory Design Panel review, or interdepartmental referral of an application. This is intended to avoid unnecessary costs incurred by applicants and unnecessary stress in the community if Council is certain that the proposal as presented would not be supportable, and also enable staff to focus efforts on advancing Council's Strategic Priorities.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Planning Procedures Amendment Bylaw No. 2357

APPENDIX A

Draft Planning Procedures Amendment Bylaw No. 2357

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2357**



A Bylaw to amend the
"City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended

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

1. That the text of the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" be amended:
 - (1) by deleting the existing section 16 in its entirety and replacing it with the following new section 16:
 - 16) The City may authorize refunds in accordance with the amounts outlined in Schedule B as they existed at the time of application;
 - (2) by deleting the existing section 28 in its entirety and replacing it with the following new section 28:
 - 28) Despite Section 27, every application from an Applicant for an Official Community Plan or Zoning Bylaw amendment shall be forwarded with an initial application information report from staff to a Council meeting, prior to the advertisement of a Public Information Meeting for the application. Council may direct staff to proceed with consultation on the Zoning Bylaw amendment, or in the case of an Official Community Plan amendment, in accordance with the Council Policy 512 on Official Community Plan Consultation, as amended or replaced by the City Council from time to time, or to refuse the application;
 - (3) by deleting the existing item 4 of Schedule B "Refundable Amounts" in its entirety and replacing it with the following new item 4:
 4. Fees for applications that include Official Community Plan or Zoning Bylaw amendments and are rejected by Council following the receipt of an Information Report at the Land Use and Planning Committee, are eligible for refund minus 30% for administration; and
 - (4) by deleting the existing Schedule H Zoning Bylaw Amendment Application Procedures and replacing it with the following new Schedule H:

Schedule H Zoning Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete Initial Application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review Initial Application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare an Information Report on Initial Application for Council. Council may forward the application to Public Information Meeting, or refuse the application.
- (e) Applicant may make minor revisions to the application following receipt of Information Report by Land Use and Planning Committee (LUPC).
- (f) All required Complete Application materials as indicated in the minimum submission requirements table below shall be submitted by the owner/Applicant.
- (g) Staff prepare information package and distribute for circulation.
- (h) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (i) Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- (j) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (k) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (l) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (m) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres (should Public Hearing be waived, notice to adjacent property owners still required).
- (n) Public Hearing held in Council chambers or an appropriate public venue (when applicable).
- (o) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading with deferral of adoption pending resolution of development prerequisites, when applicable.
- (p) Completion of the development prerequisites.
- (q) Zoning amendment presented to Council for adoption following completion of development prerequisites, when applicable.
- (r) Staff notify Applicants of Council decision and include copies of approved bylaw.
- (s) Staff update Zoning Bylaw for consolidated amendments.

Initial Application	Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Site Profile • Site Plan*, including the following statistics: <ul style="list-style-type: none"> ○ Floor Area Ratio (Gross and Residential) ○ Setbacks (buildings and encroachments) ○ Height ○ Lot Coverage ○ Unit Count ○ Gross Site Area ○ Floor Areas (by use/common/amenity) ○ Parking ○ Details on any requested variances 	<ul style="list-style-type: none"> • Tree Assessment Report* • Architectural Plans* • Parking Plan* • Landscape Plan*, including the following: <ul style="list-style-type: none"> ○ Existing tree locations ○ Proposed plant list using graphic keys ○ Proposed grades ○ Proposed garbage/recycling enclosures ○ Details on proposed outdoor amenity ○ Proposed paving and lighting details • Colour renderings with adjacent buildings* • Photographs of Site and Surrounding Area* • Street Profile* • View Analysis* • Shadow Study* • Colour and Materials Board* • Design Rationale* • Development Permit Guidelines Response* • Precedent Photos* • Digital or physical 3D massing model* • Community Amenity Contribution Report* • Environmental Impact Assessment* • Traffic Study* • Parking Study* • Geotechnical Report*
<p><i>Additional studies/information may be required based on specifics of an application</i> <i>*if applicable</i></p>	

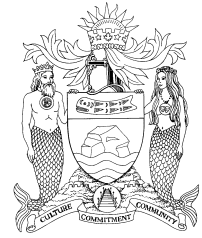
2. This Bylaw may be cited for all purposes as the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357".

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

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 14, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Application for Zoning Amendment – 15561 & 15569 Oxenham Avenue
(ZON/SUB 19-022)

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 (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*”
 2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358;*” and
 3. 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) Demolish the 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 15561 and 15569 Oxenham Avenue 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) 18.9 m wide lots into three (3) 12.6 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 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 choices to the community through the introduction of smaller single-family detached homes.

A copy of Draft Zoning Amendment Bylaw No. 2358 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 choices (such as secondary suites), 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 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 north side of Oxenham Avenue near Finlay Street. A single-family home currently resides on 15561 Oxenham Avenue. The home at 15569 Oxenham Avenue was demolished and the site remains vacant. Both properties are identical in size (763.2 m²) and dimensions (18.9 m wide by 40.4 m deep. There is no lane access to either property.

The surrounding neighbourhood to the north, south, east and west is comprised largely of single-family dwellings, with some low-rise apartment buildings to the west and Peace Arch Hospital two blocks to the north. As shown in Figure 1: Zoning Map – 15561/15569 Oxenham Avenue, the immediate area is predominantly zoned RS-1 (shaded white). However, there is presence of one RT-1 Two Unit (Duplex) Residential (hatched blue) lot along Oxenham Avenue, as well as several RM-2 Medium Density Multi-Unit Residential zoned properties (hatched brown) along Best Street and the blocks moving west. There is also a cluster of RI-1 One Unit (Infill 1) Residential zoned properties (light purple) one block to the north and one RI-2 One Unit (Infill 2) Residential Zone zoned property to the northeast. These two zones support narrower lot widths and alternative forms of housing (i.e., coach homes in the RI-2 Zone).

Zoning Comparison

The subject properties have a combined area of 1,526 m² (16,430 ft²). The rezoning will allow for the creation of three lots from the existing two lots as the RS-4 zone permits a narrower lot width from the existing RS-1 Zone (i.e., 12.1 m versus 15 m). ‘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.

Figure 1: Zoning Map – 15561/15569 Oxenham Avenue

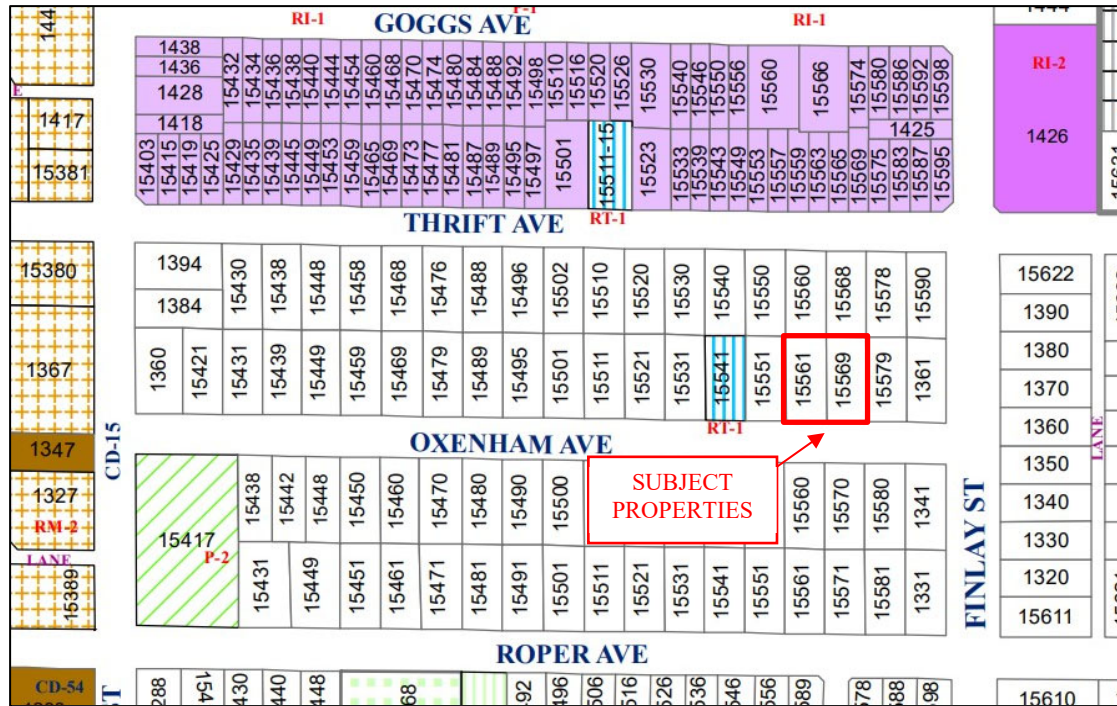


Table 1: Comparison of Zoning Requirements

	RS-1 Zone	RS-4 Zone	Oxenham Avenue 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	508.7 m ² / 5,476.6 ft ²
Minimum Lot Width	15.0 m / 49.2 ft	12.1 m / 39.7 ft	12.6 m / 41.3 ft
Minimum Lot Depth	27.4 m / 89.9 ft	27.4m / 89.9 ft	40.39 m / 132.5 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 ft*
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. Additional permitted “accessory” uses in both zones include a childcare centre, boarding use, bed and breakfast, vacation rental, home occupation, or a registered secondary suite.

Council’s approval of the proposed rezoning, and subsequent subdivision approval by the City’s Approving Officer, would allow for a maximum total of six (6) units (three principal homes and three suites), which is a net increase of two (2) units from what is currently permitted at the site if the two current 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. As 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 Mike Fadum and Associates Ltd. identifies fifteen (15) trees in total. Eight (8) trees are located on site, five (5) offsite on the neighbouring properties to the north, and two (2) City trees located in the front of the property. All fifteen (15) trees are protected trees as defined by the *White Rock Tree Management Bylaw, 2008 No. 1831*.

A demolition permit and TMP were previously issued for 15569 Oxenham Avenue, which allowed for the removal of the two City trees (C1 and C2) to accommodate lot servicing and demolition. A hazardous tree removal permit was also issued for tree 2806 in 2019, which has yet to be removed.

The arborist report concludes that five (5) additional trees (2801, 2802, 2805, 2807, and 2808) need to be removed to accommodate construction within the three future lots as their location, and the related root protection zones, conflict with the proposed driveway access and proposed building locations. To protect the remaining on and offsite trees and allow more space in the City boulevard for tree planting, staff will require through both the Preliminary Layout Approval (PLA) letter tied to the subdivision and the Servicing and Works Agreement, that a maximum driveway width of 4.5 metres be applied so as to protect Tree 2801 (deodar cedar) and to maintain adequate space for planting City trees.

A Tree Management Permit (TMP) will be required prior to the demolition of 15561 Oxenham Avenue and a TMP will be required in advance of the construction stages of the project to address tree protection requirements, as well as any tree removals and replacements that may be necessary once designs are further refined. For the removal of the five (5) protected trees, the applicant is proposing planting four (4) replacement trees onsite. The remainder would be taken as cash-in-lieu to be used by the City for planting and maintaining trees on City-owned land.

Public Information Meeting and Public Feedback

The applicant held a public information meeting on March 11, 2020, at the White Rock Library (15342 Buena Vista Avenue). One-Hundred and Twelve (112) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the February 28th and March 6th issues of the Peace Arch News.

Two (2) attendees signed the attendance sheet at the meeting and no feedback forms were collected. No emails were received with regards to the application.

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 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.

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

N/A

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

N/A

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 the intensification of the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

An overall review of Single Family Home zones is currently in the 2018-2022 Council Strategic Priorities, scheduled for December 2021.

OPTIONS / RISKS / ALTERNATIVES

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 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*” as presented, authorize staff to schedule a Public Hearing, 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 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*”; or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358*” 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 15561 and 15569 Oxenham Avenue 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 Isaak, MCIP, RPP.
Director of Planning and Development Services

Comments from the Acting Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2358
- 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. 2358

(Attached Separately)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2358**



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 19 Section 11 Township 1 New Westminster District Plan 25155
(15561 Oxenham Avenue)
PID: 008-710-333

Lot 18 Section 11 Township 1 New Westminster District Plan 25155
(15569 Oxenham Avenue)
PID: 008-280-959

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'.

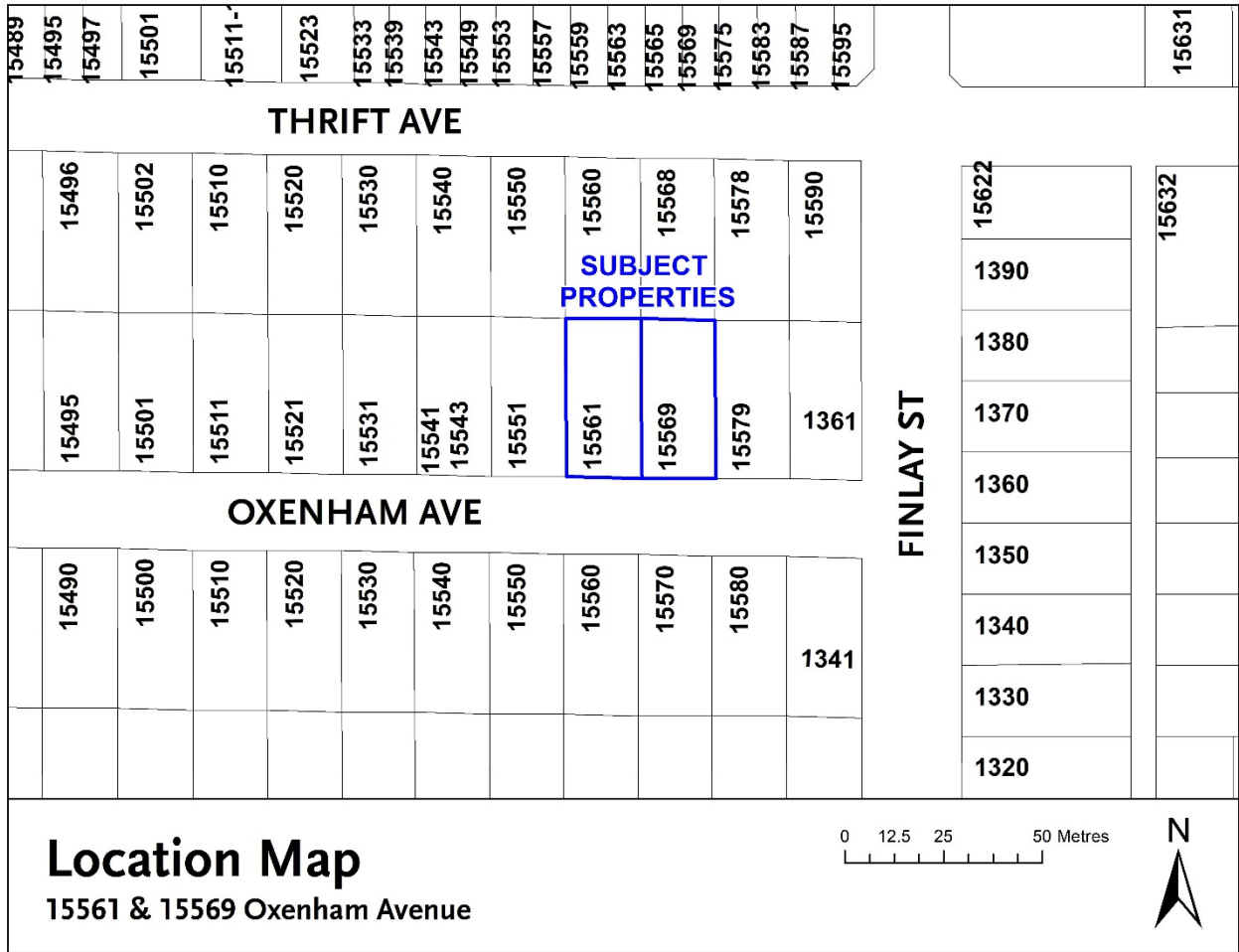
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358".

PUBLIC INFORMATION MEETING on the	11 th	day of	March, 2020
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

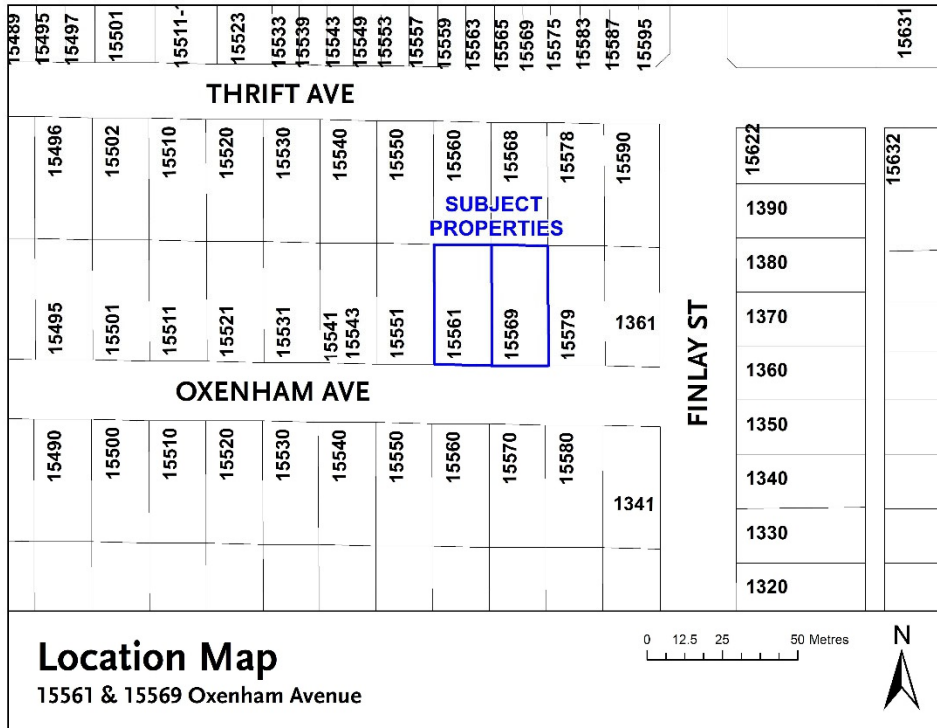
Director of Corporate Administration

Schedule "1"



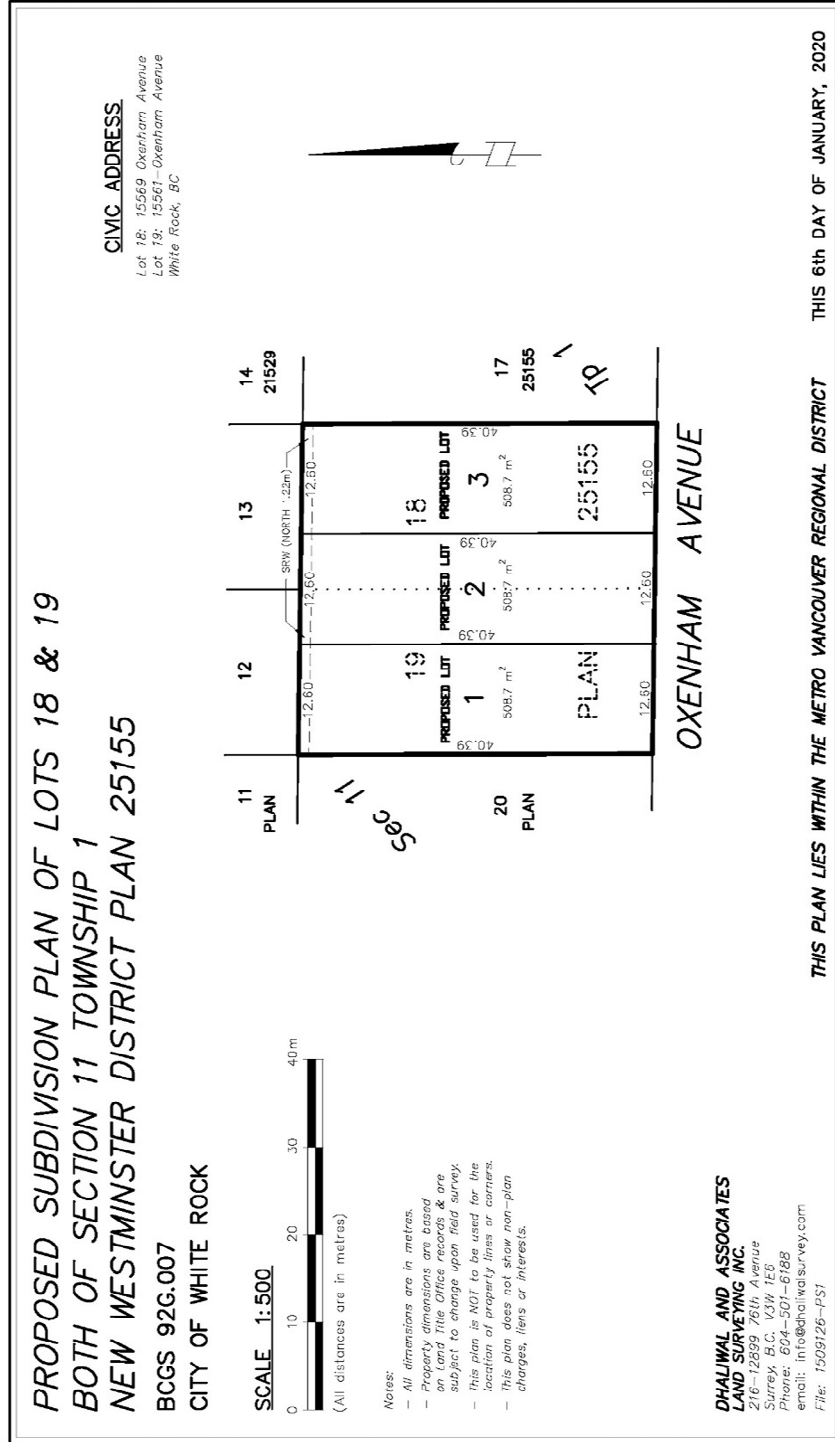
APPENDIX B

Location and Ortho Photo Maps



APPENDIX C

Preliminary Subdivision Plan



APPENDIX D

Public Information Meeting Attendance Sheet

PUBLIC INFORMATION MEETING
 15561/69 OXENHAM AVENUE
 REZONING APPLICATION, FILE NO. 19-022
 MARCH 11, 2020
 WHITE ROCK LIBRARY (MEETING ROOM) – 15342 BUENA VISTA AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	JOHN CHALCRAFT	14826 TRAFF	
2.	Anthony Manning	1561 Vidon	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

Please be advised that any personal information provided on this sign-in sheet will be used as part of the public record.

APPENDIX E
Arborist Report and Tree Replacement Plan

(Attached Separately)

**Tree Evaluation Report for:
15561 / 15569 Oxenham Avenue
White Rock, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



Date: December 9, 2019

1.0 INTRODUCTION

We attended the site on July 6, 2017 and again on December 9, 2019 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 15561 / 15569 Oxenham Avenue, White Rock, BC. The sites were formerly separate building applications. The current application proposes consolidating the two lots then subdividing to create three new residential lots. A plan showing the proposed building footprints, lot lines and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of 15561 / 69 Oxenham Avenue (WROMS, March 2016).

2.0 FINDINGS

The dominant tree resource includes a mature deodar cedar (*Cedrus deodara*) and European birch (*Betula pendula*) on 15561 and a number of mature non native broad leaf species on 15569. Tree structure ranges from poor to good while health is typically good.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan. Photographs are provided in Appendix A.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zone (TPZ) unless pre-approved by the project arborist. The project arborist must be contacted prior to, and be onsite for, any construction near the recommended TPZ which is approximately 6x the tree diameter. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

All of the trees identified for preservation, as shown on the plans attached, have been given this recommendation on a preliminary basis. Final recommendations shall be based on grading and construction details. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.



5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.

Peter Mennel B.Sc.

ISA Certified Arborist: PN-5611A

TRAQ



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2801	Deodar Cedar (<i>Cedrus deodara</i>)	60/64/ 65	M	G	90	3 stems. Southern stem topped for overhead utility line clearance. Remaining two stems topped at ~12m. Dripline ~5.6m	Retain 6.5m Construct driveway above grade with no excavation inside the TPZ.
2802	European Birch (<i>Betula pendula</i>)	34/34	MG	MG	NA	Topped previously at 4m. Dripline ~5.6m Tree will be significantly impacted by excavation for the building foundation and driveway	Remove. 6.5m
2803	Japanese Maple (<i>Acer palmatum</i>)	32/25/ 27	MG	MG	NA	No observed defects. Dripline ~ 4.6m east Dripline ~6.0m west	Retain 7.0m Construct driveway above grade with no excavation inside the TPZ.
2804	Japanese Maple (<i>Acer palmatum</i>)	19/22/ 23	MG	MG	NA	Canopy weighted to the west. Dripline ~3.7m east Dripline ~5.8m west	Retain 7.0m Clearance prune as necessary using sound arboricultural practices. Construct driveway above grade with no excavation inside the TPZ.
2805	Spruce (<i>Picea sp</i>)	40	MG	G	85	Lift pruned - east side to clear the existing house. Dripline ~3.5m Tree will be significantly impacted by excavation for the building foundation	Remove 4.5m



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2806	False Acacia (<i>Robinia pseudoacacia</i>)	65/55	P	G	NA	Codominant basal attachment that has separated. Broken scaffold limbs. Dripline ~7.5m Tree will be significantly impacted by excavation for the building foundation.	Remove 8.5m
2807	Crimson King Norway Maple (<i>Acer platanoides</i> 'Crimson King')	63	MP	M	NA	2m tall decay cavity originating from the base - west side with extensive decay. Dead central spike leader. Large broken leader. Dripline ~7.7m west Tree conflicts with building construction.	Remove 8.5m
2808	Oak (<i>Quercus sp</i>)	67	MG	M	NA	Multiple dead scaffold branches in lower canopy noted to be broken during the demolition process although not expected to jeopardize the health or stability. Canopy weighted to the north. Dripline ~6.0m. Tree conflicts with building construction.	Remove 7.0m
H1	Emerald Cedar (<i>Thuja occidentalis</i>)	2m tall	G	G	100	Typical. Hedge will be significantly impacted by excavation for building excavation.	Remove 0.5m
C2	Falsecypress (<i>Chamaecyparis lawsoniana</i>)	5m tall	MP	M	100	Half canopy tree now that western portion was removed. Location provided by others – hedges may not be where indicated – base of hedge is approximately 2.2m north of the power pole. Tree offers little aesthetics and replacement is better long term option.	Remove DL + 1m
C2500	Weeping Norway Spruce (<i>Picea abies</i> 'Pendula')	~15	G	G	100	Typical. Tree conflicts with driveway construction.	Remove 2.0m



Table 1 - Tree Evaluation: 15561 / 15569 Oxenham Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
OS1	Western Redcedar (<i>Thuja plicata</i>)	~55	M	MG	95	Topped previously at 8m with wide angle of regrowth. Dripline ~3.0m	Retain 6.0m
OS2	Western Redcedar (<i>Thuja plicata</i>)	~65	M	G	95	Topped at 8m with narrow angle of regrowth. Dripline ~5.0m	Retain 6.0m
OS3	Western Redcedar (<i>Thuja plicata</i>)	~15/ 15/35	M	G	95	Not identified at time of survey and its location is approximate. Topped at 4m with multi stemmed wide angle regrowth. Dripline ~4.0m	Retain 5.0m
OS4	Western Redcedar (<i>Thuja plicata</i>)	~18/ 20	M	MG	80	Part of a row of undersized trees. Dripline ~3.0m	Retain. 4.0m
OS5	Western Redcedar (<i>Thuja plicata</i>)	~25/ 10	M	G	90	Topped previously at 2m. Part of a larger row of undersized tree. Dripline ~3.0m	Retain. 4.0m
ADDITIONAL RECOMMENDATIONS							
<ul style="list-style-type: none"> • In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. • Permission from the registered owner(s) is required prior to the removal of all offsite and shared trees regardless of their size. 							

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. 'C' refers to trees on City property.





Figure 1. C2





Figure 2. 2808





Figure 3. OS trees looking northwest





Figure 4. 2806 & 2807 (right to left)





Figure 6. OS Hedge (background)





Figure 7. 2803 & 2804 (right to left).



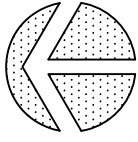


Figure 8. 2801, 2802, C2500 (Left to right).

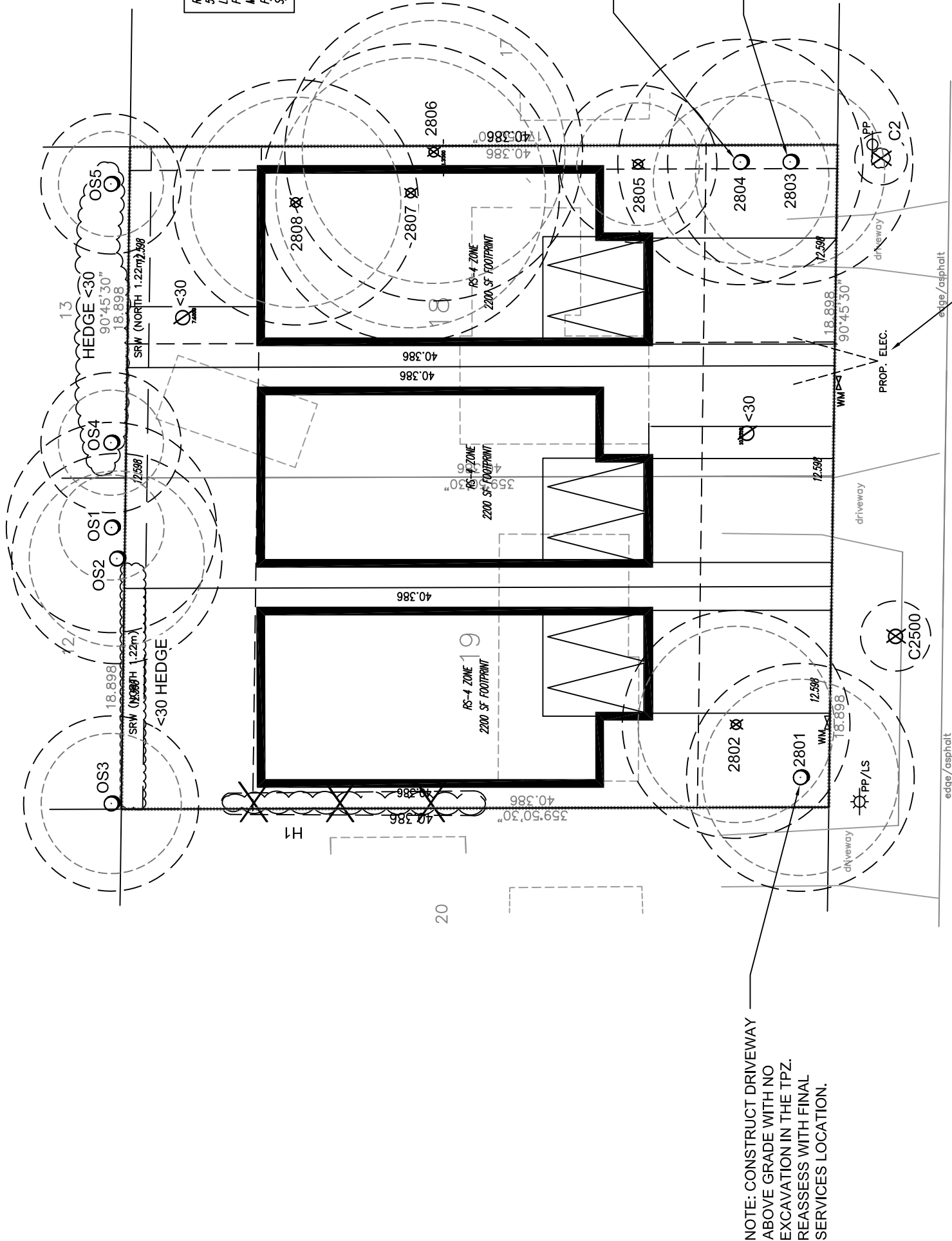


Figure 9. Looking north.





RS-4 ZONE
5476 SF
LOT COVERAGE = 45% > 2464 SF
F.A.R. = 50% ; 80% 2nd FLOOR > 2738 SF
MAX HEIGHT = 7.7m (25.26')
F/Y = 7.5m
S/Y = 1.35m (4.43')



NOTE: CLEARANCE PRUNE AS NECESSARY USING SOUND ARBORICULTURAL PRACTICES. CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ. REASSESS WITH FINAL SERVICES LOCATION.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE DRIFLINE

NOTE: RECOMMENDED LOCATION FOR ELECTRICAL CONNECTION TO SERVICE EASTERN MOST AND MIDDLE LOT.



DRAWN MK		SHEET TITLE T1 - TREE REMOVAL AND PRESERVATION PLAN	
SCALE AS SHOWN		CLIENT	
DATE DECEMBER 2, 2019		PROJECT TITLE 15561 15569 OXENHAM AVENUE WHITE ROCK, B.C.	

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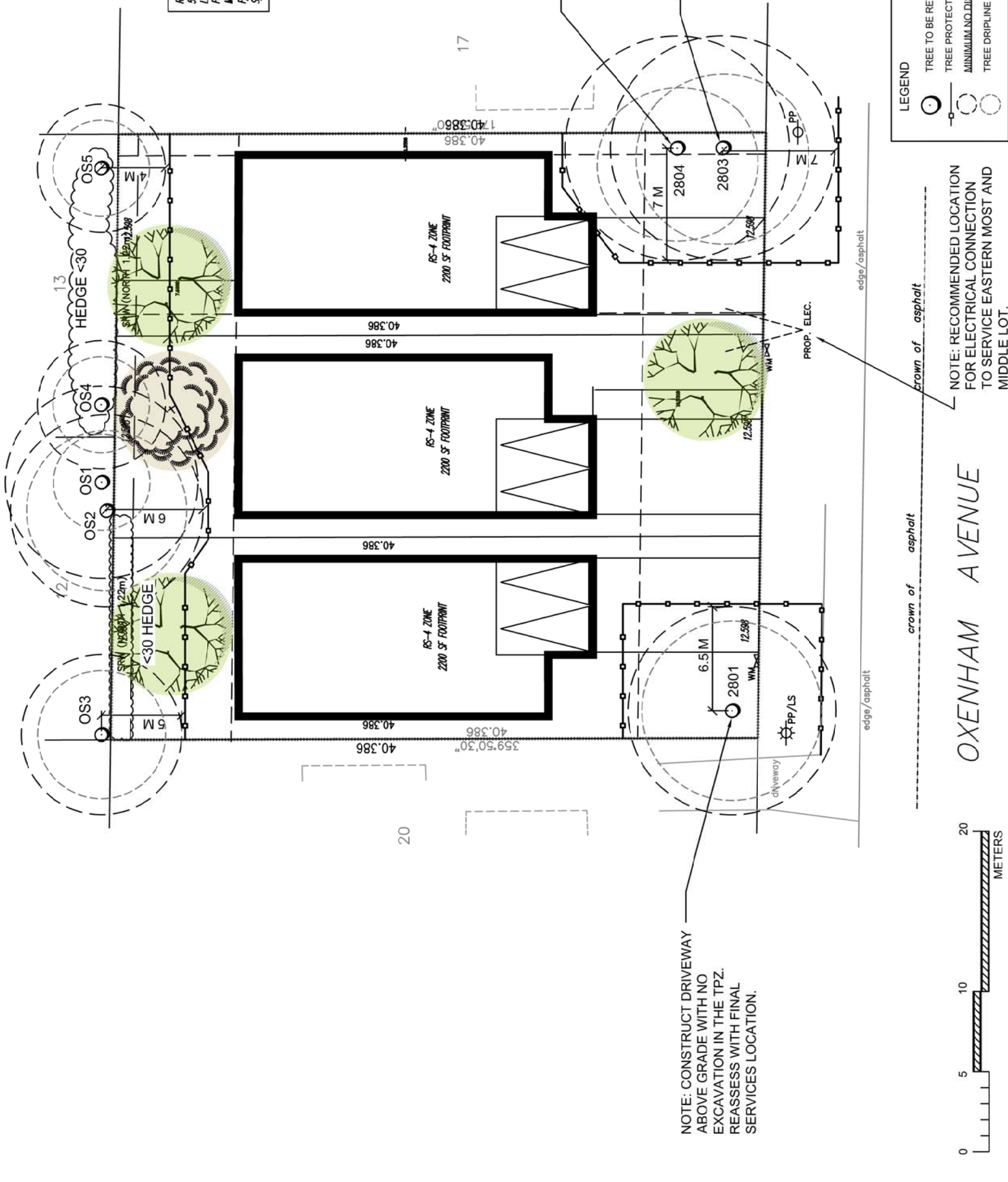
MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

NO.	DATE	BY	REVISION
1	DEC04/19	MK	SITE PLAN

NO.	DATE	BY	REVISION



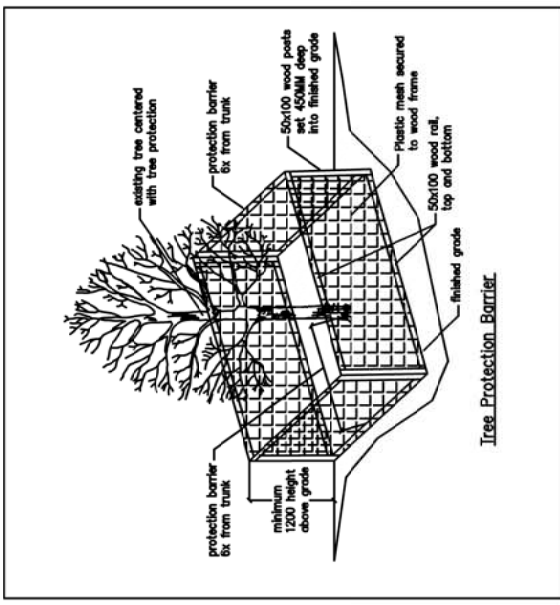
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F/F = 7.5m
S/F = 1.35m (4.43')



NOTE: CLEARANCE PRUNE AS NECESSARY USING SOUND ARBORICULTURAL PRACTICES. CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

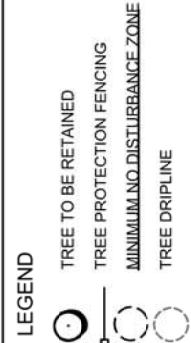
NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION IN THE TPZ. REASSESS WITH FINAL SERVICES LOCATION.

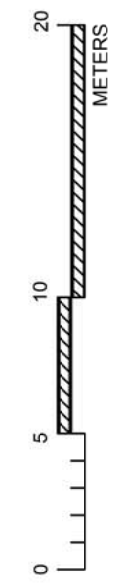


GENERAL NOTES:
 • NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 • TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 • REASSESS TREES WITH LOT GRADING PLANS.
 • REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

REPLACEMENT TREE SCHEDULE				
TREES	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
	03	<i>Cercidiphyllum japonicum</i>	Katsura	6cm cal - B&B
	02	<i>Fagus sylvatica purpurea</i>	Copper Beech	6cm cal - B&B

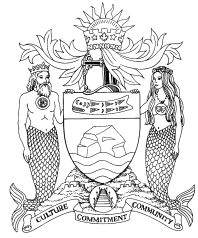


OXENHAM AVENUE



#105, 8277 129 St. Surrey, British Columbia V3V 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca	MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS		SHEET TITLE T2 - TREE PROTECTION PLAN	DRAWN MK	T-2 SHEET 2 OF 2
	PROJECT TITLE 15561 15569 OXENHAM AVENUE WHITE ROCK, B.C.		CLIENT	SCALE AS SHOWN	

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 14, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Draft Zoning Amendment Bylaws and Off-Street Reserve Fund Bylaws for Proposed CR-3A Zone (Bylaws 2343, 2344, 2345 and 2346)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Recommend that Council give first, second and third readings to “White Rock Off-Street Parking Reserve Fund and Alternative Transportation Infrastructure Reserve Fund Bylaw, 2020, No. 2343”;
 2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2344”, “White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2345”, and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2020, No. 2346” as presented in the September 14, 2020 Council agenda, and that Council direct staff to schedule the required Public Hearing; and
 3. Recommend that Council direct staff to resolve the following items prior to final adoption, if Bylaw No. 2351 is given Third Reading after the Public Hearing;
 - a. That covenants be registered on title of the two properties to require an amenity contribution in conjunction with the increased density; and
 - b. That an off-site servicing covenant to the satisfaction of the Director of Engineering and Municipal Operations be registered on title of the two properties.
-

EXECUTIVE SUMMARY

On July 8, 2020, a digital Public Information Meeting (PIM) was held to discuss a draft zoning bylaw amendment that, if approved, would introduce new development permissions intended to help overcome constraints tied to narrow lots in the West Beach area along Marine Drive. The proposed “CR-3A” Zone and related off-site Parking and Alternative Transportation Reserve Fund Bylaw would allow for additional height and density within qualifying narrow lots while also reducing the minimum parking and loading requirements required for limited residential uses. This corporate report outlines the feedback received before, during, and after the PIM while also identifying changes that have been made to the draft CR-3A Zone in response to this feedback. The primary response stemming from the public feedback is to leave the maximum building height proposed within the CR-3A Zone the same as that permitted in the existing CR-3 Zone.

Staff are recommending within this corporate report that Council give first and second reading to bylaws that would amend White Rock Zoning Bylaw, 2012, No. 2000 to introduce the CR-3A Zone while applying the zone to 15081 Marine Drive (Little India) and 14945 Marine Drive (Cilantro Indian Cuisine). In addition, staff are recommending that Council give readings to proposed parking and alternative transportation reserve fund bylaws which would allow for the receipt of cash-in-lieu of on-site parking spaces, under specified circumstances. If the recommended bylaw readings are given, staff would move the bylaws forward to a Public Hearing. Due to the on-going COVID-19 pandemic, the Public Hearing would most likely be held at the White Rock Community Centre with members of the public offering their opinion to Council via a live video feed to Council Chambers.

PREVIOUS COUNCIL DIRECTION

Resolution # and Date	Resolution Details
<p>LUPC March 11, 2019 2019-LU/P-007</p>	<p>THAT the Land Use and Planning Committee:</p> <ol style="list-style-type: none"> 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.
<p>LUPC October 7, 2019 2019-LU/P-029</p>	<p>THAT the Land Use and Planning Committee:</p> <ol style="list-style-type: none"> 1. Receives for information the corporate report dated October 7, 2019, from the Director of Planning and Development Services, titled “Proposed CR-3A Zoning for Small Lot Properties on Marine Drive;” 2. Authorizes staff to bring forward proposed amendments to the City of White Rock Zoning Bylaw No. 2000, 2013, to incorporate a new CR-3A Zone based on the content of this corporate report, Committee feedback and public consultation; 3. Directs staff to prepare a new Off-Street Parking Facilities Bylaw, with the intent of allowing commercially zoned properties that have frontage on Marine Drive and a lot width of less than 12.5 metres (41 feet) to provide off-street commercial parking spaces via the payment to the municipality of \$40,000 per space to be used for providing new and existing off-street parking spaces or infrastructure supporting alternative forms of transportation; and 4. Recommends that Council require that owners of qualifying properties electing to have their property rezoned to a new CR-3A Zone register Section 219 restrictive covenants on their property’s title to ensure the provision of adequate off-site servicing and applicable community amenities, prior to their property being rezoned.

<p>Council May 25, 2020 2020-301</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receives for information the corporate report dated May 25, 2019, from the Director of Planning and Development Services, titled “Proposed Virtual Public Information Meeting for Proposed CR-3A Zoning Amendment”; and 2. Authorizes staff to conduct a Public Information Meeting for the proposed Zoning Amendment Bylaw on a virtual platform, prior to bringing forward the proposed Zoning Amendment Bylaw and Off-Street Parking Reserve Fund and Alternative Transportation Infrastructure Reserve Fund Bylaw forward for consideration of bylaw readings”.
<p>Council July 13, 2020 2020-376</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Accepts and provides the following direction to staff regarding the use of digital/electronic Public Information Meetings during the COVID-19 pandemic; and 2. Supports the hosting of limited in-person Public Information Meetings subject to the implementation of measures that will uphold public safety and meet restrictions on public gatherings as established by the Province.

INTRODUCTION/BACKGROUND

In a May 25, 2020 corporate report to Council, staff presented draft bylaws for the implementation of a new “CR-3A” zone for small lot properties in the City’s west beach area along Marine Drive. The CR-3A Zone was designed to diminish the constraints tied to the development of properties with narrow lot widths by reducing the minimum parking supply requirements for residential uses and by enabling additional building height and density, the latter of which would be subject to community amenity contributions. The application of the CR-3A Zone was to be limited to two properties, specifically, 15081 Marine Drive (Little India) and 14945 Marine Drive (Cilantro Indian Cuisine), the owners of which had indicated their interest in participating in the rezoning process.

On June 8, 2020 a digital Public Information Meeting (PIM) was held to inform the public of the intended framework of the CR-3A Zone and related amendments to City of White Rock Zoning Bylaw, 2012, No. 2000. A copy of the presentation given during the PIM is included as Appendix A. As further described in a July 13, 2020 report to Council, approximately 50 people participated the digital PIM. Questions received during the PIM are briefly summarized as follows:

- Participants raised numerous questions regarding building height, including how maximum height would be measured, how the maximum height contemplated within the two properties subject to the rezoning would measure against the height of abutting development, and why the City was pursuing a height change in the first place;
- Participants questioned the per space value (\$40,000) tied to the option to pursue cash-in-lieu of commercial and residential visitor parking and why this was being provided as an option in light of existing parking limitations along Marine Drive;

- A number of participants raised concerns about the precedent that may be set by enabling greater height along the waterfront and others challenged the basis for pursuing this zoning change in the first place;
- Some asked why the City was pursuing zoning changes that are believed to be tied to the on-going OCP Review (i.e., building heights);
- Questions were raised about the impact of height on property values and whether the City would compensate owners for any loss in value; and
- Participants noted that additional population density should be directed to the top of the hill where impacts would not detract from the beach front.

In advance of the PIM, numerous emails and phone calls were received regarding specific aspects of the proposal. A number of residents also initially voiced concern about the ability to use Microsoft Teams. As a result, the format of the meeting was changed to a “live event” which allowed those wishing to participate to simply join the meeting by way of a web link. Those who expressed concern, either to staff or through Council, were contacted directly by staff to identify a remedy; it is noted that those who expressed concern were ultimately able to join the “live event”. Copies of the email correspondence received are included as Appendix B.

The vast majority of comments received express concern about a potential increase in maximum building height (i.e., from the 11.3 metres permitted in the existing CR-3 Zone to the 13.7 metres presented in the draft CR-3A Zone) and, in particular, the impact that this increase could have on views to the water. The method of how height would be measured also raised concern with commenters providing that measuring height from a “natural grade” creates uncertainty that some suggest could be resolved through a more easily recognized point of measurement, such as an existing elevation at the property line or the top of the curb in front of a property. Other comments received are listed below:

- Changes to height permissions will negatively impact property values and some commenters asked whether the City was prepared to compensate for this impact;
- The approach taken by the City favours two land owners and is considered “spot zoning”, being the application of new standards to a limited number of properties;
- The CR-3A Zone sets a precedent for additional height and density along Marine Drive and while it may only initially be applied to two properties, there are 12 properties that would meet the maximum width requirement established in the CR-3A Zone (12.4 metres);
- Marine Drive has a “waterfront village” character that would be negatively impacted by additional building height, considered to be out-of-keeping with the heights of existing buildings along the seaside corridor;
- Parking supply along the waterfront is limited and the increased density permissions proposed will only exacerbate this deficiency; one commenter acknowledged that additional density in the area, and parking supply reductions, may support development of constrained lots while allowing for the use of the public parkade on Vidal Street, being a more recent investment made by the City; and
- Additional density will result in more people living along the waterfront resulting in increased traffic, congestion, pollution, and noise in the area.

City staff have evaluated all of the comments received regarding the CR-3A Zone and, in doing so, have made a number of changes to the proposed bylaw. The changes are briefly summarized as follows:

- 1) The maximum height permitted within the CR-3A Zone would be limited to 11.3 metres, consistent with the current height limit in the CR-3 Zone. This would allow for a three-storey building, or potentially a four-storey building within the existing height limit if the floor-to-ceiling heights are minimal and the access and other aspects of the building design allow for the four storeys to fit within the 11.3 metre maximum.
- 2) The maximum height permitted would be measured from the highest point of the building to the average grade of the top of the curb on the Marine Drive side of the property. To measure “average grade”, a linear projection of the interior side or exterior side lot lines would be made to the curb along Marine Drive. A figure, similar to that provided below, would be added to the CR-3A Zone to facilitate the interpretation of this standard.

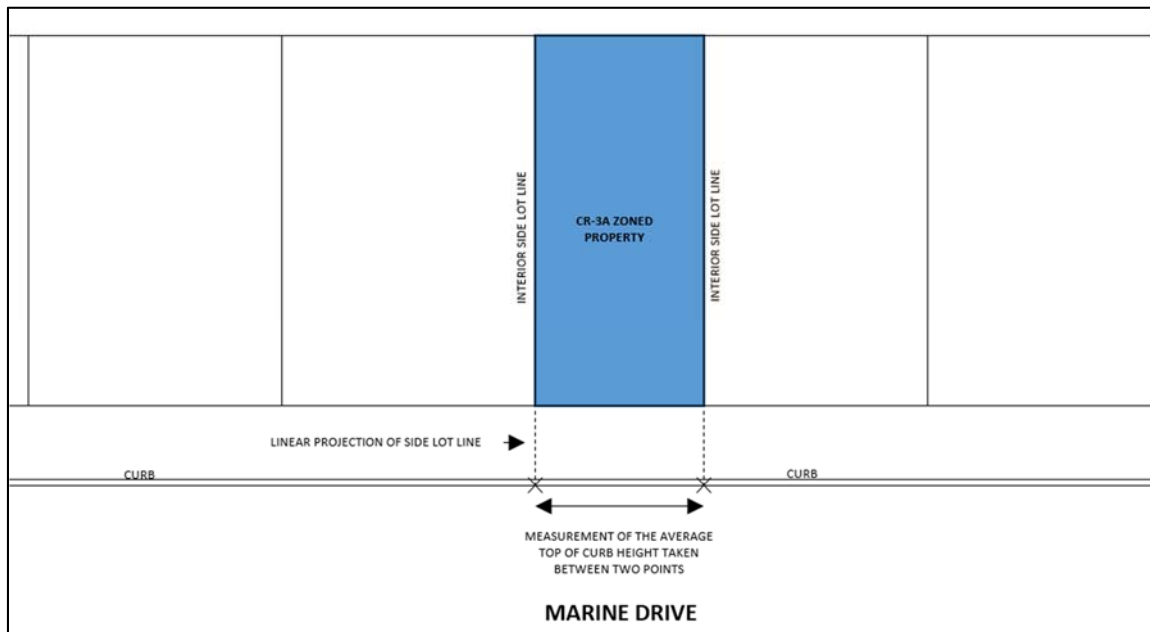


Figure 1: Calculating Average Grade of the Top of Curb along Marine Drive

- 3) A rear lot line setback of 1.5 metres has been introduced to ensure that, at minimum, there is some separation between buildings and the rear lot line, which in most cases abuts another public street (i.e., Victoria Avenue or Marine Lane). It is noted that access to buildings along Marine Drive would be required from the roadway having the lower classification, being the roadway on the north side of the property. Further, it is likely that buildings would need to be setback from the northern property line in order to accommodate minimum parking supply requirements on-site.

While several comments were received regarding concerns around density, City staff do not believe that changes to the maximum density proposed within the CR-3A Zone are required. The proposed reduction in maximum building height coupled with the implementation of minimum setback requirements will limit the overall “mass” of construction that can occur within a property and the number of persons that can occupy the building. Furthermore, several of the adjacent mixed use properties on the 15000-block of Marine Drive were developed at a time when there were no floor area density provisions included in the zone that was applicable at the time (i.e., the mass of the building was limited by lot coverage, setbacks and height alone), and would likely exceed the 2.0 FAR proposed in the CR-3A zone.

In conclusion, the result of the changes as proposed by staff is a slightly higher maximum density (i.e., from 1.75 times the area of the lot to 2.0 times the area of the lot), attainable only

with a community amenity contribution, and a reduction in the parking supply requirement tied to residential uses (i.e., from 2 spaces per unit for any one-unit, two-unit or three-unit residential use, to 1 space per unit, plus 1 visitor parking overall). The required supply of commercial parking, where applicable, would be tied to the standard requirements of the zoning bylaw. It is noted that staff have maintained within the draft CR-3A bylaw the ability for owners to make a \$40,000 cash-in-lieu payment for each parking space required for commercial uses and the visitor parking required with a residential use. It is believed that this option is appropriate as it would serve to benefit the development of narrow, constrained, lots while allowing the City to obtain funds that can be reinvested in infrastructure that supports alternative modes of transportation and/or new public parking facilities, or investments towards existing facilities.

FINANCIAL IMPLICATIONS

There are no cost implications arising as a result of this proposal. If the property at 15081 Marine Drive were built to the maximum density of 2.0 FAR, the community amenity contribution (CAC) has been estimated at approximately \$30,000, and if the property at 14945 Marine Drive were built to a maximum density of 2.0 FAR, the targeted CAC would be approximately \$80,000. Cash-in-lieu of parking funds may be used towards capital expenditures for the West Beach Parkade, new public parking elsewhere (including electric vehicle charging infrastructure for the new spaces), and/or sidewalk and other active transportation improvements which are to be explored as part of the forthcoming Integrated Transportation and Infrastructure Master Plan (ITIMP).

LEGAL IMPLICATIONS

N/A

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Members of other municipal departments have been consulted in the preparation of the draft zoning bylaws included in this corporate report.

CLIMATE CHANGE IMPLICATIONS

The ability to maximize the use of lands within serviced areas of the City lessens the need for outward sprawl while also allowing for the enhanced use of local services (e.g., transit) and public infrastructure.

ALIGNMENT WITH STRATEGIC PRIORITIES

A review of the CR-3 waterfront commercial zone is in the 2018-2022 Council Strategic Priorities (within the Immediate Priority of Zoning Bylaw Review), and was scheduled to be completed in September 2020. Several of the provisions in the draft CR-3A zone (e.g. reduced parking and loading requirements for small lots on Marine Drive) were also recommended by the Marine Drive Task Force, which is another of Council's immediate Strategic Priorities.

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 proposal and refer the bylaws to staff to address any issues identified by Council.

CONCLUSION

This corporate report presents the LUPC with revised bylaws for the implementation of zoning amendments that may allow for the realization of increased development options available within qualifying narrow lots within the west beach area along Marine Drive. Revisions to the bylaw, specifically to the height permitted within the CR-3A Zone, were made on the basis of the public feedback received before, during, and after a digital Public Information Meeting held July 8, 2020.

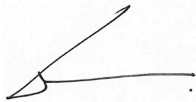
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: July 8, 2020 Digital Public Information Meeting Presentation
- Appendix B: Summary of Email Correspondence received in response to the advertisement of the digital Public Information Meeting
- Appendix C: Off-Street Parking and Alternative Transportation Reserve Funds Bylaw, 2020, No. 2343
- Appendix D: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A and Off-Street Parking) Bylaw, 2020, No. 2344
- Appendix E: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A – 15081 Marine Drive) Bylaw, 2020, No. 2345
- Appendix F: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A – 14945 Marine Drive) Bylaw, 2020, No. 2346

APPENDIX A

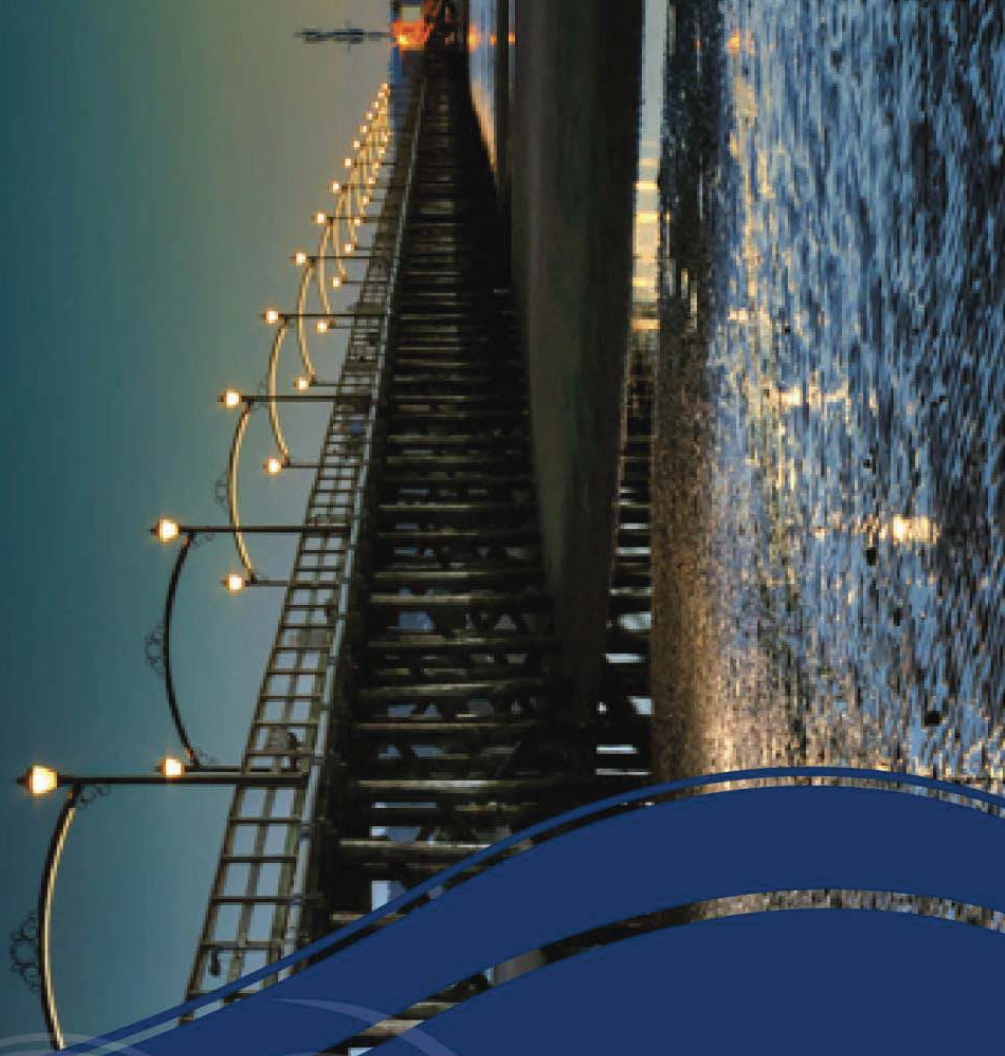
July 8, 2020 Digital Public Information Meeting Presentation

PUBLIC INFORMATION MEETING

PROPOSED WEST BEACH BUSINESS AREA COMMERCIAL /
RESIDENTIAL “SMALL LOT” ZONE (CR-3A)

WHITE ROCK

My City by the Sea!



INTRODUCTION

PURPOSE OF THE MEETING

- Inform public of the intent & details of the draft CR-3A Zone
- Clarify the scope of the proposal & zone standards
- Receive feedback / questions

FORMAT

- “Live Event”, presented by Greg Newman, Manager of Planning
- Meeting is being recorded and will be posted to City Webpage (www.WhiteRockCity.ca)
- Comments & Questions will be provided as a transcript to Council
- Questions will not be “published” until the Q&A Section of the event
- Comments or questions that are not specific to the application, respectful in content, or are repetitive will not be published / visible to others
- Additional questions following the presentation can be sent to Greg by email: gnewman@whiterockcity.ca

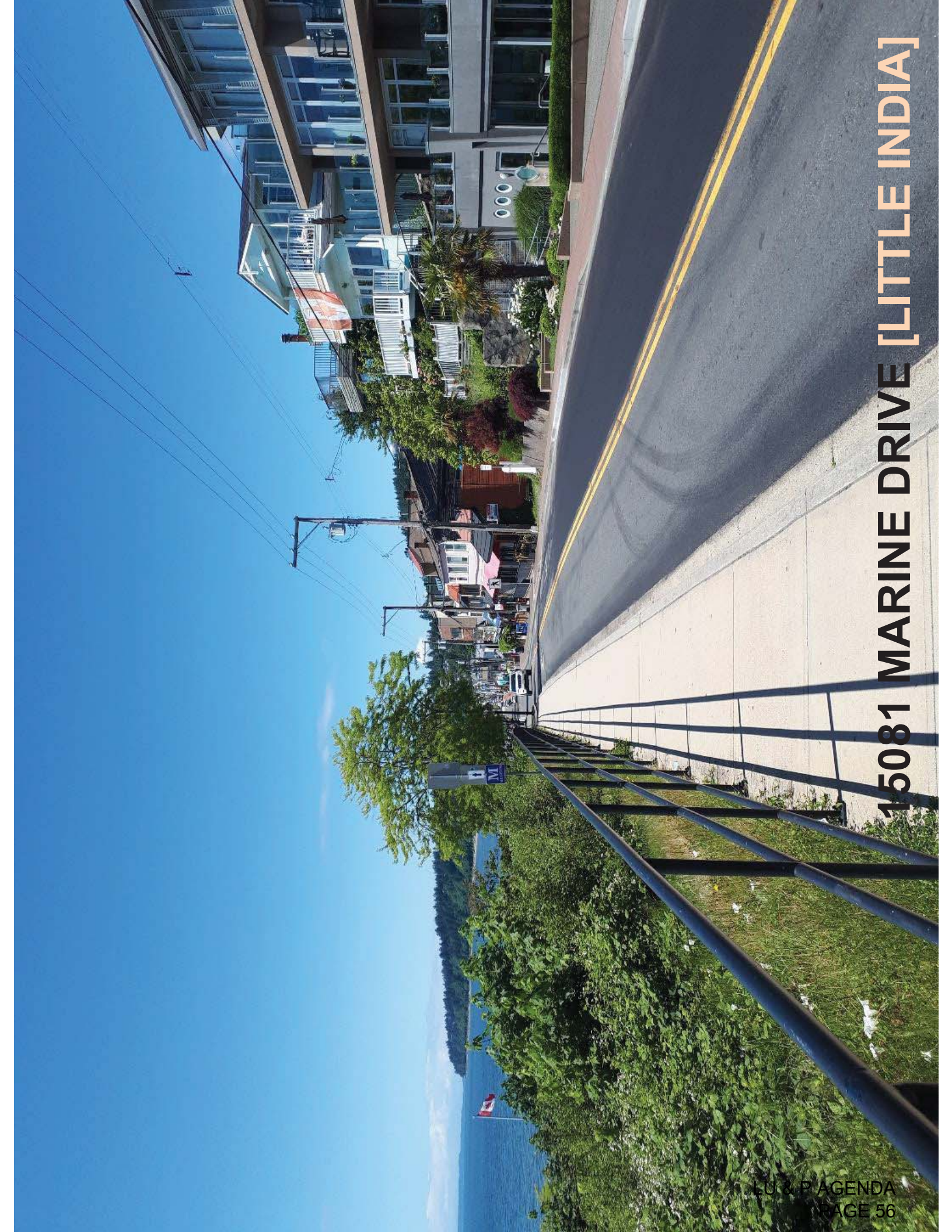
FOLLOWING THE MEETING

- Evaluate feedback and potential changes to the CR-3A Zone
- Present a draft bylaw to Land Use and Planning Committee and Council for 1st and 2nd Reading
- If supported by Council, schedule a **Public Hearing**
- Public Hearing – Opportunity to Speak to Council
- Bring Bylaw back to Council for 3rd Reading
- Bring Bylaw back to Council for Final Reading

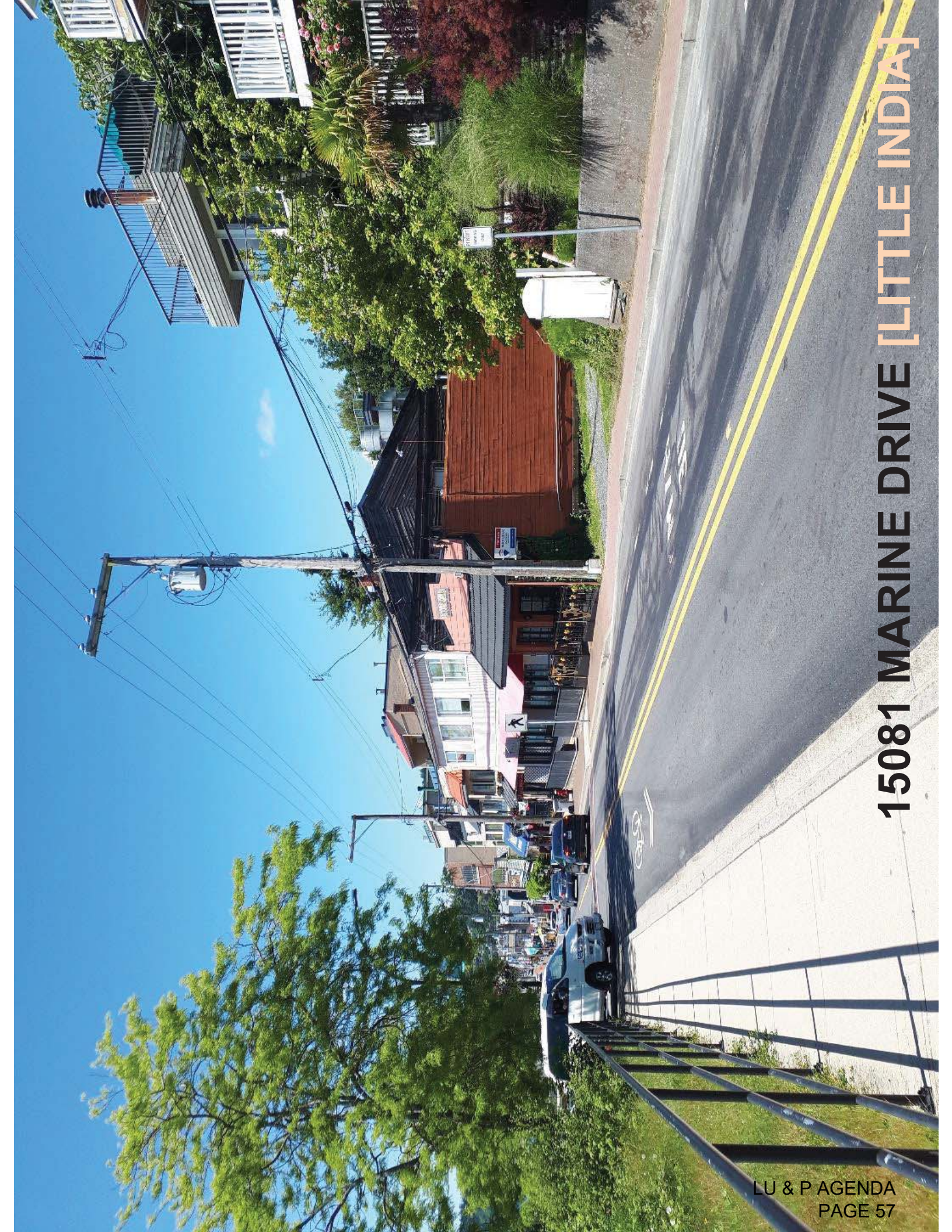
SCOPE OF CURRENT APPLICATION

- Two properties are the subject of this rezoning application:
 - 15081 Marine Drive (currently Little India Restaurant)
 - 14945 Marine Drive (currently Cilantro Indian Cuisine)
- Others wishing to have the CR-3A Zone apply to their property would need to satisfy maximum lot width requirements and apply for a rezoning subject to public review and Council approval

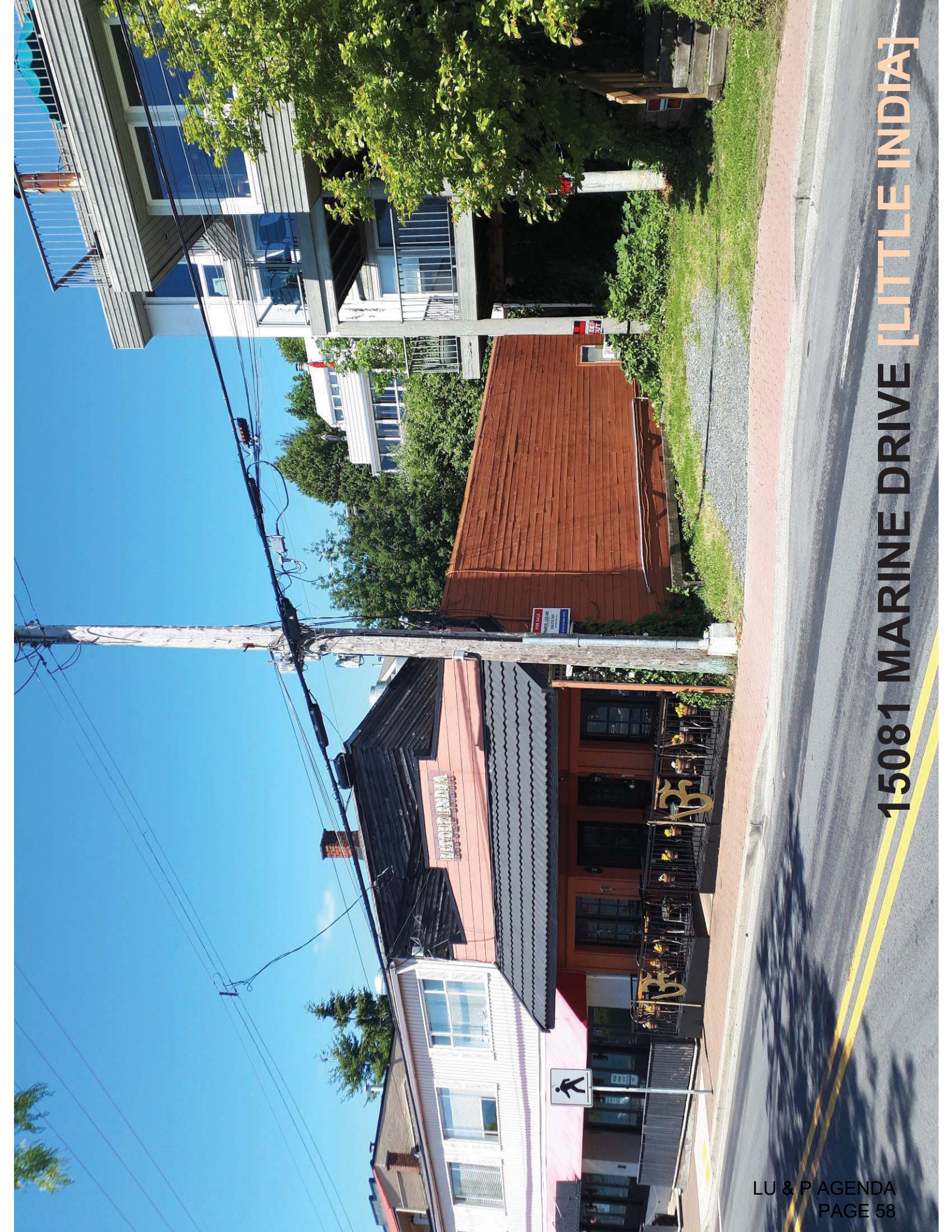




15081 MARINE DRIVE [LITTLE INDIA]



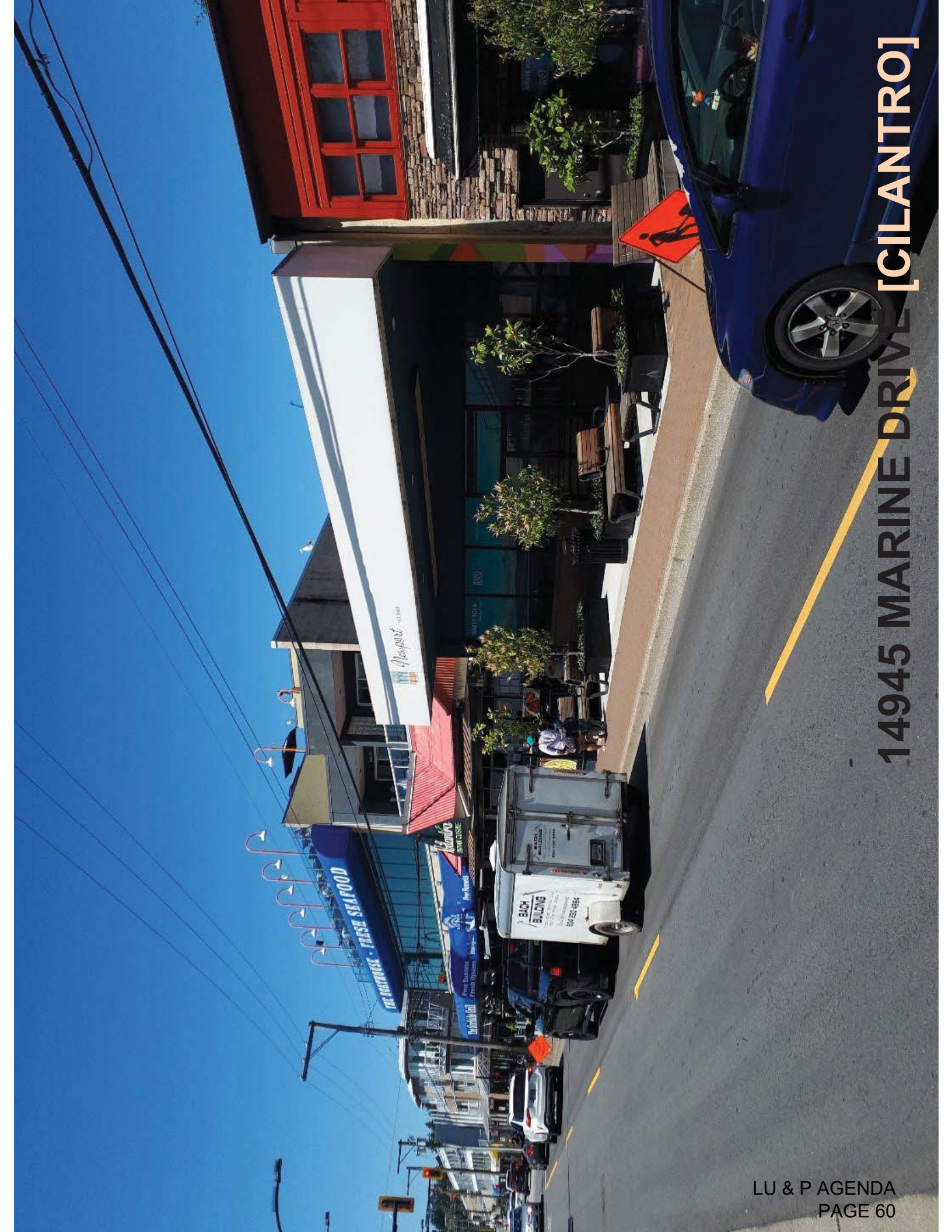
15081 MARINE DRIVE [LITTLE INDIA]



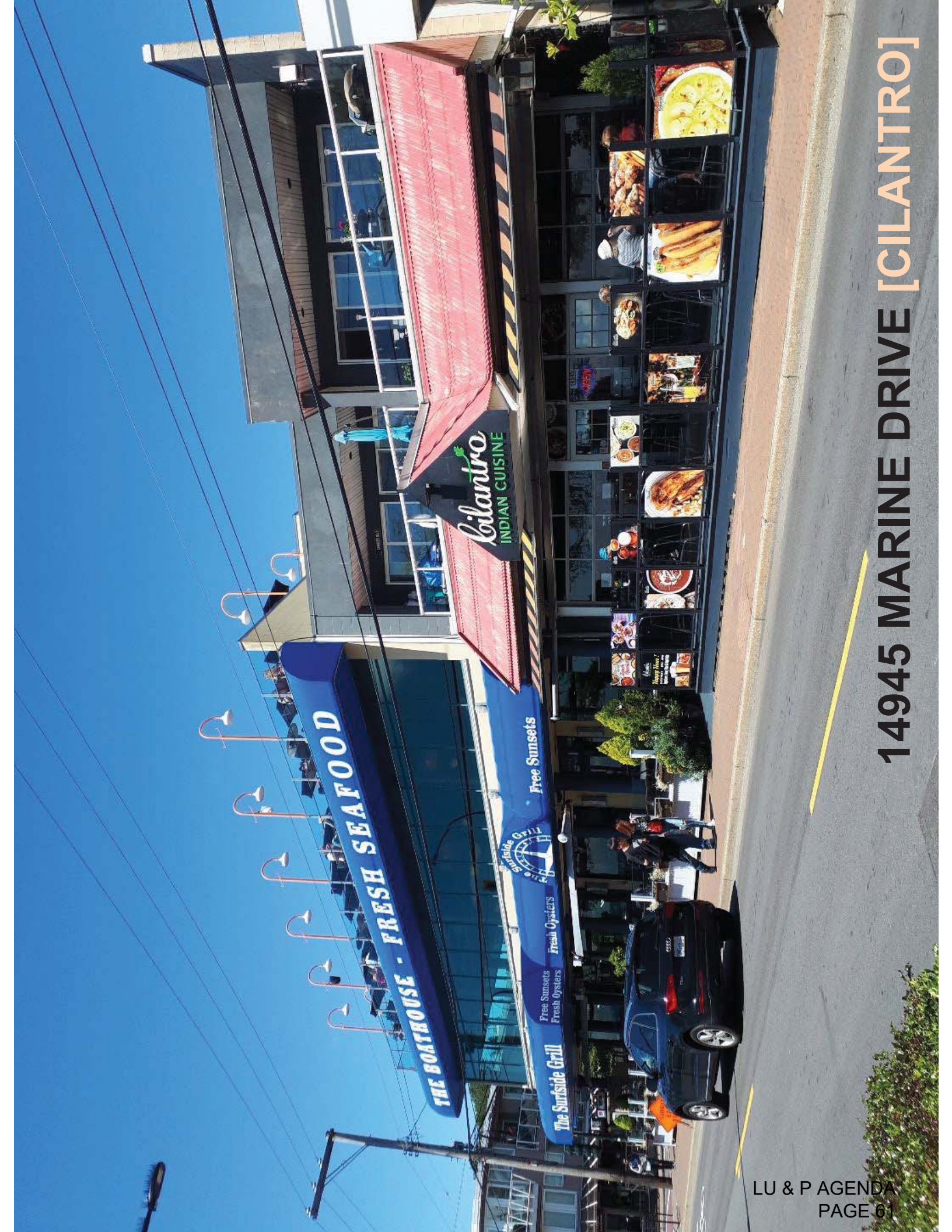
15081 MARINE DRIVE [LITTLE INDIA]



15081 MARINE DRIVE [LITTLE INDIA]



14945 MARINE DRIVE [CILANTRO]



THE BOATHOUSE - FRESH SEAFOOD

The Sunside Grill
Free Sunsets
Fresh Oysters

Cilantro
INDIAN CUISINE

14945 MARINE DRIVE [CILANTRO]



14945 MARINE DRIVE [CILANTRO]

OFFICIAL COMMUNITY PLAN

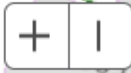
POLICY CONTEXT

- Official Community Plan currently designates lands along Marine Drive (between Oxford and Stayte) as “Waterfront Village” where buildings up to 4 storeys in height and 2.0 FAR are recognized



PROPOSED CR-3A ZONE STANDARDS:

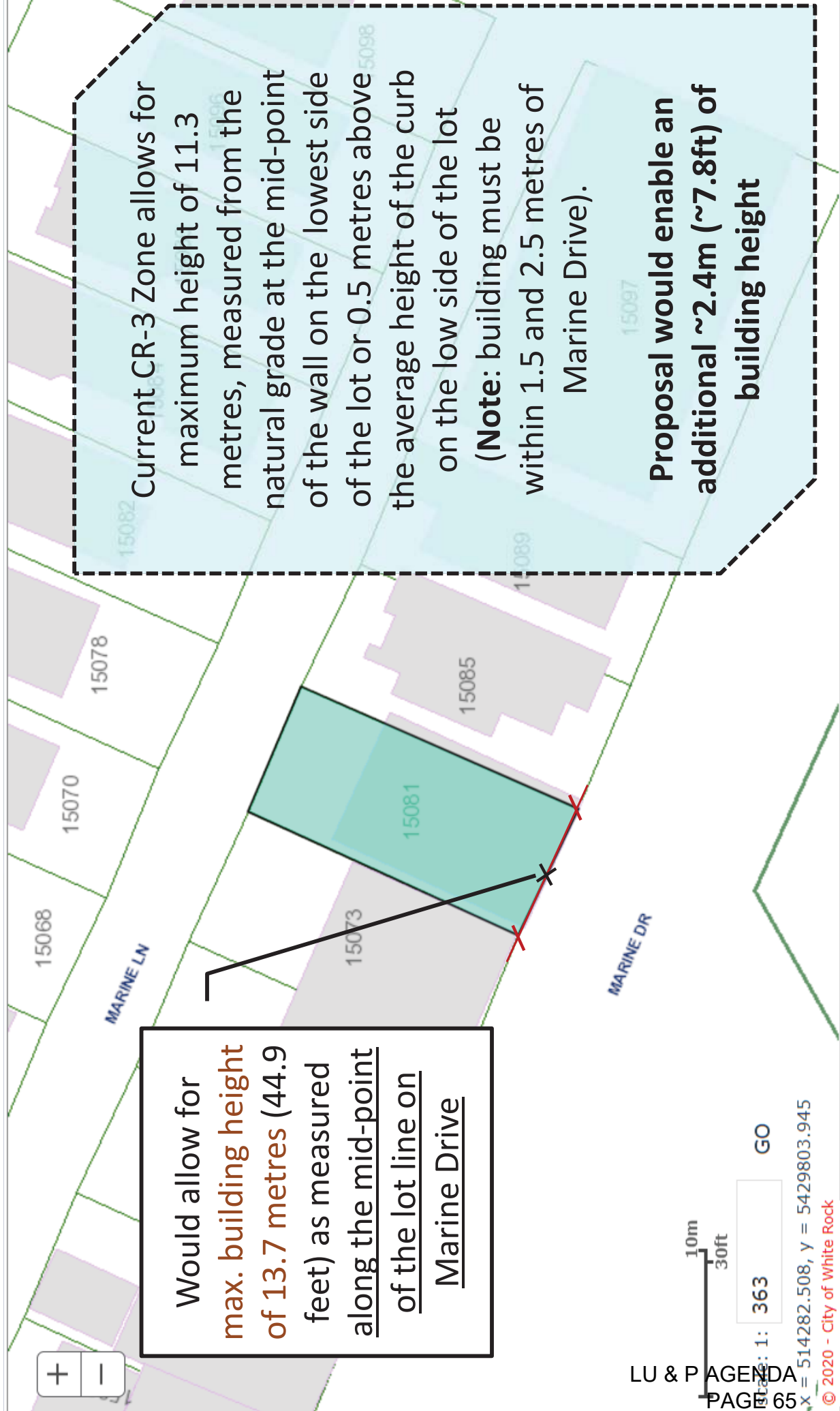
MINIMUM LOT WIDTH



10m
30ft

Scale: 1: GO

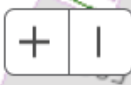
PROPOSED CR-3A ZONE STANDARDS: MAXIMUM BUILDING HEIGHT



Current CR-3 Zone allows for maximum height of 11.3 metres, measured from the natural grade at the mid-point of the wall on the lowest side of the lot or 0.5 metres above the average height of the curb on the low side of the lot (Note: building must be within 1.5 and 2.5 metres of Marine Drive).

Proposal would enable an additional ~2.4m (~7.8ft) of building height

Would allow for max. building height of 13.7 metres (44.9 feet) as measured along the mid-point of the lot line on Marine Drive



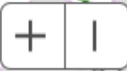
10m
30ft

Scale: 1: 363 GO

PROPOSED CR-3A ZONE STANDARDS: BUILDING SETBACKS

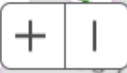
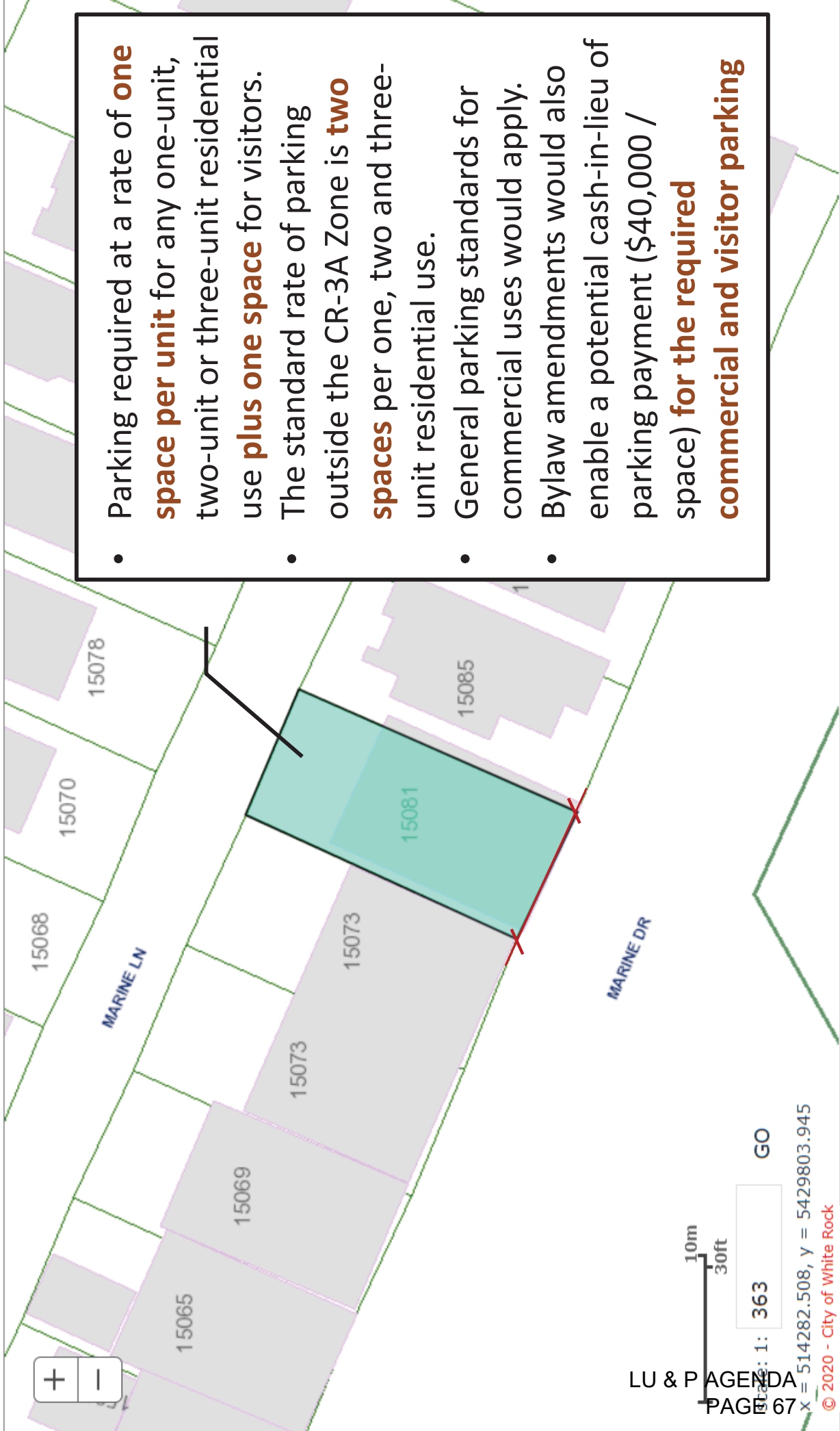


- CR-3A Zone would require a **min. front setback of 2.5 m** and an **exterior setback of 1.5 m**
- **No interior side or rear yard setback** are currently proposed however it may be appropriate to introduce a **min. rear yard setback (e.g., 1.5 metres as in CR-3 Zone)**



PROPOSED CR-3A ZONE STANDARDS:

PARKING



10m
30ft

Scale: 1: 363

GO

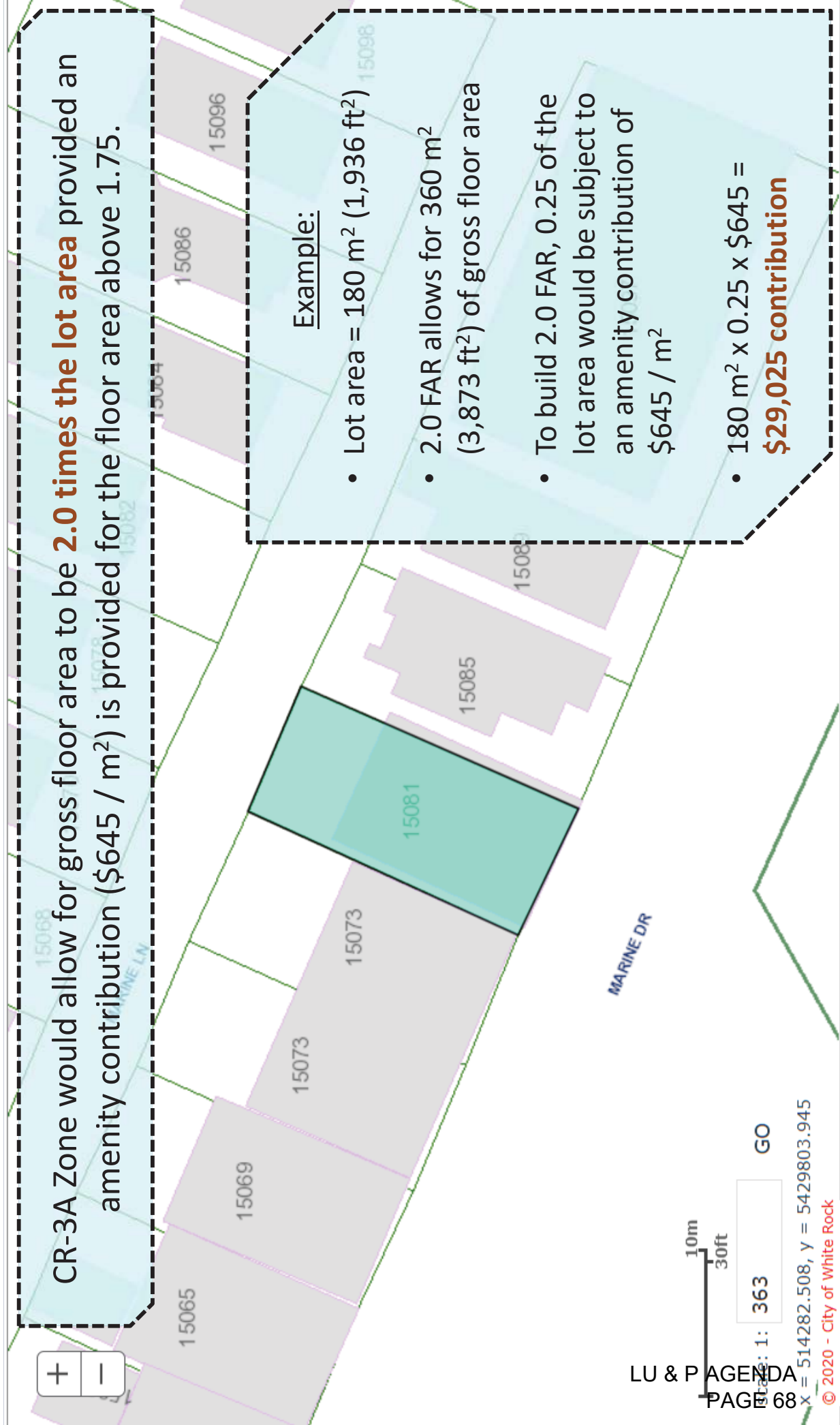
PROPOSED CR-3A ZONE STANDARDS: MAXIMUM DENSITY GROSS FLOOR AREA



CR-3A Zone would allow for gross floor area to be **2.0 times the lot area** provided an amenity contribution (\$645 / m²) is provided for the floor area above 1.75.

Example:

- Lot area = 180 m² (1,936 ft²)
- 2.0 FAR allows for 360 m² (3,873 ft²) of gross floor area
- To build 2.0 FAR, 0.25 of the lot area would be subject to an amenity contribution of \$645 / m²
- 180 m² x 0.25 x \$645 = **\$29,025 contribution**



Map: 1: GO



ILLUSTRATION OF CR-3A ZONE
15081 MARINE DRIVE



ILLUSTRATION OF CR-3A ZONE
14945 MARINE DRIVE

QUESTIONS & COMMENTS



NEXT STEPS

1. Evaluate feedback and potential changes to the CR-3A Zone
2. Present a draft bylaw to Land Use and Planning Committee and Council for 1st and 2nd Reading
3. If supported by Council, schedule a **Public Hearing**
4. Public Hearing – Opportunity to Speak to Council
5. Bring Bylaw back to Council for 3rd Reading
6. Bring Bylaw back to Council for Final Reading

THANK YOU



WHITE ROCK
My City by the Sea!

APPENDIX B

Summary of Email Correspondence received in response to the advertisement of the digital
Public Information Meeting

Greg Newman

From: Al Dyck [REDACTED]
Sent: June 29, 2020 5:13 PM
To: Darryl Walker; David Chesney; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman; Helen Fathers
Subject: CR-3A proposed changes to building height/ CR-3A Public Information Meeting
Importance: High

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,

This email is to express our extreme concern and opposition to this zoning change for West Beach.

We vote in a new council to protect against development and not even a year later we are dealing with this.. very very upset.

We have not been able to sign up or install to that Microsoft Teams. Please have G. Newman send us an invite to the PIM.

Please keep us informed of all and any public meetings or vote on this apparent proposed changes to zoning at [REDACTED]

Residents of Beachview Avenue, White Rock

Al and Kathy Dyck
[REDACTED]

Greg Newman

From: Amanda Lamming [REDACTED] >
Sent: July 6, 2020 10:15 PM
To: Greg Newman
Subject: CR -3A for west beach

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

I am against having the new zoning for CR -3A for west beach. I believe that there should not be any 4 storey structures or more on west beach. I do not think buildings should be any higher than what they already are in White Rock altogether.

Thank you
Amanda Lamming resident of White Rock

Greg Newman

From: anita nielsen [REDACTED] >
Sent: July 6, 2020 6:03 PM
To: Darryl Walker; David Chesney; Erika Johanson; Anthony Manning; Helen Fathers; Scott Kristjanson; Christopher Trevelyan; Greg Newman; Athena von Hausen; Concerned Residents
Cc: [REDACTED]; Lynn Kanuka; Rick Wagner; [REDACTED]; Patricia Wagner; [REDACTED]
Subject: Opposition to CR-3A zoning 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.

Dear Mayor Walker and City Council Members,

As a resident and property owner in the West beach community I would like to state my opposition to the proposed Zoning Bylaw Amendment (CR-3A Zone) increasing building height to four stories on Marine Drive. I fully endorse the letter below by my fellow resident Gary Pelzer and the concerns articulated by the Protect Views residents group.

The long term impacts will be devastating to our neighborhood, reducing property values, and eliminating ocean views, the primary reason many of us live here.

Increasing density and building height along the waterfront and on our residential streets - such as on historic Elm Street - will eventually lead to an exodus of current and long time residents, (who will see a much lower ROI), ultimately removing a sense of community and turning this historic beach community into the likes of West Vancouver. We are all very upset about these proposed plans.

Thank you for your keen attention to this matter.

Best Regards,

Anita Nielsen
Buena Vista/Beachview Avenue Resident
[REDACTED]

----- Forwarded Message -----

From: [REDACTED] <[REDACTED]>
To: dwalker@whiterockcity.ca, dchesney@whiterockcity.ca, eijohanson@whiterockcity.ca, amanning@whiterockcity.ca, hfathers@whiterockcity.ca, skristjanson@whiterockcity.ca, ctrevelyan@whiterockcity.ca
Sent: Monday, July 6, 2020 3:30:44 PM
Subject: New Zoning CR-3A Proposed

Dear Sirs/Madames:

I am emailing in regard to the proposal to allow the increase in height to certain properties along Marine Drive. I am a long time White Rock resident and owner (over 10 years) in West Beach and

was informed of this by a letter in my mail. I found the proposal to raise heights of these properties to basically allow 4 stories incredible, and hard to believe. I was so upset by it that I called the City Planning Dept. and basically had it confirmed, and was even told that the proposal, if passed, would apply and be available to many more properties than the two mentioned. If part of the justification/rationalization for this change is that only a few properties have accepted it, that does not mean all the other eligible properties won't do it in time. You are basically increasing the potential value of their properties significantly, to the point they may sell and someone else will come in and build a 4 storey building. Not only that, but how long will it be before their neighbours who would not be eligible, lobby to be "fairly" treated and receive the same opportunity. In my opinion there is an excellent chance that this will happen, and that some Council in years to come, will give it to them (and probably blame your Council for setting the precedent).

Even if it is just a handful that accept the swap of cash for the ability to build 4 stories, this will have a significant effect on a great many residents of West Beach whose views will be significantly impacted (as well as their property value), especially those with properties in the lower part of the hillside. For the most part, White Rock Councils in the past 100 years have resisted the urge to accept money from developers and owners to allow higher than 3 stories along Marine Drive, at least in West Beach. Even the recent muffler property development on Oxford was refused higher than 3 stories on Marine Drive by the then supposedly 'developer friendly' Council. In my opinion, most of the residents of White Rock, even those without views, love the idea that we care about the charm, and feel, of the Marine Drive properties and the fact that we have not sold out and changed this historic tradition. It is what differentiates us from West and North Vancouver, and most other parts of the Lower Mainland. Passing this bill is opening the door to this happening, and it is very surprising that you are considering this based on your campaign promises of cutting down the height of new development, relative to the previous council. That is clearly not happening here. (I was one of the ones to vote for you based on this promise - please honour it!)

While I realize the City has an interest in cleaning up and beautifying Marine Drive, and having the buildings occupied, there are other methods that have been proposed that are better suited in my view. I was delighted to hear about the proposal to implement a commercial property 'vacancy tax'. Many of the properties down there have been vacant for more than a decade. They are rundown and eye sores that negatively affect the feel of the strip. If it takes a vacancy tax to get them to clean up and lease the properties, so be it. They always have the option of renting them, or selling them, but when they can just sit on the properties and watch them go up in value over time, there is no motivation for them to do anything. At least a significant vacancy tax will put some money in the coffers of the City on an annual basis. This should at least be tried to see if it works and motivates them to fix up the property, or sell, which are both good things. This bylaw would certainly be appreciated by the existing commercial property owners who do take care of their properties, as there will likely be more visitors coming to White Rock.

To summarize, I strongly disagree with this proposal. Since I only heard about it by a pamphlet in the mail from a concerned citizen, please consider that most of White Rock's residents, likely do not know what you are proposing. As such, please use some sort of multiplier on the letters you receive in favour, and against. Thank you for your consideration of my thoughts.

Gary Pelzer
Beachview resident

Anita Nielsen



Greg Newman

From: Cynthia <[REDACTED]>
Sent: July 8, 2020 2:00 PM
To: Darryl Walker; David Chesney; dfathers@whiterockcity.ca; Erika Johanson; Scott Kristjanson; emanning@whiterockcity.ca; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Objections to the changed proposed for Marine Drive -

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I am concerned about the proposed changes to Marine Drive-

1. Two property owners/developers should not be able to change zoning to suit their profit goals.
2. Residential properties were purchased based on the existing zoning- to change this zoning is completely unfair to the present and future homeowners.
3. The height difference will be significant on different properties if using the natural grade and the future development will not be consistent
4. I understand there is a drainage problem on Marine Drive and the higher density will exacerbate this problem
5. Making the profit for developers at the expense of property owners is NOT why you were elected. You were elected to look after the residents, to limit building heights and to follow the existing development plan for the city
6. If one development is approved more will follow and each will try for more density. Then a variance permit can be applied for to increase the height.
7. It is my understanding the soil is not stable for taller buildings
8. The loss of assessed value of existing houses will not be offset by increased assessed values of the new buildings. A loss of tax revenue will result making this an unwise course to follow.
9. Parking is already a problem for the entire City of White Rock, increasing the density will only make the problem worse
10. White Rock has been known for its character and charm, this would be another step toward making it just like any suburban city - nothing like the City By The Sea - Most seaside communities cherish their character and try to work with retailers, restaurants and residents to insure their success and the continued patronage of tourists and residents. Think Sausalito, Port Townsend, Carmel, Encinitas, Anacortes, Avila Beach, Cambria, Pacific Grove. Exactly what is the future of White Rock? A mass of buildings by the water or a charming community that draws people here for everything there is to offer.

Cynthia Bahnuik
[REDACTED]

White Rock

Dear Mayor and Council

My spouse and I as voters in White Rock implore you to stop the proposal to create the new CR-3A Zoning bylaw.

It is absolutely critical that West Beach and indeed all of the waterfront of Marine Drive maintains the present heights. The views from the residences are important and losing or reducing them would have negative effect on the assessments and therefore the city's tax base. Even more importantly, we the citizens understood that the basis of you all being elected was to stop the ruination of the charm of our little city by allowing significant increases in building heights.

To put this in context, passing a bylaw that allows the doubling of heights of buildings on Marine Drive is the same as allowing the building heights uptown to double, the stopping of which was the basis of your election campaign. You need to stop this one in its tracks, now.

Thank You

Mrs. Carole Bergeron

[REDACTED]

White Rock

Greg Newman

From: C. Fast <[REDACTED]>
Sent: July 15, 2020 12:01 PM
To: Anthony Manning
Cc: Darryl Walker; Erika Johanson; Christopher Trevelyan; Scott Kristjanson; Helen Fathers; David Chesney; Greg Newman
Subject: Re: Presentation for proposed CR-3A zoning

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Councillor Manning

Thank you for forwarding this information regarding the proposed CR-3A zoning . Although somewhat difficult to fully understand the final impact of these proposed changes, my view is as follows:

- It's imperative to ensure the final building heights are not (under any circumstances) increased from the present limits so as to protect the views of those behind these subject properties.
- If there is a rear lane, there needs to be a setback for commercial use so as not to block that laneway or Marine Drive as is currently happening.
- Upper levels should be staggered back as they go higher both for street esthetics and for site lines.
- Parking needs to be incorporated when there is rear access. Driveways off Marine don't really work well and take away from street parking. If there is no rear access, the developer/owner would be required to pay an annual fee to the City in lieu of required parking spaces.

Regards and thanks for your service

C. Fast

On Mon, 13 Jul 2020 at 15:31, Anthony Manning <AManning@whiterockcity.ca> wrote:

Dear Resident:

You may or may not have been able to join last week's Public Information Meeting (PIM) on the proposed CR-3A zoning, but because you expressed concerns on this topic I'm forwarding that evening's presentation for your reference.

Next steps? Staff will make changes based on feedback received during the PIM. The revisions will be incorporated into a draft bylaw that will go before the Land Use & Planning Committee. A date for that has not yet been set.

My apologies for the formal group email, but many of you wrote in and I wanted to make sure you all got the same information, at the same time.

Please let me know if you have any questions.

Yours sincerely,

Councillor Anthony Manning
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-7810

www.whiterockcity.ca



<https://mail.google.com/mail/u/0?ui=2&ik=85a4e8ceee&attid=0.1&permmsgid=msg-f:1672142637245436391&th=1734a4de82cc91e7&view=att&disp=inline>

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Greg Newman

From: Carl Isaak
Sent: July 7, 2020 9:45 AM
To: Greg Newman
Subject: FW: Proposed Change of West Beach properties to CR-3A

For the records

From: Clerk's Office <ClerksOffice@whiterockcity.ca>
Sent: July 7, 2020 9:29 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: FW: Proposed Change of West Beach properties to CR-3A

For your information.

From: C. Fast [REDACTED] >
Sent: July 6, 2020 11:24 PM
To: Darryl Walker <DWalker@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>
Cc: alex.browne@peacearchnews.com
Subject: Proposed Change of West Beach properties to CR-3A

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.

Mayor and Councillors

This submission is to voice my opposition to any zoning changes to the properties along Marine Drive and in particular to the proposed zoning change to CR-3A from the current CR-3 in West Beach.

It is vital that all property owners have the comfort of knowing their investments are safe and won't be compromised by the whims of a council and because of greedy developers. I trust you will vote as you promised and reject this zoning proposal.

Regards

C. Fast

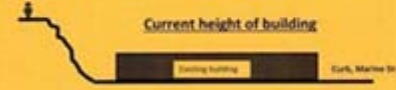
White Rock

ARE YOU READY TO LOSE YOUR VIEWS?
City of White Rock Is Considering
INCREASED BUILDING HEIGHTS
ON MARINE DRIVE and have proposed
a new zoning, CR-3A, for West Beach

Join a group of concerned citizens to let the Mayor, Council, and Planning Department know that is totally unacceptable! This Council was elected to control development and not increase heights.

BACKGROUND:

At the request of 2 property owners City Council is proposing an amendment to the current (CR-3) zoning bylaw that will apply to ~~all lots & lots~~ ~~properties~~ less than 12.4m in width along Marine Drive, West Beach. These changes (the proposed CR-3A zoning) would result in significant changes in the character and views along and from behind Marine Drive. If you don't want this to happen, get involved.



Height with proposed changes in zoning, CR-3A



1. Building height limit would increase from 11.3m (37' 1 1/2") to 13.7m (44' 9 1/2") as measured from the natural grade, not from the lowest point on the lot. The result would be increased heights of several stories depending on the historical slope of the property, referred to in the zoning bylaw as "natural grade". See diagrams.
2. The revised zoning would also allow for increased building density.

WHAT TO DO:

Let the City know you are against this proposal to create a new CR-3A zoning bylaw because:

- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e. greater than 22.3 ft.
- We do not want to measure maximum height using a "Natural Grade".
- We want maximum height to be measured from the curb.
- We want to keep the density at 1.75.
- We want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.
- We do not want 4 storey structures (or more) on West Beach. **There are not any now.** Further storeys would severely impact trees/beach/ocean views.

SEND YOUR COMMENTS:

- Mayor and Council members: mayor@whiterockcity.ca, citycouncil@whiterockcity.ca, citymanager@whiterockcity.ca, cityclerk@whiterockcity.ca, cityengineer@whiterockcity.ca, cityplanning@whiterockcity.ca, citydevelopment@whiterockcity.ca
- Carl Isaac, Director of Planning & Development Services, cisaac@whiterockcity.ca
- Greg Newman, Manager of Planning, gnewman@whiterockcity.ca
- Attend the actual Public Information Meeting using Microsoft Teams on Wednesday, July 8, from 5:30pm to 7:00pm.

According to Greg Newman if you wish to participate in the meeting you will first need to sign up for "Microsoft Teams". To do so, please visit: <https://www.microsoft.com/en-ca/teams?icid=teams&ad=ca>. Once you have installed the program please email gregnewman@whiterockcity.ca by Tuesday July 7, 2020 (quote "CR-3A Public Information Meeting" in the subject bar) to receive an invitation to the PIM.

NOTE: If you have trouble installing the program contact City Council and Planners. And if you would like join a group of concerned citizens and be informed of further information please email ProtectViews@gmail.com.

Remember that this Council was elected to limit building heights. Increased heights will adversely affect your beachfront view and lower the value of your property. June 26, 2020

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 11:10 AM
To: Greg Newman
Subject: FW: Against the proposed zoning change CR-3 - CR-3A

From: Cheryl Lovberg <[REDACTED]>
Sent: July 1, 2020 1:58 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>
Subject: Against the proposed zoning change CR-3 - CR-3A

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We have lived in White Rock with a view for 11 years.
We do not want an increase in present maximum height for buildings on West Beach.
We do not want to measure maximum height using a "Natural Grade"
We want the maximum height to be measured from the curb.
We want to keep the density at 1.75.
We want the council to recognize the ocean view as being the most important aspect of beachside living and that the OCP needs a review to reflect that.
We DO NOT want 4 story structures (or more) on West Beach. There are not any now. Further stories would severely impact tree/beach/ocean views.
This would also severely impact existing properties in the areas market value.

Cheryl Lovberg
[REDACTED]

A resident of West Beach

Greg Newman

From: Carole Trueman [REDACTED] >
Sent: July 7, 2020 5:32 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Carl Isaak; Greg Newman
Subject: Please Do Not Go Forward with CR-3A

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 Everyone,

I want to thank you for the hard work that you do for the citizens of White Rock. The past year has been particularly challenging.

However, I am strongly opposed to the proposed new CR-3A zoning. I do not understand why, when two properties along West Beach were asking for relief in the parking requirement in our Zoning Bylaw, staff decided to include changes allowing for 4 storeys that are in the 2017 OCP. It is not reasonable to make the Zoning Bylaw in synch with the OLD OCP, which is under review. It was put in place by a substantially different Council with a substantially different vision.

Councillors, we voted for you so that things like this spot zoning change, that can be applied to 12 other properties, wouldn't happen.

Please:

- Do not take CR-3A forward.
- Revise the OCP to restrict building heights to 3 stories (11.3m (37.1 ft))
- Measure building height from the curb. Remove the benign sounding "natural grade" from our planning lexicon.
- Keep density in this area at 1.75

This proposed new zoning may benefit business owners lucky enough to own their building, who can sell it to a developer, and absentee landlords who can, at last, build higher structures. It does not benefit White Rock residents living on the hillside who will have their views and property values impacted. It does not benefit all White Rock residents who treasure the seaside jewel of our city. We all want to retain the charm of our seaside while making necessary enhancements.

I am not against development. Our jewel could use some polishing, but it needs to be a carefully planned and thoughtful polishing. We want it to benefit business owners, residents, and visitors. The current proposed zoning

CR-3A zoning change does not do that. Benefiting most residents can be accomplished without increasing building heights to 4 stories. In fact, increasing building heights to 4 stories will do just the opposite.

Please do the right thing Councillors. Drop this CR-3A zoning change.

All the best,

Carole Trueman

[Dr. Carole Trueman](#)

[Redacted]

[White Rock, BC](#)

[Phone:](#)

[Redacted]

[Email:](#)

[Redacted]

Greg Newman

From: Connie Bridge [REDACTED] >
Sent: June 29, 2020 4:27 PM
Subject: Fwd: Key Changes for CR-3 to CR-3A

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Sent from my iPad

Begin forwarded message:

From: Connie Bridge <[REDACTED]>
Date: 29 June, 2020 4:16:17 PM PDT
To: "dwalker@whiterockcity.ca" <dwalker@whiterockcity.ca>
Subject: Key Changes for CR-3 to CR-3A

Mr. Mayor,

My husband and I have lived in our same residence on Victoria ave. for thirty three years. We have enjoyed the beautiful views and hope to continue to do so for many more years. We do not want an increase in present allowable height I.e. greater than 37,1 ft. We do not want to measure maximum height using a "Natural Grade" We want maximum height measured from the curb. We want to keep the density at 1.75 We want Council to recognize the ocean view as being the most important aspect of beach side living and that OCP needs a review to reflect that. We do not want 4 story structures, or more on West Beach. There are not any now. Further stories would severely impact tree/beach/ocean views.

Kind Regards,
Darryl & Connie Bridge

[REDACTED]

Sent from my iPad

Greg Newman

From: Douglas Graeb [REDACTED] >
Sent: July 12, 2020 5:59 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Carl Isaak; Greg Newman; clerkoffice@whiterockcity.ca; Guillermo Ferrero
Subject: Proposed CR-3A zoning bylaw 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.

Dear Mayor Walker, Members of Council and City Staff

Re: Proposed CR-3A zoning amendment for White Rock's West Beach

As a resident of White Rock I have followed with interest the proposal to create a new zoning category for two specific lots on the West Beach portion of Marine Drive. The stated purpose of the new zoning category is to allow 4-storey developments on two relatively narrow lots in the West Beach area, while making accommodations for the limited parking and loading space options available at these particular sites.

It is stated that the OCP for the "Waterfront Village" area allows for 4 storeys. In my opinion this is a mistake. The planning department speaks of trying preserve the "*seaside village character*" of this area and states that "*smaller redevelopment opportunities should be supported to complement the existing eclectic, narrow building character and historical lot pattern along Marine Drive*". I do not see 4-storey developments with high lot coverage contributing in any way to a seaside village atmosphere; rather I see them detracting significantly from such an atmosphere. In my opinion developments in this area should be limited to 3 storeys.

While it is true that there are some 4-storey buildings already in the "Waterfront Village" area, these are largely further east, in the residential "hump" area where the steeper grade means there is minimal obstruction to the view of the residences behind on Marine Lane and Victoria Avenue. These 4-storey buildings are also adjacent to older (pre-existing) 3-storey buildings with foundations that are substantially above-grade; as a result the newer 4-storey buildings are similar in height to and conformed with the older 3-storey buildings.

It is disingenuous to claim that the proposed bylaw would affect only two properties. City staff has acknowledged that the proposed bylaw change could potentially affect about 12 similar properties on Marine Drive. If 4 storeys are allowed on these two properties, this would be used as a precedent for other development proposals on qualifying "narrow" lots, and then as a precedent for wider lots. History shows that once a precedent has been set it is very difficult to find grounds to disallow similar projects. I therefore see this bylaw proposal as an attempt to bring in 4-storey (or higher) developments along the West Beach area generally, and as such I oppose the amendment.

I do support the increased setbacks provided for in the CR-3A amendment to allow increased patio space on private property.

According to City documents, the owner of the Little India property initially came to the city with concerns regarding the limited parking and loading zone space available to him if the site were to be redeveloped. The owner was not requesting increased height allowance beyond the 3 storeys allowed by the current CR-3 zoning. Options were presented to the owner that included seeking a variance to the parking and loading zone regulations that would accommodate his concerns. It is not clear how or why this translated into a rezoning process that would allow four storeys in height.

While I recognize the need for development and renewal along Marine Drive, and see many excellent ideas in the Waterfront Enhancement Strategy document, in my view to allow developments of 4 storeys would be detrimental to the goals of enhancing the charm of this area. Further, the concerns of the owner of the Little India property can be met by other means that do not require increasing the permissible building height to 4 storeys.

Thank you for the opportunity to express my concerns.

Sincerely,

Douglas A. Graeb

[REDACTED], White Rock, BC [REDACTED]

Greg Newman

From: [REDACTED]
Sent: July 7, 2020 6:34 PM
To: Darryl Walker
Cc: David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman; sara king; alex king
Subject: Proposed CR-3 to CR-3A ZZoning Change

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Doug King

[REDACTED]. White Rock

Hello all, my daughter, son and I built a new house at 15056 Victoria 5 years ago. If we knew that zoning would allow structures to be 45 feet high to block the view south of us, we would not have built a new house. This zoning change would result in old buildings directly behind the Marine drive waterfront to be undeveloped for years. Also the current CR3 zoning requires a 5 feet set back off Marine laneway. The proposed CR-3A would allow building to the property line at the lane, making it hard for pedestrian traffic and creating a darker space.

I suggest that four storey buildings could be built under the old 37 foot max. building height. Four, eight foot storeys with one foot of floor joists on top of equals 36 feet. The first level could be at grade at the low point of Marine curb and gradually go below grade up the property line along Marine. I think increasing the density .25 of lot area is ok, and will be a source of tax revenue for the city.

Thanks Doug King
Residential Builder

Greg Newman

From: Dave Leslie [REDACTED] >
Sent: July 2, 2020 4:05 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; ctrevallyan@whiterockcity.ca; Carl Isaak; Greg Newman
Subject: *Possible Spam or Phishing Message* West Beach - Increased Building Heights

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, Council Members & Planning Department,

Please be advised that we are not in favour of any increase in the building heights on Marine Drive.

Dave & Cheryl Leslie
[REDACTED]
White Rock

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:21 PM
To: Greg Newman
Subject: CR 3A rezone proposal

From: Dave Sharpe [REDACTED] >
Sent: July 5, 2020 5:56 PM
To: Darryl Walker <DWalker@whiterockcity.ca>; AMannng@whiterockcity.ca
Subject: CR 3A rezone proposal

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 Councillors,

Your office letter on Public Hearing Meeting with regard to property 15081 Marine Drive and 14945 Marine Drive is acknowledged.

Previous council had introduced CR-3 By law that was ambiguous and was not applicable on ground, hence, the present dispensation has taken the right steps to undo the mistakes that are enshrined with regard to parking and loading stipulations. Introduction of CR-3A zone and its concept in conjunction with the guidelines of OCP to be termed as "Waterfront village" is a unique idea that will have small scale multi unit residential buildings, thus, could readily accommodate future commercial and residential uses, as demand grows.

I being a resident of White Rock fully support the vision and farsightedness that existing council has shown. Keeping in view the small lots and their capacity, provision of onsite parking that is impossible, and, demanding cash in lieu is another irritant that needs to be addressed. New multi level parking behind the boat house restaurant was introduced to cater for parking hassles, hence, asking property owners to chip in cash flow to my mind is unjustified. This policy may please be re considered.

Sincerely,

David Sharpe

[REDACTED]

White Rock Bc

[REDACTED]

Greg Newman

From: DONNA ZEILER <[REDACTED]>
Sent: July 6, 2020 12:41 PM
To: protectviews@gmail.com
Cc: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; skristjanson@whiterockcity.ca; amamming@whiterockcity.ca; ctrevallyan@whiterockcity.ca; cisaak@whiterockcity.ca; Greg Newman
Subject: CR-3A zoning west beach

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To whom it may concern,

I am a property owner who received the handout regarding increased building heights for West Beach. I agree this change in zoning and building height is unacceptable. The council I voted for, was elected on the platform of controlling development, density and height restrictions. The handout is not clear on exactly where the properties impacted by the amendment to the bylaw is located, but I am opposed to any increase in height or density on Marine Drive. I agree the the maximum height should be measured from the curb with no increased density.

I am a long term resident of White Rock and have slowly seen the decline of my ocean view. I understand change needs to happen, but does it have to be at the cost of long term ocean view home owners? As a long time resident, do I need to lose my view, so someone else can have one? I understand White Rock is a very desirable area and with no change to height and density, I think we can all enjoy beach side living in this lovely seaside community. Please keep me informed of any further development on this matter.

Sincerely,

Donna Zeiler
[REDACTED]

Greg Newman

From: Ed van Zanten [REDACTED] >
Sent: July 2, 2020 8:39 PM
To: Greg Newman
Subject: CR-3A Proposal

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 Mr Newman,

My wife and I are opposed to any increase in the present allowable maximum height or any changes to the current zoning for buildings on West Beach.

The only reason we purchased our home and chose to live on a 33 foot lot with no yard and yet pay close to \$10,000 dollars in property taxes is because of the view. Or to put it another way, without the view there is zero chance we would have purchased the home.

Also, we were certain (when we purchased the home) that existing zoning regarding building heights affecting views on the hillside were sacrosanct.

Therefore, I trust you can appreciate our commitment that any proposed changes to zoning which would negatively affect our view will be opposed in the strongest possible terms and by all means available.

It is extremely frustrating, not to mention, stressful that such a proposal makes the light of day.

I trust you will not support any changes to existing zoning in this regard.

Sincerely,

Edward Van Zanten
[REDACTED]

White Rock, BC
[REDACTED]

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 11:21 AM
To: Greg Newman
Subject: Proposal to create a new CR-3A zoning bylaw

From: Ed van Zanten [REDACTED] >
Sent: July 2, 2020 8:16 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: Proposal to create a new CR-3A zoning bylaw

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 Walker,

My wife and I are opposed to any increase in the present allowable maximum height or any changes to the current zoning for buildings on West Beach.

The only reason we purchased our home and chose to live on a 33 foot lot with no yard and yet pay close to \$10,000 dollars in property taxes is because of the view. Or to put it another way, without the view there is zero chance we would have purchased the home.

Also, we were certain (when we purchased the home) that existing zoning regarding building heights affecting views on the hillside were sacrosanct.

Therefore, I trust you can appreciate our commitment that any proposed changes to zoning which would negatively affect our view will be opposed in the strongest possible terms and by all means available.

It is extremely frustrating, not to mention, stressful that such a proposal makes the light of day.

I trust you will not support any changes to existing zoning in this regard.

Thank you,
Edward Van Zanten
[REDACTED]
White Rock, BC
[REDACTED]

Greg Newman

From: Fritze Beaton [REDACTED] >
Sent: July 5, 2020 2:55 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: CR-3A Zoning bylaw

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Dear Mayor and Council members,

I am writing to express my concerns about the proposal to create a new CR-3A zoning bylaw. To increase the present allowable maximum height for buildings on West Beach greater than 37.1 ft. would destroy the ocean view, which is the most important aspect of beach side living.

My neighbours and I in Victoria Terrace bought condos to enjoy the view of the ocean and the trees on the boardwalk, further height in structures on the West Beach would destroy that, as well as alter the atmosphere of our area.

Any change in this zoning is totally unacceptable, and I ask you to listen to everyone who voice their opinion.

Sincerely,
Fritze Beaton
Victoria Terrace

[REDACTED]
White Rock, BC

Greg Newman

From: Fiorenza Carrey [REDACTED] >
Sent: July 6, 2020 5:16 PM
To: Darryl Walker; Helen Fathers; David Chesney; Erika Johanson; Scott Kristjanson; Christopher Trevelyan; Anthony Manning; Guillermo Ferrero; Carl Isaak; Greg Newman; Clerk's Office
Subject: Proposed zoning bylaw CR-3A..meeting July 8, 2020

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- >
- > Good morning, I am writing to each and everyone of you to voice my strong objection to this new proposed change in the zoning bylaw. It would appear that this change was initiated by a property owner who might have been having problems with selling his property on Marine Drive.
- > Since when does someone's problems with selling their property become a major change to any bylaw? Why are their selling difficulties front and centre now?
- >
- > The changes being proposed are certainly not in line with what most residents and visitors envision for Marine Drive. This after all is our beach, not his to change to suit his wants and or needs.
- > We as a community should be working very diligently to preserve and enhance our seaside, not tear it down to the point of no return. And increasing the height and density will not make our seaside any more attractive.
- > If anything it will look and feel like any other "downtown" with tall buildings and no community feel at all, certainly not a seaside community.
- >
- > There is an ongoing OCP review, not completed yet to the best of my knowledge, so why are any zoning changes even before Council?
- > Would it not be prudent to complete this first? And if we have an official OCP why are there constant bylaw change requests, zoning change requests, height and density change requests, etc.
- > What then is the point of time and money spent on an OCP if we are constantly subjected to change requests to that OCP by developers and builders.
- >
- > Are the residents of White Rock properly informed of these proposed bylaw changes?
- > I was told that there was a survey done awhile back as part of the OCP review asking what the residents preferred on Marine Drive, West Beach...1-2 or 3-4 storeys.
- > I do not recall this survey at all and as I live just off Marine Drive I would most definitely have participated.
- > Perhaps a proper explanation in simple english just what "natural grade" vs "existing grade" actually means would have ensured that participants understood a bit better both the question and their answer.
- >
- > Right now there are 2 properties that are asking for this change In zoning according to your release. What's to stop the other 10 or so properties for asking the exact same consideration?
- > And who is to say others in East Beach would not want the exact same consideration? We all know that this will become the slippery slope that we should avoid at all costs.
- >
- > I am having a difficult time understanding the necessity of rushing through this zoning change; why the rush, why not finish the OCP review, why not ask the residents what it is that they want for their beach area, but ask the questions in a manner that "regular" folks can understand.
- >

- > The virtual meeting set up for this Wednesday will be very difficult for a lot of folks to attend. Some of us are just starting to understand and work within Zoom, now we have to learn Microsoft Teams.
- > Some residents will not be bothered to participate in a virtual style meeting, and how unfortunate is that for something so vital as the future of our waterfront.
- > And for something like the “spot zoning” being proposed I would have preferred more of an in person meeting; I am sure others feel the same.
- > And yes I understand that this PIM itself is not a requirement of the local government act, but why make it so difficult for tax paying residents to participate in something so important. Why the rush to see this through ?
- >
- > I implore all of you to take a really hard look and think about what it is you are proposing to change and to what extent you are willing to live with those changes should they pass.

- > Please do not under any circumstances approve this spot zoning proposal.

- > You as Council members do not need reminding of the platform you were voted in on.
- > Increased heights and density were never on your agenda back then.
- > Some of you may not live close to Marine Drive or on the hillside, but many of us do.

- > Thank you for your time,
- > Fiorenza Carrey
- > [REDACTED]
- > White Rock, [REDACTED]

Greg Newman

From: Gayle Greveling [REDACTED] >
Sent: July 5, 2020 4:11 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Cr-3A

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I am writing to express my concern over the proposed rezoning category CR-3A.

From talking to Greg Newman, I understand that CR-3A is to be a rezoning but is, somehow, still considered to be within the existing White Rock OCP. The reason that I voted for Mayor Darryl Walker and the present council was because they seemed to support development BUT within the existing OCP. This rezoning feels to me like a very poorly disguised way to pretend to stay within the OCP while going against the objective of the Waterfront Village Zone. I was happy to see that 4 councillors that I had voted for (Kristjanson, Johanson, Scott and Trevelyan) still support development but maintain that it “has to be supported by residents” and heed “the wishes of the majority” that they were elected to represent (thank you councillor Kristjanson). This proposed zoning category would increase allowable building heights by approximately 8 feet which is the equivalent of adding at least one more story to buildings and probably two depending on where the measurement is taken. This could impact both the views and the property values of the people living in the buildings behind. And this would certainly set a precedent that could affect every resident on Victoria Avenue. I am certain that it was because of this very view that residents on Victoria Ave bought their homes – the same view that they would potentially lose if rezoning CR-3A is passed. This does not seem fair to me. I also do not understand the request for a “contribution” of \$645 per sq ft above 1.75. Although I’m not certain what this means, it makes it sound like people can pay a sum of money and “buy” spot zoning and this just doesn’t sound like what I was expecting from Darryl Walker and his team.

I was happy to hear from Greg Newman that there is potentially another way to participate in this online rezoning meeting as I found Microsoft Team very difficult. I strongly believe that it is time to get back to in person meetings (following provincial health guidelines), especially on such an important rezoning matter.

I have been praising Mayor Walker and his team since they took office. I certainly hope that they won’t let us down now!

Gayle Greveling



White Rock, BC

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:23 PM
To: Greg Newman
Subject: Strong Objection to CR3A Height

From: Gill and Geoff [REDACTED] >
Sent: July 3, 2020 8:13 PM
To: Helen Fathers <HFathers@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; 'Erika Johanson' <erika@erikajohanson.com>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Strong Objection to CR3A Height

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Good evening all,

I just received the PIM package from Greg in Planning. Please look at the photo below from the info package (the arrows are mine). We all know that The Boathouse is big, but what is being proposed towers over it. I am stunned that this zoning proposal has come this far down the road with recommendations of additional height over the current CR3 zone. The proposal is also silent on each building's elevator shaft and/or stairwell, and is usually added on top. I will send my full detailed feedback to Greg after his presentation as part of that process, but want to express my frustration to you beforehand:

1) My objection noted above to the needless request for height. The height is not equitable to existing CR3, or residents, and will not be the answer for Marine Drive.

2) My deep disappointment with how this has been handled. I can share what our neighbourhood discussions in the driveways have been like – everybody's been reading about this one and needing to vent. We've heard just absolute disappointment and incredulous frustration. This feels like a betrayal on the heels of the biggest tax bills we've ever received. It's not just an opportunity for discussion when something like this is put out there. This height proposal was needlessly brought forward and it's been really hard on people, especially now.

Gillian Parkin [REDACTED]

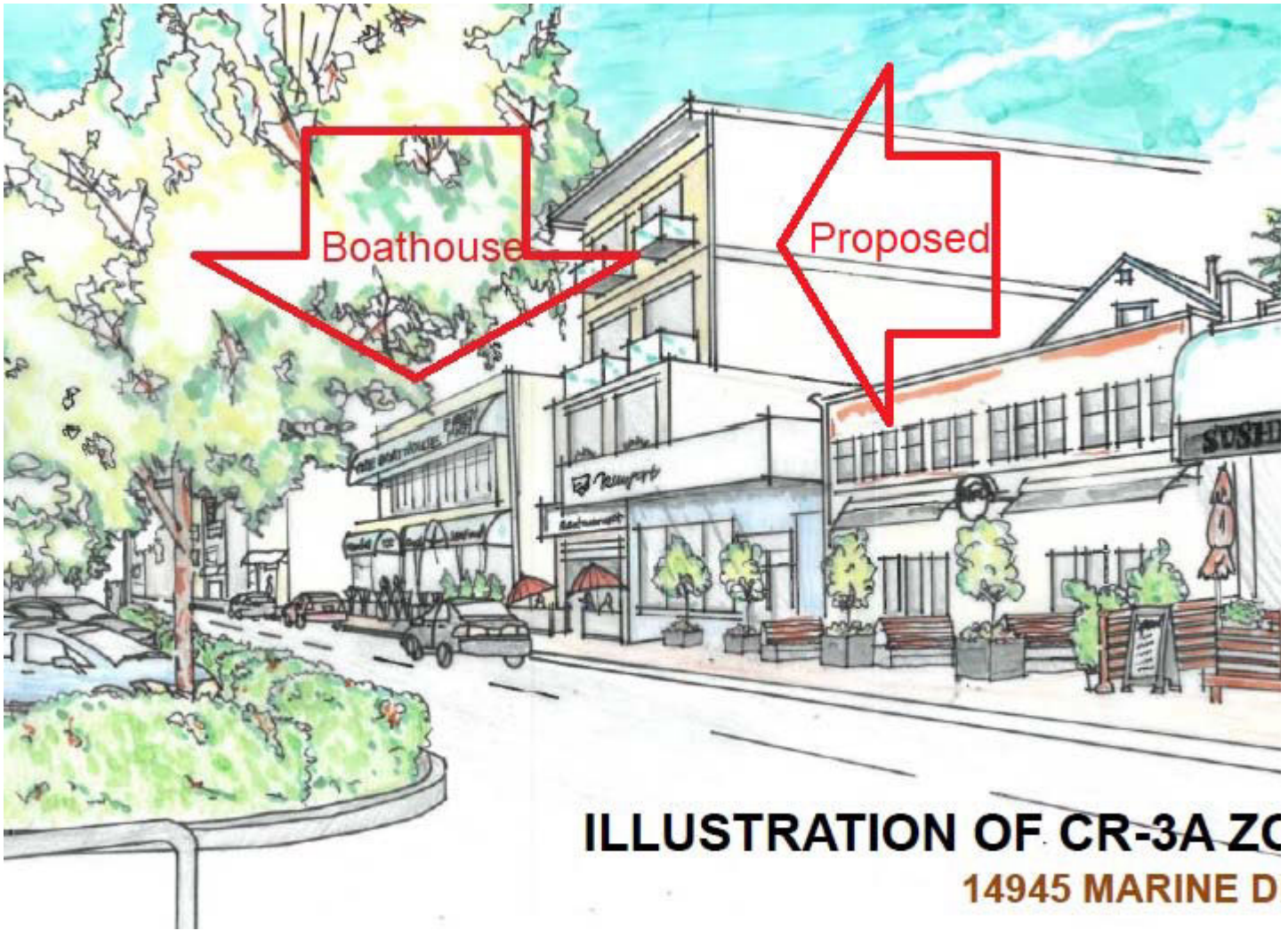


ILLUSTRATION OF CR-3A ZC
14945 MARINE D

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:08 PM
To: Greg Newman
Subject: New Zoning CR-3A Proposed

-----Original Message-----

From: [REDACTED] >

Sent: July 6, 2020 3:31 PM

To: Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Subject: New Zoning CR-3A Proposed

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 Sirs/Madames:

I am emailing in regard to the proposal to allow the increase in height to certain properties along Marine Drive. I am a long time White Rock resident and owner (over 10 years) in West Beach and was informed of this by a letter in my mail. I found the proposal to raise heights of these properties to basically allow 4 stories incredible, and hard to believe. I was so upset by it that I called the City Planning Dept. and basically had it confirmed, and was even told that the proposal, if passed, would apply and be available to many more properties than the two mentioned. If part of the justification/rationalization for this change is that only a few properties have accepted it, that does not mean all the other eligible properties won't do it in time. You are basically increasing the potential value of their properties significantly, to the point they may sell and someone else will come in and build a 4 storey building. Not only that, but how long will it be before their neighbours who would not be eligible, lobby to be "fairly" treated and receive the same opportunity. In my opinion there is an excellent chance that this will happen, and that some Council in years to come, will give it to them (and probably blame your Council for setting the precedent).

Even if it is just a handful that accept the swap of cash for the ability to build 4 stories, this will have a significant effect on a great many residents of West Beach whose views will be significantly impacted (as well as their property value), especially those with properties in the lower part of the hillside. For the most part, White Rock Councils in the past 100 years have resisted the urge to accept money from developers and owners to allow higher than 3 stories along Marine Drive, at least in West Beach. Even the recent muffler property development on Oxford was refused higher than 3 stories on Marine Drive by the then supposedly 'developer friendly' Council. In my opinion, most of the residents of White Rock, even those without views, love the idea that we care about the charm, and feel, of the Marine Drive properties and the fact that we have not sold out and changed this historic tradition. It is what differentiates us from West and North Vancouver, and most other parts of the Lower Mainland. Passing this bill is opening the door to this happening, and it is very surprising that you are considering this based on your campaign promises of cutting down the height of new development, relative to the previous council. That is clearly not happening here. (I was one of the ones to vote for you based on this promise - please honour it!)

While I realize the City has an interest in cleaning up and beautifying Marine Drive, and having the buildings occupied, there are other methods that have been proposed that are better suited in my view. I was delighted to hear about the proposal to implement a commercial property 'vacancy tax'. Many of the properties down there have been vacant for

more than a decade. They are rundown and eye sores that negatively affect the feel of the strip. If it takes a vacancy tax to get them to clean up and lease the properties, so be it. They always have the option of renting them, or selling them, but when they can just sit on the properties and watch them go up in value over time, there is no motivation for them to do anything. At least a significant vacancy tax will put some money in the coffers of the City on an annual basis. This should at least be tried to see if it works and motivates them to fix up the property, or sell, which are both good things. This bylaw would certainly be appreciated by the existing commercial property owners who do take care of their properties, as there will likely be more visitors coming to White Rock.

To summarize, I strongly disagree with this proposal. Since I only heard about it by a pamphlet in the mail from a concerned citizen, please consider that most of White Rock's residents, likely do not know what you are proposing. As such, please use some sort of multiplier on the letters you receive in favour, and against. Thank you for your consideration of my thoughts.

Gary Pelzer
Beachview resident



Greg Newman

From: Gary Schnell <[REDACTED]>
Sent: July 7, 2020 10:25 AM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Rezoning 15081 Marine Drive

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Dear Mayor and Council members,

I am writing to express my concerns about the proposal to create a new CR-3A zoning bylaw. An approval to increase the present allowable maximum height for buildings on West Beach greater than 37.1 ft. would destroy the ocean view, which is the most important aspect of beach side living. Additionally, the character of the area would be greatly diminished. Basically, if this were allowed it would set a precedent whereby every developer would be petitioning for this very same move. It is enough that the last council approved the monstrous Bosa towers and the Foster Martin complex. This proposal, and that of the new proposal coming for the 4 story Beachview complex are far too close to our valued beach area to possibly see any sense to allow this, other than increased taxes and revenue and profit for the developer. This will not benefit the residents of the community.

Any change in this zoning is totally unacceptable, and I ask you to listen to everyone who voice their opinion. Unfortunately, I cannot attend the Teams meeting tonight, however I am expressing my concerns in writing.

My Best,

Gary Schnell, Council Member

[REDACTED]

White Rock

Greg Newman

From: Darryl Walker
Sent: July 7, 2020 11:10 AM
To: Greg Newman
Subject: FW: PROPOSED ZONING CR-3A FOR WEST BEACH

-----Original Message-----

From: Gloria Somerville [REDACTED]
Sent: July 1, 2020 12:11 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: PROPOSED ZONING CR-3A FOR WEST BEACH

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Want to inform you I am deeply disturbed with you and our present council. We definitely voted in the wrong people as we believed you were a Council wanting to preserve our City by the Sea. Uptown is full of towers now we must not destroy the water front as well.

I strongly oppose this zoning proposal.

Gloria Somerville

[REDACTED]
White Rock, BC
[REDACTED]

Sent from my iPad

Greg Newman

From: Gloria Somerville [REDACTED] >
Sent: July 1, 2020 6:19 PM
To: Anthony Manning; Christopher Trevelyan; Carl Isaak; Erika Johanson; David Chesney; Scott Kristjanson; Greg Newman
Subject: PROPOSED NEW ZONING CR-3A FOR WEST BEACH

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 deeply concerned and disappointed in our newly elected Mayor and Council....we definitely voted incorrectly. We believed your platform was to preserve our "City by the Sea"..... that was your promise.

White Rock is flooded with new residential accommodations, and there are many unoccupied business locations that have remained empty for years.

It is your responsibility to preserve the waterfront and view for many long-term, high tax-paying residents to enjoy by not changing the zoning.

Where do we find leaders with integrity??

I definitely oppose the above proposal.

Gloria Somerville

[REDACTED]

White Rock

Sent from my iPad

Greg Newman

From: hughescolin91 [REDACTED]
Sent: July 2, 2020 7:12 PM
To: Greg Newman

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 live just above [REDACTED] white rock it's a big NO for increased building heights I moved here to enjoy the views
Sent from my Samsung Galaxy smartphone.

Greg Newman

From: JANICE BARNES [REDACTED] >
Sent: July 2, 2020 2:01 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: CR-3A Zoning Proposal

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.

Once again waterfront building heights and density issues are surfacing. 45 years ago when I moved to White Rock these same issues were being discussed and debated ending when Council voted against a proposed 4-story development at Elm Street and Marine Drive. This decision gave property owners and prospective buyers confidence to invest in hillside homes and properties now that these height and density issues were settled.

Homeowners whose properties are in the lower part of the hillside are more negatively impacted by a lifting of the 37.1 foot building height restriction and would be faced with looking at the backs of buildings rather than the ocean and beach. Increased density means increased traffic, congestion and air pollution. The proposed zoning change, CR-3A for West Beach, allows a transfer of property enjoyment to others, as well as a transfer of wealth to the property developer both at the expense of the present hillside property owner/resident.

I am against the new zoning proposal CR-3A for West Beach for the above reasons.

J Barnes, owner/resident
[REDACTED]

Greg Newman

From: [REDACTED]
Sent: July 6, 2020 4:14 PM
To: Darryl Walker
Cc: David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: proposed CR-3A zoning bylaw

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Dear Mayor and Council members,

First, thank you for your informational letter regarding the proposed amendments to the CR-3 zoning bylaws and scheduling the Public Information Meeting. My wife and I will be in attendance for sure. In front of that meeting, we would like to register our concern for the proposed modification to the bylaw, specifically the substantial increase in the allowable building height. We have just moved to White Rock and have been residents since the end of February this year. We purchased a condo on Victoria Avenue based solely on the spectacular view of the ocean we have from every room in the unit. That view, along with the property value are in jeopardy in the event that this proposal gets passed into law. We urge the current Mayor and council to reject this idea for the sake of all the residents who would be robbed of the view. I hope there will time during this online meeting to explain exactly why this change to building height is being proposed, who specifically requested the change, and finally which parties will benefit from taller buildings on Marine Drive.

Best regards,

Jim Kosolowski
Shelley Baigent.

Greg Newman

From: Julie Lefever [REDACTED] >
Sent: July 8, 2020 4:08 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Carl Isaak; Greg Newman
Subject: My question for tonight's meeting

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Good afternoon--

Why is there an interest in increasing population density, when White Rock is one of the most densely populated cities in Canada, (#9 by some estimates), and driving uptown is often a nightmare?! We do not need more people living and driving here, especially near the beach. Part of the charm is the small- beach-town feel, which we do not want to lose!

I look forward to "virtually" attending the meeting!

Julie Lefever, [REDACTED], White Rock

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:05 PM
To: Greg Newman
Subject: Proposed new CR-3A zoning

-----Original Message-----

From: John MacKillop [REDACTED] >
Sent: July 6, 2020 11:07 AM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: White Rock Council <whiterockcouncil@whiterockcity.ca>
Subject: Proposed new CR-3A zoning

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.

Please forgive the resending of this email, but it appears to have initially been flagged on your side as something other than genuine.

This may have been due to my VPN still being on when I sent my email out. I've turned it off and resent, for the matter is too important to have it go unread.

Let me assure you, I am definitely a resident of White Rock at the address listed below.

Mayor, and Council for the City of White Rock

While I can understand that the two Marine Dr property owners would like to maximize the potential of their properties along Marine Dr, this should never be a priority for Council and a community plan. These owners are already sitting on a gold mine, and their desire for further valuation, should never take precedent over the use and enjoyment of a much greater number of citizens behind on the hillside. Our use and enjoyment of our homes and condos has already been impacted by businesses like the Boat-House and the Sausalito, and the allowances past councils have made to their requests.

ENOUGH!

Much of the charm of White Rock beachfront comes from its seaside cottage community past. You say only these two (for now) want this expansion, but once you set the precedent it will undoubtedly become the norm. Given to some, the rest will strive for the same value increasing heights and zoning.

I do not support any increase in the maximum allowable height for buildings.

I do not support your natural grace midpoint measuring scheme, and would instead, like "measurement from the curb" to remain the method of height assessments.

Density should remain at 1.75

Many on the current council were elected for their supporting the concerns of the entire community, and not just the cash cow that is Marine Drive.

I would like to remind you that your responsibility extends further than the strip. I would hope you'd be more concerned for the rest of the communities use enjoyment, and valuations of their properties.

You remember who they are, they're the ones not asking for anything special other than to be treated fairly, and be considered in your Grand Design.

I will appreciate your consideration on these matters.

John MacKillop

[REDACTED]

White Rock BC

[REDACTED]

Greg Newman

From: James Shumka [REDACTED] >
Sent: July 6, 2020 6:51 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Carl Isaak; Greg Newman
Subject: Proposed CR-3A Zoning Bylaw on Marine Drive

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 Council Members, Mr. Isaak and Mr. Newman,

We are writing regarding the CR-3A zoning bylaw proposal on Marine Drive. We have never written to Council before about anything, but feel so strongly about this issue that we felt compelled to do so.

While we may not be directly immediately affected by zoning changes to these particular properties, many others on the hillside will definitely be significantly adversely affected and our property could be impacted by similar future changes. Accordingly, we feel important to speak up. We simply do not understand how the process got this far and why this is even being entertained at all, particularly in light of the previously expressed commitment of Council members to abide by OCP protocols and carefully monitor building heights. An extremely significant adverse change is being proposed to what in our view should be among the most sacrosanct of all areas of White Rock, being Marine Drive immediately adjacent to the waterfront. Our specific concern is in regard to any proposed increase in the currently allowed height of buildings in that zone.

We have the following points for your consideration:

1. We built a house on the hillside and were told in no uncertain terms that we could not seek any height variations as they would simply not be entertained. We think that is appropriate. If all on the hillside are subject to consistent height restrictions, then all can enjoy relatively the same protected views given the natural slope of the hillside. As soon as you allow any kind of change to that, anyone uphill from that varied zoning will be adversely affected.
2. As property owners and residents, we should be able to count on the City not changing height allowances on an ad hoc basis for the hillside or Marine Drive. Adding additional height along Marine Drive does nothing for the betterment of the community as a whole. To make a zoning amendment which would effectively allow just one extra residential unit on the top of certain buildings on Marine Drive at the expense of adversely impacting the views of the entire hillside seems extremely short sighted.
3. Residents of White Rock enjoy a very special and unique setting given the natural slope of the hillside and the views available for many. In our view, as Council you should view yourselves as stewards to protect the beautiful natural and built environment of White Rock. To potentially allow those on the front line of the hillside at Marine Drive to build to a height that is higher than is permitted for anything behind it quite simply makes no sense at all. If anything we would hope that you would instead be looking to take steps to permanently ensure that what is being proposed by this zoning amendment could never happen and that existing hillside views are preserved and appropriately protected by maintaining appropriate zoning height restrictions.
4. The property owners of the Marine Drive sites in question knew the applicable zoning when they bought those properties. The value and desirability of anyone's lot would of course be improved if they were to be granted an increased height allowance. It is simply not appropriate to allow a change for the benefit of very few to the clear and significant detriment of very many. That is the whole point of having predictable zoning in the first

place. We are dismayed that despite the sound judgment this Council has exhibited to date on other matters that something such as what is being proposed even got to this stage. Throughout it's history White Rock has limited the building heights along Marine Drive and it is very surprising to us that after all these years it is this Council which is the one that has allowed a proposal like this to come forward.

5. Apart from eroding the views of those uphill from it, increased height will irrevocably diminish the character of Marine Drive itself. The streetscape is what is important there, not having a few units tower over others. The existing height allowances are clearly high enough and already allow for tall three story structures. The renderings in the proposal do nothing to allay our concerns (and in fact significantly increase them), as buildings at that height are simply far too imposing given the character of the street.
6. Finally, we very enthusiastically voted for you all on the understanding that this type of piecemeal amendment process was going to change. Shortly after the last municipal election then mayor-elect Walker said it was up to the citizens of White Rock to "*hold our feet to the fire*". We are now respectfully doing that, and we couldn't put it better than the words of Mayor Walker when he said developers should plan within the guidelines of the official community plan:


"That's why we put it together. We didn't put it together to change it every six months or few months because somebody wants to come along and go longer, higher, bigger."

Surrey Now-Leader October 21, 2018

We would strongly hope that you will expeditiously decide to not proceed any further with this proposal, and send appropriate signals that we in White Rock can count on this Council to not consider any zoning amendments that will adversely effect the views of the very many on the hillside. As property owners and residents we should all be entitled to expect our Council to provide certainty and consistency regarding our zoning and our official community plan, and to not further entertain any approaches from developers regarding an increase in allowable building height on the lower hillside and Marine Drive.

Thank you all for your consideration of our comments above and for all the work you do for the City of White Rock.

Regards,

James and Susan Shumka


Greg Newman

From: Joanne Walsh [REDACTED] >
Sent: July 9, 2020 7:23 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Carl Isaak; Greg Newman; clerkoffice@whiterockcity.ca; Guillermo Ferrero
Subject: Re Proposed zoning Bylaw CR-3A Marine Drive

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.

Having listened to the on line presentation and meeting regarding this proposed bylaw last night I am concerned about this bylaw proposal for several reasons.

The presentation opened with a view of Little India restaurant from the marine drive hump including a view of the existing four storey apartment building on the hump. This image appeared to be presented as if to support the proposal. I felt this was disingenuous as the elevation on the hump is much steeper and therefore the impact on existing views way less than the area of the proposal. Also we hear about the Marine Drive Village and there is currently a village feel along the west beach commercial area. I do not believe this village feel will be retained if we permit this extra height and allow four storey buildings.

Our planning department when questioned frequently stated that this bylaw only applies to the 2 named properties and others would be required to apply for the zoning independently. However it has been very clear in White Rock that once a precedent has been set our planning department then argues that they cannot deny a new rezoning application if the same criteria are met. This was referred to by some as opening a can of worms. If this zoning was passed for the 2 named properties I would be very curious to know from the planning department what criteria they would be able to use to reject subsequent applications that were of the same or very similar parameters.

The planning department stated that the property owner approached the city with regards to parking requirements. I have difficulty understanding why this request evolved into a zoning change and height increase initiated it seems by the planning department.

I do not see any consideration in this proposed zoning change given to existing property owners views and property values. I would like to see this required as a part of any zoning bylaw changes or OCP amendment requests in White Rock to respect and protect existing taxpaying property owners property values, views, and surroundings.

The planning department stated they would request \$40,000 per parking space exemption given. I understand it is not possible to build underground parking on these properties for several reasons and required parking spaces may need to be reduced, however ground level parking can still be built at the rear of the building with apartments above to provide extra density for the developer. It may still be difficult to meet the usual required number of parking spaces for residents, commercial and visitor parking. However \$40,000 per parking space is a very conservative figure compared to the figure a developer will generally budget for parking spaces or compared to the quoted costs of the proposal by the city for parking at Russell and Johnston Road of \$113,000 to \$140,000 per stall. In addition to not building the parking the result is the developer also gains density and increased value of their asset. Is this \$40,000 fair value for White Rock and can we be assured this payment will be a separate charge from the possible CAC's.

I fully support the recommendation that the maximum building height be measured from the mid point of the lot line on Marine Drive, however I strongly feel we should not increase the maximum building height and we should only allow

three storeys within the maximum building height. I also believe we should require a setback to allow for patio space on Marine Drive and a staggered building front to help maintain a Marine Drive Village atmosphere

I hope you will give serious consideration to not allowing height increase on Marine Drive and lets start to encourage creative development within the heights that it seems many White Rock residents prefer

Regards
Joanne Walsh

Greg Newman

From: Bobbie De Pencier [REDACTED] >
Sent: July 3, 2020 1:30 PM
To: Darryl Walker; David Chesney; hfeathers@whiterockcity.ca; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Against Proposal to Create New CR-3A Zoning Bylaw

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 have read the information circulated by the City of White Rock regarding rezoning two restaurant properties on Marine Drive to a new "West Beach Business Area Commercial/Residential Small Lot Zone" (CR-3A). I realize that this is difficult economic times for restaurants along Marine Drive. I support and patronize the local restaurants and businesses at every opportunity. However, I do not support approval of this proposal for several reasons. The ocean view is a key aspect of living at the beach in White Rock. Increasing the height of buildings would have a negative impact on beach and ocean views for residents. As well, this would lead to increased building density which I do not support.

I am very concerned that approval of this zoning bylaw would set a precedent and open the door to other buildings with increased height and density. I know that this CA-3A zoning proposal applies to only the identified two properties but we all know that approval of bylaw would make it easier for other properties to gain approval too.

Kathryn Love
[REDACTED]

White Rock, BC
[REDACTED]

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 11:04 AM
To: Greg Newman
Subject: Against Proposal to create a new CR-3A zoning bylaw

From: Ken Swartz [REDACTED] >
Sent: June 30, 2020 8:10 AM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: David Chesney <DChesney@whiterockcity.ca>
Subject: Against Proposal to create a new CR-3A zoning bylaw

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.

Attention Mayor and Council members

I am sending this email to let you know I am against the proposal to create a new CR-3A zoning bylaw because of following

I do not want an increase in present allowable maximum height for buildings on West Beach i.e. greater than 37.1 ft

I do not want to measure maximum height using "Natural Grade"

I do not want maximum height to be measured from curb

We want to keep the density at 1.75

I want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.

We do not want 4 storey structures (or more) on West Beach. There are not any now. Further storeys would severely impact tree/beach/ocean views .

Sincerely,

Kennth Swartz

[REDACTED], White Rock BC

Greg Newman

From: Kevin Thompson [REDACTED] >
Sent: July 7, 2020 11:03 PM
To: Scott Kristjanson; Christopher Trevelyan; Erika Johanson; David Chesney; Darryl Walker; Anthony Manning
Cc: Greg Newman; Carl Isaak
Subject: NEW ZONING, CR-3A, FOR WEST BEACH

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 Council

This proposal (CR-3A) comes with shock and major disappointment. You were elected to limit building heights and development. If approved, this would not only change the character of Marine Drive, but set the stage for further development. It would destroy many views, and result in property values loss. We do not support increased density along Marine Drive, or a change for maximum height, measured from the curb.

Having lived for 45 and 38 years respectively two blocks above the pier we are adamantly opposed to such. We sincerely hope city council will NOT approve this new zoning bylaw!

V Olender & K Thompson
[REDACTED]

Greg Newman

From: Luva Lynne Atitlan [REDACTED] >
Sent: July 7, 2020 5:48 PM
To: cizaak@whiterockcity.ca; Greg Newman
Subject: CR-3A Spot Zoning

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: Carl Isaak, Director of Planning and Development Services
Greg Newman, Manager of Planning
Re: CR-3A Spot Zoning

I am writing to inform you of my strong opposition to creating a new CR-3A zoning bylaw. I oppose any increase of heights and/or density on Marine Drive.

Marine Drive can and should be White Rock's gem. More height and density would detract from this possibility as well as block views of many existing residences. The current zoning of 37.1 feet is high enough for this already congested area. Raising the height allowed for any property would set a precedent for others. This would create an intolerable situation on Marine Drive and put even more pressure on White Rock's increasingly overburdened infrastructure.

Thank you for your consideration.

Luva Lynne Atitlan
[REDACTED]

[White Rock](#) [REDACTED]

Sent from my iPad

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:22 PM
To: Greg Newman
Subject: Building Heights Proposal

From: L Burwash [REDACTED] >
Sent: July 5, 2020 3:41 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>
Subject: Building Heights Proposal

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 Members,

I am joining a group of concerned citizens/homeowners to let you know that this proposal of increasing the building heights in White Rock is totally unacceptable! You were elected to represent your citizens, but this proposal goes against what so many people who live in White Rock want. I definitely do not want the building heights to increase, and when I have talked with my neighbours, they feel the same way and are often surprised by this situation. From my understanding, you were elected to limit building heights, **not** increase them. I am hoping that the Mayor and the Council have integrity and do what is right. Please do not increase building heights in the City of White Rock.

I am going to attend the virtual council meeting on Wednesday, July 8th to stand against this proposal.

Sincerely yours,

Leslee Burwash

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:14 PM
To: Greg Newman
Subject: Tech difficulties and access to meeting about CR-3A zoning proposal

From: L Burwash [REDACTED] >
Sent: July 7, 2020 9:42 AM
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>
Subject: Tech difficulties and access to meeting about CR-3A zoning proposal

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 Members,

I have already mentioned my concerns about tech issues to several Council Members, so I apologize if you are reading this for the second time. However, I want to ensure that everyone is aware that some community members will not be able to access this meeting. Since this proposal (CR-3A) could have long term effects for many hillside homeowners, I think that it is very important that everyone gets the same opportunity to attend this meeting and express their concerns.

First of all, when I informed several of my neighbours about this proposal and meeting, they did not know about the meeting or the proposal and they were very concerned.

One of them is having difficulty with his Shaw Wifi, and is concerned that he may not be able to attend the meeting due to technology issues and I am unable to invite him to join me because I am keeping my social circle small (following Bonnie Henry's advice). He has had this issue since Friday and does not know when his Wifi will be working again. He may have difficulty getting on Teams by then. People who are not tech savvy may also have difficulty with signing up for Teams and attending. Therefore, I am unsure how public this Public Information Meeting is.

I again want to express that I do not want to lose any part of my view that I have now, and therefore, I do not want any changes to the height limits that already exist in White Rock. I bought the house that I did because I felt that I would always have a view, but if laws change about the height limits, I am concerned that my view could change.

Thank you again!

Sincerely,

Leslee Burwash

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:21 PM
To: Greg Newman
Subject: Building Heights Proposal

From: L Burwash <[REDACTED]>
Sent: July 5, 2020 4:14 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>
Subject: Re: Building Heights Proposal

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Dear Mayor and Council Members,

To further clarify my stance against this proposal, I want you to know that I believe that increasing building heights will negatively change White Rock forever.

I stand with many who:

- do not want an increase in present allowable maximum height for buildings on West Beach (37.1 feet).
- do not want to measure maximum height using a "Natural Grade".
- want maximum height to be measured from the curb.
- want to keep the density at 1.75.
- want Council to recognize the ocean view as being one of the most important aspects of beach side living and that the OCP needs to review to reflect that.
- do not want 4 storey structures (or more) on West Beach.

Thank you. Please let me know if there is anything else that I can do to prevent height increases.

Sincerely,
Leslee Burwash

On Sun, Jul 5, 2020 at 3:41 PM L Burwash <[REDACTED]> wrote:

Dear Mayor and Council Members,

I am joining a group of concerned citizens/homeowners to let you know that this proposal of increasing the building heights in White Rock is totally unacceptable! You were elected to represent your citizens, but this proposal goes against what so many people who live in White Rock want. I definitely do not want the building heights to increase, and when I have talked with my neighbours, they feel the same way and are often surprised by this situation. From my understanding, you were elected to limit building heights, **not** increase them. I am hoping that the Mayor and the Council have integrity and do what is right. Please do not increase building heights in the City of White Rock.

I am going to attend the virtual council meeting on Wednesday, July 8th to stand against this proposal.

Sincerely yours,

Leslee Burwash

Greg Newman

From: [REDACTED]
Sent: July 6, 2020 9:59 PM
To: Scott Kristjanson; Greg Newman; Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Anthony Manning; Christopher Trevelyan; Carl Isaak
Cc: Minaz Kassam; Ann Fuline
Subject: New CR-3A Zoning Bylaw
Importance: High

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.

As a resident of Sausalito and Vice President of Strata, I wanted to voice my concerns over the proposed CR 3A Zoning Bylaw under review. It is my opinion and the opinion of the residents here at Sausalito that we appose this new bylaw. My concern matches other residents along Victoria Avenue:

- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e. greater than 37.1 ft.
- We do not want to measure maximum height using a "Natural Grade".
- We want maximum height to be measured from the curb.
- We want to keep the density at 1.75.
- We want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.
- We do not want 4 story structures (or more) on West Beach. There are not any commercial buildings now at that height. Further stories would severely impact tree / beach / ocean views.

Minaz, our president, and I will be attending the virtual Public Information Meeting later this week. We will be representing the residents of Sausalito.

Please acknowledge receipt of this email and let me know if you have any questions about our position on this matter. Thank you for your consideration.

Larry Fuline

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Greg Newman

From: Laura Gray [REDACTED] >
Sent: July 8, 2020 2:48 PM
To: Darryl Walker; David Chesney; Helen Fathers; ejohanson@whiterockdicty.ca; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Increased building heights on Marie Drive

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.

Good day,

I send this email on a beautiful Wednesdays afternoon. My husband I live on south side of Victoria Ave, and are enjoying the beautiful view from our deck. We bought here 12 years ago with the assurance at that time, White Rock always will keep your view. We elected this Mayor and council in to limit building heights and so were extremely disappointed to read in Peace Arch News that you are looking at a revised zoning from CR-3 to CR-3A.

We want the maximum height to be measured from the street and hope that our letter along with others will make a difference to the mayor and council.

best

Laura and Don Gray

[REDACTED]
White Rock

Greg Newman

From: Chris Magnus
Sent: July 20, 2020 3:33 PM
To: Greg Newman
Subject: Height of buildings on Marine Drive area f Little India restaurant

From: Lillian R. Kelly [REDACTED] >
Sent: July 17, 2020 1:16 PM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>
Subject: Height of buildings on Marine Drive area f Little India restaurant

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I have sat back and watched out City by the Sea destroyed with all the Highrises, but I am hoping that you will think seriously about

--increasing height restriction on Marine Drive. It is bad enough that there is a large building on Oxford and Marine but to put a higher building directly across from the pier and blocking out all the people behind is ludicrous. We need to seriously consider what is happening to our lovely seaside town. You get paid enough now do not need to be in the pocket of greedy developers

Please consider all the people in White Rock Not just a few who want to destroy it even more

Lillian Kelly

[REDACTED] White Rock



By being yourself you put something wonderful in the world
Edwin Elliott

Greg Newman

From: Liam S Maynard [REDACTED] >
Sent: July 6, 2020 6:01 PM
To: Greg Newman
Subject: CR-3A Public Information Meeting

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.

Attn: Planning Manager Greg Newman, City of White Rock

This e-mail is regarding the upcoming public information meeting re: CR-3A. I am against any change the current OCP for the Marine drive area. At present, the existing zoning for 37.1 feet is too high as it is for this area if used to its fullest extent. Allowing additional heights plus likely additions such as elevator shaft, rooftops etc will destroy the views behind such structures, is too high for this area and is wholly unnecessary.

The Democracy Direct Candidates were elected on a platform that promised to stop the development happy coalition from further demolishing what's left of the character of our city at the hands of developers. The Mayor, Council and city staff work for the people of White Rock who don't want such development as evidenced in the election. They do not work for the developers.

It is my hope that sanity will prevail and the current zoning in this area will be left as is. It is worth noting that any "Spot zoning" in general is aesthetically and environmentally hazardous and not what this city needs or its citizens want. We can do better.

Kind Regards,

Liam S Maynard
[REDACTED]
White Rock, BC
[REDACTED]

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:24 PM
To: Greg Newman
Subject: Proposal CR-3A Zoning West Beach meeting July 8, 2020

From: Lorraine [REDACTED] >
Sent: July 3, 2020 6:14 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: Proposal CR-3A Zoning West Beach meeting July 8, 2020

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.

Good Afternoon,

My husband and I are longtime residents of White Rock and specifically the Hillside. We sacrifice to be able to live and have our view and that is specifically why we live in White Rock.

In regards to the upcoming meeting July 8,2020:

I am against this proposal to create a CR-3A zoning and the height measured from natural grade. Keep higher density uptown.

We do not want an increase in present allowable maximum height for buildings on West Beach greater than 37.1 feet.

We do not want to measure maximum height using a Natural Grade.

We want maximum height measured from the curb.

We want to keep the density at 1.75

****We want council to recognize the ocean view as the most important aspect of beachside living and that the OCP needs to reflect and protect that.****

We do not want 4 storey structures or any higher on West Beach. Further height increases would severely impact beach and ocean views.

Thank you for your consideration,

Lorraine Patterson



Virus-free. www.avast.com

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:11 PM
To: Greg Newman
Subject: CR3A Zoning

-----Original Message-----

From: [REDACTED] >
Sent: July 6, 2020 6:56 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: CR3A Zoning

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.

Worship Mayor and Council,
Public hearing meeting with regard to property number 15081 and 14945 Marine Drive and it's rezoning to take care of the anomalies enshrined in CR 3 zone is a positive step. I fully support the initiative brought forward by present dispensation. I can foresee that CR 3A zone when being implemented, will bring vibrancy to the character of Marine Drive.

I do understand that height to few could be a sensitive issue but, city council needs to be consistent to the neighbouring building heights on the Eastern hump site and act accordingly.

Thanking you in anticipation,

Sincerely,
Moti Bali

Greg Newman

From: Marie-France Castex [REDACTED] >
Sent: July 11, 2020 5:09 PM
To: Darryl Walker; David Chesney; Erika Johanson; Helen Fathers; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: We do not want an increase in present allowable maximum height for buildings on West Beach, i.e.greater than 37.1 ft.

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 do not want to measure maximum height using a natural grade.
we want to keep the density at 1.75.

We do not want 4 storey structures (or more) on West Beach. There are not any now. Further storeys would severely impact tree/beach/ocean views.

Greg Newman

From: [REDACTED]
Sent: June 30, 2020 11:58 AM
To: Darryl Walker; hfather@whiterockcity.ca; Scott Kristjanson; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Against proposed changes to CR-3A

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,

I am writing to state that I am against the proposed CR-3A zoning bylaw for the following reasons:

- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e. greater than 37.1 ft.
- We do not want to measure maximum height using a “Natural Grade”.
- We want maximum height to be measured from the curb.
- We want to keep the density at 1.75.
- We want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.
- We do not want 4 storey structures (or more) on West Beach. There are not any now. Further storeys would severely impact tree/beach/ocean views.

Further, this proposed change will negatively impact property values of homeowners who have lived in this area for decades.

Sincerely,
Miles Derco

[REDACTED]

Greg Newman

From: Clerk's Office
Sent: July 8, 2020 8:38 AM
To: Carl Isaak; Greg Newman
Subject: FW: CR3-A zoning

For your information.

From: Malik Dillon [REDACTED] >
Sent: July 8, 2020 8:01 AM
To: Darryl Walker <DWalker@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@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>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: CR3-A zoning

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, Councillors, and Staff

FOR THE RECORD I AM AGAINST CR3-A ZONING.

It has come to the attention of many residences that there is a proposal to amend the CR-3 for west beach area. You should be aware that when the CR-3 zoning was put in place there was an enormous backlash from residence on the hillside. We fought very hard to get a better result than we received on the current CR-3 zoning and would be extremely vigilant if there was to be an amendment to allow more height not less.

For years we have been trying to explain to the planning department and the councillors of the very harmful use of "Natural Grade" for any type of measurement at all. I implore all of you to FULLY understand what "Natural Grade" is and does to the future heights that are impossible to visually understand in the present.

Also, I would like to point out the very devious way in which your predecessors applied some wording in the OCP, saying that on the beach in CR-3, "shall be no higher than 4 stories" as to give the impression that this was restrictive, but in fact it clearly adds an additional floor to all buildings and as such height.

The beachfront in White Rock is not where any height should be considered.

If you are truly at your word when you were elected to protect all the residences with rampant development and height on the beach, then you will consider this to be very important.

FOR THE RECORD I AM AGAINST CR3-A ZONING.

Yours truly,

Malik Dillon

MALIK
DILLON

Associate Broker

RE/MAX Blueprint Realty | [REDACTED]

[REDACTED]
Surrey, BC [REDACTED]

[REDACTED]
E-mail: malik.remax@gmail.com

website: www.malikdillon.com



 Please consider the environment before printing this email

Greg Newman

From: minaz kassam <[REDACTED]>
Sent: July 6, 2020 1:27 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Anthony Manning; Christopher Trevelyan; cissack@whiterockcity.ca; Greg Newman
Subject: Fw: cr-3a

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.

From: minaz kassam
Sent: July 6, 2020 7:15 PM
To: 'Scott Kristjanson' <SKristjanson@whiterockcity.ca>; [REDACTED]
[REDACTED] >
Subject: cr-3a

good morning Scott, as per our conversation this morning i would like to let the white rock council know that as taxpayers we strongly oppose to the change to CR-3A zoning on the west beach. the one development will affect almost a hundred homes on the corner of Vidal and victoria streets. we will lose our water views forever. That would have a major effect on the property values and to our quality of life. we bought into our homes with the assumption that the height on marine would be maxed out at 37 ft. so did the developers. the council should stick to the guidelines and not let one developer ruin the whole neighbourhood. please feel free to pass this on to the city. i am the strata president at the sausoiito building and speak on behalf of all the owners .

regards, minaz kassam
strata president, [REDACTED].

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:23 PM
To: Greg Newman
Subject: 4 storey plans

-----Original Message-----

From: Mary Macdonald [REDACTED] >
Sent: July 4, 2020 12:26 PM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>
Subject: 4 storey plans

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

Say it isn't true re thinking of 4 storey buildings on Marine Drive West Beach.
There is a rumour of 4 Storeys for an apartment building at Beachview and Elm st. Just up from Cosmos restaurant.
If 4 storeys were turned down for Stayte rd. then it proves 4 storeys are unpopular and unfair.
Please do not consider 4 storeys for Marine Drive West Beach .

Yours truly
Mary MacDonald

Sent from my iPad

Greg Newman

From: [REDACTED]
Sent: July 4, 2020 5:38 PM
To: [REDACTED]
Subject: CR-3A Public Information Meeting

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.

June 4, 2020

Subject: Proposed amendment to current CR-3 zoning bylaw on Marine Drive, West Beach

Message: I respectfully ask that any change in height restrictions be rejected on Marine Drive for the following reasons:

1. When citizens moved to this area, they understood that "White Rock is a **small seaside community** located in the south-west portion of the Lower Mainland of Vancouver." This has been and continues to be repeated on promotional literature everywhere for decades. I ask that you **maintain the character** of a small seaside community by restricting **unpleasantly overpowering buildings of height that will dwarf the beach.**
2. I worked 55 years, saved my money and moved to White Rock in 1986 with the single wish of a forever ocean view. To lose this would not only affect my **lifestyle and joy of life**, but no doubt many other retired persons who hoped this would be their last residence.
3. To lose ocean view would no doubt affect the **property value and net savings** of many residents of White Rock, many retired.
4. The desire of restricting height would be the **majority rather the few** wishing the opposite.

Please restrict these building heights now so this does not become a precedent all along Marine Drive. Please maintain the character of a small seaside community.

Respectfully,

Maury Provinciano, [REDACTED] [REDACTED]

Greg Newman

From: Mike Struss <[REDACTED]>
Sent: July 3, 2020 10:52 AM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; cisaak@whitrockcity.ca; Greg Newman
Subject: Zone change to CR-3A

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 my name is Mike Struss at 15086 victoria Avenue. My email is in regards to the rezoning of the two properties on marine dr to CR3A. I am in favor of helping restauraunts and businesses on the waterfront succeed however I don't see how going higher than current maximum height will do that. The flyer sent to us from the city states intent to reduce constraints on parking. How will going higher add to parking and thus help restauraunts or businesses below? I see that is will only add to parking problems by having more people in the building, either apartment's or offices above. Currently with maximum CR-3 zoning even the tallest new houses behind Little India on the Victoria/Marine lane, between Martin and Foster only have a view from the top floor. To allow an extra floor would cut off the view from these houses completely. These houses would then be worse than a non view residential house, townhouse, or apartment property which normally looks out at a neighboring residence, not just the back of a commercial property. In the OCP under waterfront development permit area, the objectives state to ensure compatability of new developments with adjacent existing buildings and enhance quality of life. Also the first point under section 22.5.1 A are to ensure compatability in terms of height to minimize impacts to views. To allow rezoning to greater than 37.1 ft in height and not measured from the curb but by some point in the natural grade will block our views completely and is contradictory to the previously mentioned OCP objectives and is not fair to the residences behind. We live on small inconvenient lots to take in the views, that is what the hillside was set up for. Please keep these views for the hillside residences intact, not just for the few on Marine dr. or for the benefit of of a few building owners looking to sell for higher prices to developers that most likely don't even live in White Rock city.

Thank you
Mike Struss

Greg Newman

From: Phil Byer [REDACTED] >
Sent: June 26, 2020 4:24 PM
To: Greg Newman; Carl Isaak
Cc: David Chesney; Darryl Walker; Erika Johanson
Subject: City Notice for CR-3A Public Information Meeting

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.

Greg and Carl,

I am involved with some neighbours who are concerned about the proposed CR-3A zoning. I will be writing later about my concerns. But right now, I am writing about significant concerns with the plans and Notice for the digital Public Information Meeting (PIM) that is scheduled for July 8. I and my neighbours received the City Notice that was sent to residents within a certain distance of the two properties that would be spotted-zoned for this. I understand that this PIM is a trial being done digitally due to constraints on having in-person meetings, and that residents who know about CR-3A can write you and Council. However,

- The meeting and Notice are focused on only two properties which downplays the importance of CR-3A since it is clear that if it is approved, it would be available for other properties (at least 12 in total) to use this zoning. A number of my neighbours told me that they had not planned to get involved when they read the Notice, but became very concerned when told that it has implications beyond those two.
- The Notice is very difficult to find on the City's website. I could only find it by going to July 8 on the City Calendar. Why was the PIM not announced on the City newsletter or the local paper?
- The Notice contains instructions on how to sign up for and download Microsoft Teams and arrange to be connected to the Teams meeting. These instructions are quite complicated for many of my neighbours (I've checked with them), who are older and not tech-savvy, and in fact the URL given in the Notice does not seem to work for some who have tried it. I have a digital copy of the Notice from the City website and clicking on the link doesn't work and even copying and pasting the URL doesn't work either.
- The PIM is scheduled to have two sessions, each only 40 minutes including only 15 minutes for the Presentation when residents can pose questions or comments using the Microsoft Team Chat function. As I know from a recent trial ADP Team meeting, this is not straightforward and I seriously doubt that it will run smoothly or that 15 minutes will be sufficient.

Unfortunately, these problems are not consistent with proper public consultation, especially since spot-rezoning of the two properties has significant implications for other properties along West Beach.

Best regards,
Phil

--

Philip Byer, Ph.D., P.Eng.
Professor Emeritus, Department of Civil Engineering, University of Toronto

Greg Newman

From: Phil Byer [REDACTED] >
Sent: July 2, 2020 7:47 AM
To: Darryl Walker; Erika Johanson; David Chesney; Helen Fathers; Anthony Manning; Scott Kristjanson; Christopher Trevelyan; Carl Isaak; Greg Newman; Clerk's Office
Subject: Submission on CR-3A Zoning Proposal
Attachments: Submission on CR-3A - Byer.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.

Please find below and attached my submission on the proposed CR-3A.

July 2, 2020

Dear Mayor, Councillors and Staff,

RE: Proposed Zoning Bylaw CR-3A

I am writing to object to the proposed zoning bylaw CR-3A for “small lot” properties on Marine Drive West Beach. Drafting of CR-3A was initiated in large part due to concerns by a property (Little Indian) owner that it would be difficult for his property to be sold for redevelopment and meet the parking requirements under the existing CR-3 zoning. There are valid reasons for addressing parking difficulties for these properties; however, the proposed CR-3A has changes, including increased allowable heights, that do not relate to parking and that have broader implications for development along Marine Drive.

My specific concerns:

- 1. Complete the OCP Review Before Zoning Change:** CR-3A was drafted by staff to incorporate “increased height and density contemplated in the OCP designation for the Waterfront Village land use designation” (Staff Report, October 7, 2019). Staff used authorization by Council in March 2019 to “initiate a review of CR-3 and CR-4 zones in conjunction with the OCP Review, Waterfront Enhancement Strategy, Marine Drive Task Force and the Parking Task Force.” (March 11, 2019 Report to LUPC). At the May 25, 2020 Council Meeting, staff was asked about the OCP review, and Council was told that the review included a survey that asked residents if they prefer 1-2 storeys or 3-4 storeys along West Beach, and that the results showed preference for 3-4 storeys. However, asking about 1-2 storeys vs 3-4 storeys isn’t very informative; there are important differences between 1, 2, 3 and 4 storeys in this area. A meaningful question would have asked about preferences for each one of these heights. My strong preference is a maximum of 3 storeys. But most importantly, the decision on heights/storeys should be an explicit decision by Council as a result of a completed OCP review, not made through approval of the CR-3A zoning.

2. **Measurement of Maximum Height:** CR-3A (Section 6.19.4) states that buildings “shall not exceed a height of 13.7 metres (44.9 feet) measured as the vertical distance between the highest point of the building and the *natural grade* at the mid-point of the lot line on the Marine Drive side of the property.” This wording is very poor, and I and many neighbours (as well as a flyer that has been distributed in the neighbourhood), interpret this to be the natural grade perpendicular to Marine Drive, since natural grade is viewed to be “up the hillside”. This interpretation has led many of us to be very concerned that CR-3A would lead to significantly increased heights (even buildings more than four storeys).

However, I recently contacted planning staff to get clarification on this and was informed by email that:

“The intention of this provision is that the “natural grade” be measured along the lot line abutting Marine Drive. It would not be measured perpendicularly from the mid-point of this line moving northward up the slope. The intent is that height be limited by the elevation of the property at Marine Drive.”

This interpretation is consistent with what is stated in the October 7, 2019 Staff Report to LUPC (page 8, Section on Proposed CR-3A Zone Regulation): “Maximum Building Heights: 13.7 metres (45 feet) measured from the *existing grade* level at the midpoint of the front lot line (Marine Drive), and maximum of four storeys.” It is very unfortunate that the height provision in CR-3A has such poor wording, and that this is causing significant concern by many residents. This wording must be changed to reflect the intention, and City staff informed me that “staff are certainly open to changes to the draft zoning provision to ensure this intention is clear.” My strong suggestion is that the term “natural grade” not be used in CR-3A and instead use “elevation of the curb”.

3. **Density Increase through CAC:** CR-3A allows the density to be increased from a maximum of 1.75 times lot area to 2.0 times lot area by making an amenity contribution. No such increase should be allowed before Council has fully addressed the issue of density increases through amenity contributions on Marine Drive and elsewhere in White Rock.

4. **Implications for Further Zoning Changes:** If CR-3A is approved for use by the two current property applicants, many other “small lots” could apply for this zoning, and it sets the stage (acknowledged in the March 11, 2019 staff report) that the CR-3 (West Beach) and CR-4 (East Beach) zones would be similarly changed. Therefore, the spot zoning for two properties would in fact have much more significant implications for all along Marine Drive.

5. **Public Consultation:** As noted above, the zoning changes in CR-3A would be the first step toward possible changes all along West Beach. Given this, it was inappropriate, though perhaps legally correct, to advertise the July 8 Public Information Meeting as a change that only applies to two properties. On June 26, I sent an email to staff, with copies to the Mayor and Councillors, explaining my concerns about the Notice and plans for the PIM.

The proposal to approve CR-3A for spot zoning should not be granted, and Council should send a clear message that it will not approve zoning changes that would increase heights and densities

along Marine Drive, especially before Council has completed its review of, and revisions to, the OCP.

Sincerely,
Philip H. Byer

[REDACTED]
White Rock, B.C. [REDACTED]

--

Philip Byer, Ph.D., P.Eng.
Professor Emeritus, Department of Civil Engineering, University of Toronto

Greg Newman

From: Clerk's Office
Sent: July 8, 2020 8:39 AM
To: Carl Isaak; Greg Newman
Subject: FW: Proposed Change of West Beach properties to CR-3A

For your information.

From: Pat Glabush [REDACTED] >
Sent: July 7, 2020 7:17 PM
To: Darryl Walker <DWalker@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Proposed Change of West Beach properties to CR-3A

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Mayor and Councillors

This submission is to voice my opposition to any zoning changes to the properties along Marine Drive and in particular to the proposed zoning change to CR-3A from the current CR-3 in West Beach.

White Rock property owners have purchased and/or built their homes believing that the zoning will protect their investment and the value of their homes will not be lessened because developers would like to maximize their profits. I ask you to vote to reject this zoning proposal.

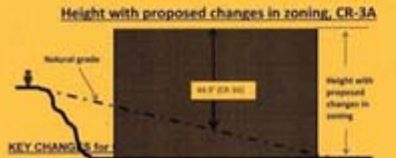
Thank you,
Pat Glabush
White Rock

ARE YOU READY TO LOSE YOUR VIEWS? City of White Rock Is Considering INCREASED BUILDING HEIGHTS ON MARINE DRIVE and have proposed a new zoning, CR-3A, for West Beach

Join a group of concerned citizens to let the Mayor, Council, and Planning Department know that is totally unacceptable! This Council was elected to control development and not increase heights.

BACKGROUND:

At the request of 2 property owners City Council is proposing an amendment to the current CR-3 zoning bylaw that will apply to **at least a 100m strip** less than 12.4m in width along Marine Drive, West Beach. These changes (the proposed CR-3A zoning) would result in significant changes to the character and views along and from behind Marine Drive. If you don't want this to happen, get involved.



KEY CHANGES for

1. Building height limit would increase from 11.3m (37.1 ft) to 13.7m (44.9 ft) as measured from the natural grade, not from the lowest point on the lot. The result would be increased heights of several stories depending on the historical slope of the property, referred to in the zoning bylaw as "natural grade". See diagrams.
2. The revised zoning would also allow for increased building density.

WHAT TO DO:

Let the City know you are against this proposal to create a new CR-3A zoning bylaw because:

- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e. greater than 37.1 ft.
- We do not want to measure maximum height using a "Natural Grade".
- We want maximum height to be measured from the curb.
- We want to keep the density at 1.75.
- We want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.
- We do not want 4 storey structures (or more) on West Beach. **There are not any now.** Further storeys would severely impact this/beach/ocean views.

SEND YOUR COMMENTS:

- Mayor and Council members: mayor@whiterockcity.ca, alchamney@whiterockcity.ca, jbratner@whiterockcity.ca, nicolamcneil@whiterockcity.ca, shirleyseward@whiterockcity.ca, amemorial@whiterockcity.ca, cheryl@whiterockcity.ca
- Carl Isaac, Director of Planning & Development Services, cisaac@whiterockcity.ca
- Greg Newman, Manager of Planning, gnewman@whiterockcity.ca
- Attend the virtual Public Information Meeting using Microsoft Teams on Wednesday, July 8, from 5:30pm to 7:00pm.

According to Greg Newman if you wish to participate in the meeting you will first need to sign up for "Microsoft Teams". To do so, please visit: <https://www.microsoft.com/en-ca/teamsapp?icid=teamsapp&ad=ca>. Once you have installed the program please email gnewman@whiterockcity.ca by Tuesday July 7, 2020 (include "CR-3A Public Information Meeting" in the subject bar) to receive an invitation to the PM.

NOTE: If you have trouble installing the program contact City Council and Planners. And if you would like join a group of concerned citizens and be informed of further information please email ProtectViews@gmail.com.

Remember that this Council was elected to limit building heights. Increased heights will adversely affect your beachfront view and lower the value of your property.

June 26, 2020

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:12 PM
To: Greg Newman
Subject: New Zoning CR-3A Proposed

From: Ken Morton [REDACTED] >
Sent: July 6, 2020 7:36 PM
To: Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Gary Pelzer [REDACTED] >
Subject: Fwd: New Zoning CR-3A Proposed

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I agree 100% that this proposal for the neighborhood of West Beach be stopped.

White Rock has already exceeded its height of building uptown, leave West Beach alone!!!!

Are we trying to be a concrete city by the sea???? That's not what we signed up for or voted this new council in to do for us. As a builder and a long term resident to this city you are changing everything about White Rock.

Are we trying to become the Gold Coast in Australia!!!! when we visited there last year one night and we had to get out. We need quaint White Rock to keep its appeal for our tourists and for our taxpaying citizens.

Ken Morton

Paula Grant

uptown residents

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Jul 6, 2020 at 5:07 PM
Subject: Fwd: New Zoning CR-3A Proposed
To: Ken Morton [REDACTED] >

----- Forwarded Message -----

From: [REDACTED]

To: dwalker@whiterockcity.ca, dchesney@whiterockcity.ca, ejohanson@whiterockcity.ca, amanning@whiterockcity.ca, hfathers@whiterockcity.ca, skristjanson@whiterockcity.ca, ctrevelyan@whiterockcity.ca

Sent: Monday, July 6, 2020 3:30:44 PM

Subject: New Zoning CR-3A Proposed

Dear Sirs/Madames:

I am emailing in regard to the proposal to allow the increase in height to certain properties along Marine Drive. I am a long time White Rock resident and owner (over 10 years) in West Beach and was informed of this by a letter in my mail. I found the proposal to raise heights of these properties to basically allow 4 stories incredible, and hard to believe. I was so upset by it that I called the City Planning Dept. and basically had it confirmed, and was even told that the proposal, if passed, would apply and be available to many more properties than the two mentioned. If part of the justification/rationalization for this change is that only a few properties have accepted it, that does not mean all the other eligible properties won't do it in time. You are basically increasing the potential value of their properties significantly, to the point they may sell and someone else will come in and build a 4 storey building. Not only that, but how long will it be before their neighbours who would not be eligible, lobby to be "fairly" treated and receive the same opportunity. In my opinion there is an excellent chance that this will happen, and that some Council in years to come, will give it to them (and probably blame your Council for setting the precedent).

Even if it is just a handful that accept the swap of cash for the ability to build 4 stories, this will have a significant effect on a great many residents of West Beach whose views will be significantly impacted (as well as their property value), especially those with properties in the lower part of the hillside. For the most part, White Rock Councils in the past 100 years have resisted the urge to accept money from developers and owners to allow higher than 3 stories along Marine Drive, at least in West Beach. Even the recent muffler property development on Oxford was refused higher than 3 stories on Marine Drive by the then supposedly 'developer friendly' Council. In my opinion, most of the residents of White Rock, even those without views, love the idea that we care about the charm, and feel, of the Marine Drive properties and the fact that we have not sold out and changed this historic tradition. It is what differentiates us from West and North Vancouver, and most other parts of the Lower Mainland. Passing this bill is opening the door to this happening, and it is very surprising that you are considering this based on your campaign promises of cutting down the height of new development, relative to the previous council. That is clearly not happening here. (I was one of the ones to vote for you based on this promise - please honour it!)

While I realize the City has an interest in cleaning up and beautifying Marine Drive, and having the buildings occupied, there are other methods that have been proposed that are better suited in my view. I was delighted to hear about the proposal to implement a commercial property 'vacancy tax'. Many of the properties down there have been vacant for more than a decade. They are rundown and eye sores that negatively affect the feel of the strip. If it takes a vacancy tax to get them to clean up and lease the properties, so be it. They always have the option of renting them, or selling them, but when they can just sit on the properties and watch them go up in value over time, there is no motivation for them to do anything. At least a significant vacancy tax will put some money in the coffers of the City on an annual basis. This should at least be tried to see if it works and motivates them to fix up the property, or sell, which are both good things. This bylaw would certainly be appreciated by the existing commercial property owners who do take care of their properties, as there will likely be more

visitors coming to White Rock.

To summarize, I strongly disagree with this proposal. Since I only heard about it by a pamphlet in the mail from a concerned citizen, please consider that most of White Rock's residents, likely do not know what you are proposing. As such, please use some sort of multiplier on the letters you receive in favour, and against. Thank you for your consideration of my thoughts.

Gary Pelzer



Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:04 PM
To: Greg Newman
Subject: Proposed Building Height Increases in Marine Drive

From: Pat Higinbotham [REDACTED] >
Sent: July 6, 2020 11:06 AM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: 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>
Subject: Proposed Building Height Increases in Marine Drive

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I will be at the Public Meeting tomorrow to find out what on earth you are thinking with this spot zoning. On first exposure, I don't like it, though I have no property affected. It doesn't strike me as progressive, and it seems to roll back the clock. Why not, then, just continue to allow rampant high rise development on the hillside?

- Pat Higinbotham

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:11 PM
To: Greg Newman
Subject: CR-3A

-----Original Message-----

From: Perry Serron [REDACTED] >
Sent: July 6, 2020 7:35 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; skristjanson@whiterock.ca; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>
Subject: CR-3A

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Dear Mr. Mayor and council,

I am a long time resident and property owner here in White Rock and I am writing you to say that I am against the proposal to create a new CR-3A zoning bylaw.

I feel these changes to the zoning will impact the character of the beach front in a negative way as well as impact the views of residents on the hill in WR.

There has been a lot of development as of late in the city, much of it not wanted by the residents but pushed through by the previous mayor and council. I as well as many residents here in White Rock like the city to continue being the lovely quaint little city by the sea not an extension of Vancouver's west end. There are no 4 storey buildings on the beach and it should stay that way.

Many people say when I tell them that I live in White Rock that I am lucky to live in such a lovely place, please don't wreck it.

Regards

Perry Serron

Sent from my iPhone

Greg Newman

From: Clerk's Office
Sent: July 9, 2020 8:32 AM
To: Carl Isaak; Greg Newman
Subject: FW: CR-3A Public Information

-----Original Message-----

From: Phillip Warner [REDACTED]
Sent: July 8, 2020 6:19 PM
To: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: CR-3A Public Information

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Hello. As a resident of white rock at 309 - 1341 George street. I would like to go on record as OPPOSED to height increases down on marine drive in regards to the CR-3A rezoning.

No to any height increases

Thank you
Phillip Warner
[REDACTED]

Greg Newman

From: Carl Isaak
Sent: July 8, 2020 4:34 PM
To: Greg Newman
Subject: FW: Proposed new CR-3A zoning for West Beach

For the records, I see your email address was incorrect.

-----Original Message-----

From: Rosie Bratovenski [REDACTED]
Sent: July 8, 2020 4:30 PM
To: dwaker@whiterockcity.ca; David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; gnewmna@whiterockcity.ca
Subject: Proposed new CR-3A zoning for West Beach

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 White Rock City Council

I am unable to participate in tonight's meeting as I am unable to download the Microsoft teams app on my iPad so I am writing to express my great concern over and opposition to the proposed changes which would allow buildings on West Beach to exceed 37.1 feet.

As long time White Rock resident I believe the protection of views has always been sacrosanct and to make such major changes during Covid restrictions regarding in person meetings is highly suspect.

Sincerely,

Rosie Bratovenski
[REDACTED]

White Rock

Sent from my iPad

Greg Newman

From: Roberta Colombin [REDACTED] >
Sent: July 6, 2020 7:59 PM
To: Greg Newman; Clerk's Office
Subject: Rezoning 15081 Marine Drive & 14945 Marine Drive Public Information Meeting

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: Greg Newman, Manager of Planning
White Rock City Hall, White Rock BC V4B1Y6

Dear Mr Newman, Mayor and Council,

I am writing to indicate that I **oppose** this proposed CR-3A change to the rezoning of this area. I do not support "spot zoning". I believe if this is approved it will have a domino effect and soon all of Marine Drive will be designated higher and more density than currently allowed. I voted to put a stop to this type of action....not to continue to support developers needs over those of the residents. I am not against development, but I do not support this rezoning application.

Thank you,

Roberta Colombin

[REDACTED]
White Rock, BC [REDACTED]

Greg Newman

From: rob [REDACTED] >
Sent: July 7, 2020 6:36 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Cc: PROTECTVIEWS@GMAIL.COM
Subject: New CR-3A Zoning proposal - July 8 council meeting

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.

Members of Council and fellow resident tax payers,

I am writing this email today to express my absolute opposition to this new CR-3A zoning proposal.

I am aware that in recent past there were concerns regarding the new zoning and development areas at the crest of the White Rock south facing slope. Council did a good job of respecting the concerns of our citizens in reviewing and restricting building height and the density that this creates. And I believe Council needs to listen again!

I am quite disgusted with our council in proceeding with such a fundamental change to our city - WHILE OUR NATION IS STILL VERY MUCH ISOLATING. Our community has a higher than average population of seniors - THE MOST VUNERABLE TO THE HARSHTEST CONSEQUENCES OF THE CORONA VIRUS. I DOUBT THAT MOST OF OUR NEIGHBOURS ARE AWARE OF THE DECISION THAT COUNCIL IS CONSIDERING.

I tested this today by asking my octogenarian neighbour and long time resident and tax payer in White Rock if she was aware that Council was making a decision tomorrow that would allow the houses in front of her home to be replaced with a building possibly twenty feet higher. AND her option to voice her opinion was restricted to downloading a computer program, requesting an invitation from the City to log on, be available at her computer on July 8 at a specified time, and make sure her computer is capable of communicating within this app. Shock would be a gross understatement. In my opinion, this action at this time certainly has an odour!

My understanding is that this new zoning proposal will affect our community areas in three ways:

- 1 - an increase the allowable building height from 11.3m to 13.7m (4 storeys)
- 2 - a secondary height increase - by way of the change to 'natural grade calculation' replacing the 'curb height' for height considerations - which could impact building height even more significantly than the proposed allowable height increase
- 3 - increase the allowable population density in these locations

My concerns to these proposals are:

1 - This new proposal (at this time) specifically targets the waterfront areas. This **'DOUBLE' increase** in allowable building height (#1 and #2 listed above) will directly affect the views from a large number of tax payers located behind any proposed new CR-3A projects.

Our existing neighbourhoods have been constructed in an orderly manner - governed by the existing building codes - to create a beautiful seaside community where our fellow tax payers enjoy the great natural adaptation of this geological location. I believe this new Zoning proposal will redefine our current community and create a vertical reconstruction phase that will creep through our neighbourhoods - unless I am satisfied to walk to the

promenade if I wish to ever see the ocean again.

2 - I find current building codes are quite functional with the relatively small lot sizes, narrow streets - and are marginally tolerable with the traffic and access congestion created by small construction projects. I am very aware of the streets that are currently impacted by the large construction projects that currently invade the neighbourhoods on the upper levels of White Rock - that have shut down complete lanes for traffic, bicycle and pedestrian use for unacceptably long periods.

The narrow web of streets nearer the water do not have extra lanes that can be shut down from traffic, cyclists and pedestrians for years. There are only a few arterial streets that can accommodate current community and tourism traffic. I believe that any large construction project along the arterial waterfront streets would reroute traffic through the adjacent narrow, disjointed streets nearby - disrupting large areas of our community over and over, each time a CR-3A permit is issued.

3 - Current population and tourism density seems to have filled the current community plan to capacity already. The City seems to be aware of this - as it recently constructed their new parkade to serve the waterfront area.

Each of the new residences created by this Zoning change will be entitled to numerous parking passes (as we all are), but as the current density seems to have our street parking quite full already, there could be a shortage of parking for these new residences in each area that a new CR-3A project is constructed.

4 - One of the current proposed projects is located on one of our narrowest streets - Beachview Ave at Elm St. Please walk by this location and visualize 5 or 6 concrete trucks staging for the foundation installation. The concrete trucks will probably need to back out onto Marine - no room to turn around! Maybe a couple cranes set up to hoist materials. 20 or 30 workers? Delivery trucks queuing up? Please have a look and actually see for yourself what Council is considering.

5 - The existing zoning plan has our property lots sized quite small and the streets servicing them are narrow, with very limited lanes for traffic, cycling, pedestrians or parking. Many streets only have sidewalks or parking on one side - if any. This density plan has been established for many years and I believe our community has filled it. This new zoning plan will increase density - by building higher! But this council does not appear to have a plan to accommodate the increased pressure for the already crowded ground level infrastructure (roads, cycle lanes, sidewalks or parking).

In my opinion, this new zoning proposal - along with the precedents that it will set - will rewrite the current, time tested neighbourhood development plan - and sell off the waterfront views that our citizens so thoughtfully preserved - and leave us to resolve the resulting issues.

I feel that I pay a premium in property taxes compared to our neighbouring cities and I expect value for my investment. I hold council to a higher standard and consider this zoning proposal poorly conceived.

Rob D
Columbia Avenue
City by the Sea

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:20 PM
To: Greg Newman
Subject: West Beach zoning CR-3A

-----Original Message-----

From: Ron Erwin [REDACTED] >
Sent: July 6, 2020 8:09 AM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: Tracey Erwin [REDACTED]
Subject: West Beach zoning CR-3A

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.

Council

Parking has been a major issue for merchants on Marine Dr. for ever. The addition of high density house with friends and family all wanting to go visit at the beach will choke our merchants even more!!

Ron Erwin

Sent from my iPhone

Greg Newman

From: Rob Fofonoff [REDACTED]
Sent: July 4, 2020 3:39 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Increase Building Heights on Marine Drive

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.

Good Afternoon,

My wife and I are longtime residents of White Rock and specifically the Hillside. We sacrifice to be able to live and have our view and that is specifically why we live in White Rock.

In regards to the upcoming meeting July 8,2020:

We are against this proposal to create a CR-3A zoning and the height measured from natural grade. Keep higher density uptown.

We do not want an increase in present allowable maximum height for buildings on West Beach greater than 37.1 feet.

We do not want to measure maximum height using a Natural Grade.

We want maximum height measured from the curb.

We want to keep the density at 1.75

****We want council to recognize the ocean view as the most important aspect of beachside living and that the OCP needs to reflect and protect that.****

We do not want 4 storey structures or any higher on West Beach. Further height increases would severely impact beach and ocean views.

Thank you for your consideration,

Rob Fofonoff

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 3:23 PM
To: Greg Newman
Subject: FW: CRA-3A Zoning Bylaw

-----Original Message-----

From: [REDACTED] >
Sent: July 7, 2020 3:16 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: 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>
Subject: CRA-3A Zoning Bylaw

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Rosi King
[REDACTED]

July 7 2020

Hello White Rock Mayor and Council Members

I do not want any changes to the zoning on Marine Drive!!!
As an owner of property on [REDACTED], just above Marine Drive, I love and enjoy our view of the Bay and don't want to lose it!

Thank You Rosi King

Greg Newman

From: Robert Laflamme [REDACTED]
Sent: July 5, 2020 4:01 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Proposed rezoning of 15081 & 14945 Marine Drive and proposed Zoning Standards CR-3A

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Dear Mayor, Council members, Director of planning & Development Services and Manager of Planning,

My wife and I, White Rock residents, have reviewed the proposed rezoning of 15081 & 14945 Marine Drive and the proposed Zoning Standards CR-3A. The following are our comments:

- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e. greater than 37.1 ft.
- We do not want to measure maximum height using a "Natural Grade".
- We want maximum height to be measured from the curb.
- We want to keep the density at 1.75.
- We want Council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to reflect that.
- We do not want 4-storey structures (or more) on West Beach. There are not any now. Further storeys would severely impact tree/beach/ocean views.

Sincerely,

Robert and Shelley Laflamme

Greg Newman

From: Robson Thermal Mfg. Ltd [REDACTED]
Sent: July 3, 2020 6:28 AM
To: Greg Newman
Subject: CR-3A Public Information Meeting

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 Mr. Newman,

I am writing about the potential rezoning of 15081 and 14945 Marine Drive as I won't be able to attend the digital meeting on July 8.

I strongly disagree with this rezoning or any rezoning that reduces or takes away ocean views from homes on our hillsides.

Our bylaws and regulations were put in place for good reason - to protect property values and give certainty to property buyers that views they were paying for would be protected by the City.

If the City allows changes that take away or reduce views, it discourages buying a view home in White Rock. The word will get out that it's too risky to pay extra for a view in White Rock. People would buy the same home in South Surrey for much less, plus enjoy paying much lower taxes.

I fully support property development, economic growth, and business. But not when it has a negative impact on people who paid a lot of money for a view, and keep paying a lot of money in property taxes.

Respectfully yours,

Robert Odynski, GSC

[REDACTED]
White Rock, BC
Canada [REDACTED]
[REDACTED]

Greg Newman

From: Clerk's Office
Sent: July 8, 2020 8:40 AM
To: Carl Isaak; Greg Newman
Subject: FW: Marine Drive High Rise application

For your information.

-----Original Message-----

From: Robert Peebles [REDACTED] >
Sent: July 7, 2020 6:01 PM
To: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: Marine Drive High Rise application

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To whom it may concern;

As a long time resident of White Rock, I am writing to express my vehement opposition to the Re-zoning applications by 15081 (Little India Restaurant), and 14945 (Cilantro Indian Cuisine) Marine Dr.

The current council was elected with the support of No More High-rises In White Rock, and I would expect that there would be vociferous opposition to these applications.

As I am out of town currently, I will not be able to attend the meeting regarding this issue. As such, this is my official vote, as a tax paying home owner in White Rock, AGAINST this/these application/applications.

Sincerely,
Robert Peebles

[REDACTED]
White Rock
[REDACTED]

Sent from my iPhone

Greg Newman

From: Carl Isaak
Sent: July 2, 2020 8:54 AM
To: Greg Newman
Subject: FW: Changes to CR-3 to CR-3a, West Beach

For the record, thanks

From: ron wiebe [REDACTED] >
Sent: July 1, 2020 9:08 AM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Changes to CR-3 to CR-3a, West Beach

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Dear Mayor Walker and Council,

I am a long time resident of the City and live on Royal Ave. I am not affected by this proposed change but am deeply concerned about it. I am sure you have heard such views before , perhaps , right before you were elected. I will try and be as short as I can be with voicing my displeasure on this matter.

As I am sure you are fully aware of, White Rockers on the bluff agree on a couple of things: 1) there has been high rise condos built in the upper section of the bluff way higher than previously allowed and more to come with little regard for the residence (the reason why you were elected) 2) The views on the bluff for each residence is one of the chief reasons why we live here. Anytime a neighbors view is affected it affects us all. My neighbors and myself will carefully consider this when the next election comes along. Considering elevating the restrictions of the maximum height from 37.1 ft to 44.9 ft is a betrayal of what we thought you were about.

As a White Rocker , I would hope you would understand this and say no to the developers who had the last City Council in the palm of their hand.

Thanks for your time,

Ron and Cindy Wiebe

Greg Newman

From: Rio Yorck [REDACTED] >
Sent: July 6, 2020 11:05 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Proposal to create new CR-3A zoning bylaw

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The current council, mayor & planning department was elected to control development & not increase heights! I am against this proposal to create a New CR-3A zoning bylaw because:

- This will increase density & as it is now there is too much traffic for Marine Drive and 152 St and higher use side streets in the area. With higher density comes increased permits for street parking when there is not enough currently. Side streets with permit parking tend to end up with the road being so narrow it is at times difficult for traffic to flow in one direction let alone two.
- increased impact on environment, wildlife, eco system, sewage system, water system, schools, & infrastructure.
- We do not want an increase in present allowable maximum height for buildings on West Beach, i.e., greater than 37.1 ft.
- We do not want to measure maximum height using a "Natural Grade"
- We do not want 4 storey or more structures on West Beach. __ There are not any now.! Further stories would severely impact tree, beach and ocean views. As well as infrastructure, traffic, parking, school system, medical system/hospital of White Rock.
- I do not want increased density due to the extra stress it puts on the infrastructure, parking, traffic, schools, medical system, hospital, wildlife, sewage system, traffic(both vehicular & pedestrian)..

We want Maximum height to be measured from the curb

- We want to keep the density at 1.75
- We want Council to recognize the ocean view is one of the most important aspects of beachside living. The OCP needs to think, contemplate & reflect on this.

Increased building heights will adversely effect my beachfront view.

Increased building heights will adversely effect my property value.

Increased building heights will also adversely effect my emotional wellbeing and health.

Please remember this council was elected to limit building heights

Please also think about the added impact of current highrises that are being built in White Rock will have on the infrastructure let alone more higher density and taller buildings will have.

Thank-you, Rio K. Yorck

Greg Newman

From: Shelley Acorn [REDACTED]
Sent: July 8, 2020 4:39 PM
To: Greg Newman
Subject: CR-3A

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I strongly disagree with increasing the density or traffic in area.
At present it is difficult to practice safe social distancing on promenade and pier. As far as Marine Drive goes it is impossible to practice safe social distancing with the sidewalk patios.
Health is of my biggest concern now and going forward.

[REDACTED]
White Rock

Sent from my iPhone

Greg Newman

From: SIMON BERGEN-HENENGOUWEN <[REDACTED]>
Sent: July 8, 2020 11:32 AM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Greg Newman; Carl Isaak
Subject: CR-3A Proposal

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 against this proposal for a number of reasons:

1. You promised to review the present OCP and that has not been done. The status of that should be well advertised so residents can provide input. And if questionnaires are used please don't give options as 1-2 or 3-4 storeys as has been done in the past. Make it specific, that is 1,2,3, or 4. And delineate between East and West Beach.
2. This proposal would permit 4 storeys at West Beach on Marine Drive. There are none now in the CR-3 zone. There is about an equal distribution of 1, 2, and 3 storeys.
3. 4 storeys + roof structures would significantly impact the promenade, tree, beach, and ocean views of many owners who live to the north of West Beach. If you would like to see this in person I invite you to view this on our penthouse deck on the 6th floor. COVID spacing assured.
4. East beach is significantly different than West Beach. The topography, or as the planners fondly call it the "natural grade", is much steeper and consistent on East Beach. West Beach has a large variation. Large at the east end to almost zero at the west end.
5. There is large opposition from many owners who would be impacted by a 4 storey plan. It opens the door to all properties and they do not want that.
6. It is a classic example of spot zoning.
7. It uses terminology that no one understands except the planners and probably the developers. What is "natural grade" and what will actually be the height of the building measured from the curb? Why not simply use the curb to indicate maximum height?
8. Providing parking for additional residents is a big issue which council has not adequately solved. Asking owners to provide more money does not fix it unless there is a plan to use that money to resolve the issue. Not to mention the loading requirements for the commercial businesses.

I realize that planning zoning for such a diverse topography in a small area must give the planners nightmares. I recommend the move to provide a Public Information Meeting before proceeding further, and hope that the response received will provide a better view if there is an appetite by residents for Council to proceed further. I would also suggest that Council look at the recent Marine Drive Waterfront Committee report which states the following, "There are zoning regulations that prevent building to four storeys for some areas in East Beach; these should be amended to be consistent with adjoining zones while still respecting the visual sensitivities of adjoining neighbors". Interesting that there is no mention of doing the same in West Beach.

Simon Bergen-Henegouwen, P.Eng. (retired)

[REDACTED]
White Rock,
[REDACTED]

Greg Newman

From: sonia bergen-henengouwen [REDACTED]
Sent: June 29, 2020 3:15 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: CR3A Zoning

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What Constitutes Spot Zoning?

The “classic” definition of spot zoning is **“the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.”**¹

1. Anderson's American Law of Zoning, 4th Edition, § 5.12 (1995). ↩

This proposed amendment CR3A will be for the benefit of 2 owners, and when they apply for it a potential 12+ other Marine Drive lots. It will be for the detriment of hundreds of other owners on the hillside. Does this seem fair to you?

We worked very hard to ensure this present council was elected because they indicated that they would protect owners with existing views. If this amendment passes most hillside properties would lose part or all of their ocean views, beach views and as importantly, their night views of the lit trees.

Do the right thing and stop this before it goes any further.

Sincerely

Sonia Bergen-Henengouwen

Sent from [Outlook](#)

Greg Newman

From: Simon Bergen-Henengouwen [REDACTED] >
Sent: July 11, 2020 12:19 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan
Cc: Greg Newman; Carl Isaak
Subject: PIM for CR-3A

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I commend Council and planners for providing a Public Information Meeting on this subject. I thought that Greg and Carl handled it very well and it highlighted some areas that I was unaware of. That said, I am still very much against this proposal and trust that based on the feedback Council will do the right thing, that being to revise it to three storeys and clear up the wording on height. Or better still, abandon the proposal altogether. My suggestion would be to revise the CR-3 zoning bylaw as it still uses "natural" grade and also appears to only apply to larger lots, that is the minimum lot size is 50'. Little Italy is much less.

Following are my thoughts after the meeting:

* The use of "natural grade" is at best removed from all zoning bylaws. Its use in the CR-3 zoning bylaw is totally different from that in the CR-3. Natural grade in the latter is referred to as the historical slope along the side of the lot whereas it was used as the historical slope along the front of the lot in the former. Most confusing! Besides causing total confusion with owners, since they are not aware of the historical grade, it also results in aberrations like the Sausalita which should never have been built to 6 storeys. The former Council agreed with that but lost that opinion in court. Yet it still has not been removed from the CR-3 zoning bylaw. Zoning should be all about transparency for both the owner/developer but also for the public. It is anything but. That does not even consider necessary roof structures, such as elevator shafts, roof deck stairwell housing, ventilating fans, etc on top of the building which would further block views. The foolproof way is to measure the building height from the curb. Everyone knows where that is.

* The confirmation by the planners that if adopted, the height of the CR-3A zoning would amount to a building height which would be 2

storeys higher than the roof deck of the Boathouse! That admission is certainly telling! It is inevitable that this would eventually lead to all lots being zoned for 4 storeys and that would virtually block out any views of the tree lights/boardwalk/beach and ocean for many of the owners north of West Beach. Again, I offer any of you to come and see this for yourself from our deck.

* Increasing the density is another issue. It is often said by some that White Rock needs to increase its density. Yet, according to Google, this city has the 9th highest density of all the cities in Canada! In fact it is comparable to Toronto! Ironic that Canada's largest city shares a common trait with one of Canada's smallest. I assume if one considers the increase from the new high-rises being built now we will easily surpass Toronto. Is it our goal to become number 1, that being Vancouver? Are we aware of the traffic and parking issues that will bring, if it is not here already? The cars lined up on Victoria Ave. on a hot summer day going down to the beach are lengthy. Residents of Victoria Terrace and others have great difficulty getting in or out of their driveway. One might be accused of being facetious but could ask, "Is White Rock looking at a subway or skytrain system to handle the traffic?".

Again, I thank Carl and Greg for providing the PIM to address some of the issues and presenting a good explanation of what we would be facing going forward. I do admit though that a few slides showing the visual impact on owners living north of West Beach would have been insightful. I do know that some had difficulty with doing this electronically and

perhaps the next time it is used suggest that participants sign on, say 15 minutes early. That would give sometime to go over how to send in questions, look at all the questions being submitted, or in general become familiar with the program. I know that I also had some difficulty but eventually found my way around these issues. Unfortunately I don't think we will be meeting as a group any differently for some time.

Be Kind, Be Calm, Be Safe.

Simon

Simon Bergen-Henengouwen, P.Eng. (retired) Victoria Terrace

[REDACTED]

White Rock, BC

[REDACTED]

[REDACTED]

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:05 PM
To: Greg Newman
Subject: CR -3A zoning

From: Sharon Lelonde [REDACTED] >

Sent: July 6, 2020 11:25 AM

To: Darryl Walker <DWalker@whiterockcity.ca>; dchesney@whiterock.ca; hfathers@whiterock.ca; Erika Johanson <EJohanson@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Subject: CR -3A zoning

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 City council,
The new CR -3A zoning by law is totally unacceptable.

Our Mayor and counsellors are elected to serve the residents of the small "City By the sea" with positive changes .

The owners in Victoria Terrace are mostly seniors who are now dealing with a proposal that would considerably and unfairly reduce the value of their property
If ocean views become the back of buildings, sadly the views are gone forever.

This is a precious area and Wise decisions need to be made for West beach along Marine drive, for now and the future !!

Sincerely
Sharon Lelonde

[REDACTED]
White Rock. B.C.

Greg Newman

From: Susan MacDonald [REDACTED] >
Sent: July 8, 2020 2:34 PM
To: Greg Newman; Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Tracey Arthur
Subject: CR-3A Public Information Meeting

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Hello all

I am writing to advise you that I am against the CR-3A rezoning proposal.

The heights on Marine Drive West Beach need to remain at the 3 stories that are presently there. Adding building heights on the beach will severely impact views to those on the hillside of not only the ocean, but of the trees and promenade. Additional heights will also be given because of the slopes on Marine drive with maximum measurement of the vertical distance between the highest point of the building and the **Natural Grade** at the mid point of the lot line along Marine Drive....as stated in this rezoning proposal! Height measurement needs to be measured from curbside. Curb side is visual. **Natural Grade** is not.

I am not against development, just development that robs values from residents and makes developers rich as well as development that is taking away the ambiance and quaintness that is what our White Rock beach front should be. It should be development that is a win win for both West Beach establishments and hillside residents and creates an even better tourist attraction area than Fort Langley or LaConnor.... especially because we are situated on the ocean.

Susan MacDonald
[REDACTED]

White Rock, B.C.

Greg Newman

From: Susan MacDonald [REDACTED] >
Sent: July 1, 2020 2:36 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Proposed CR-3A Rezoning West Beach 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.

Dear Mayor, Council Members and Staff

I am writing with concern and regret to the proposed CR-3A rezoning. I am against this proposal. My reasons are:

-Under this new zoning proposal, building height limit would increase from 37.1 ft to 44.9 ft (a difference of 7.8 ft) as measured from the natural grade, not from the lowest point (curb side) on the lot as stated in CR-3. The building in question (Little India), along with other buildings (approximately 10 others) that would qualify to apply for this rezoning, (and who wouldn't) have very steep grades. Measuring from the vertical distance between the highest point of the building and the natural grade at the mid point of the lot would give unbelievable heights. A developers dream.

- further building heights on the beach will severely impact our tree (all lit up at beautifully at night), our beach and ocean views. When building a home on the hillside, there are numerous constraints and restrictions and considerations, especially when it comes to your neighbor's view. Why can't that same respect be in place for Marine Drive West beach.

- heights are so important in this community as the majority of properties have some sort of ocean view. Even if it is a "peekaboo" view....to lose it is criminal. The past Council did just that. We did not think that that would happen with this Council.

- the owners of the buildings along West Beach know what the zoning is. They knew what they bought and they new what they could do with that property. We have over the years fought "heights" on the beach to protect hillside ocean views. We have met with the Councillors and stressed our worries and nightmares over heights on the beach including attending Saturday morning meetings at the library to express our concerns on heights and eliminating natural grade, so to have our reaction expressed so strongly against this proposal should not come as a surprise.

- we have all bought homes on the hillside knowing what the heights were on West Beach and have all lived with those heights. There are no 4 story buildings on West beach now. The possibility of heights higher than that and measured from the mid point of the natural grade is not acceptable to the White Rock residents, but certainly is for a developer.

- our beach area is constantly being compared to La Connor, Fort Langley, Steveston, and even Sausalito. All quaint areas on the water front and all with low rise buildings. Tourists do not come to these places to see tall buildings hiding the hillside. They come to see ambiance, quaintness and attend beach activities.

- we on the hillside are not against development on the beach, we just want proper development that will make our water front unique. White Rock is a beautiful city and has a quaintness about it that should always be maintained. I was on the Marine Drive Task Force and we put forth many ideas to the city for enhancing the waterfront. We did not put forth ideas that tall buildings on the waterfront blocking resident views would be a huge attraction and make White Rock Beach "great again"!

- City Council's job is not to be sure developers can make a reasonable profit. I believe the buildings on West Beach that are vacant, are vacant because developers are waiting for the City to give them approval for heights. Now is the time to tell them to give up the wait and that heights affecting owner's views will not happen and for them to come to the table with a development plan that will work for the owner and the hillside that will be profitable for all of us....waterfront and hillside. Your job is to put into motion what the majority of their residences want to see in their City. This Council was promoted and voted in because we believed what you had to say about heights.

- lastly, you are holding a virtual information meeting when we are in the middle of a pandemic, thereby making it impossible to meet face to face and plead before you our disapproval over this proposal. There are many senior residents that will be greatly affected by this and cannot express their concerns against this proposal as they are not computer literate. How terrible and thoughtless is this. It appears as if you are trying to get this through quickly and with little fuss.

I live behind West Beach and if this proposal goes through, I will lose my views. It is a nightmare that is quite real. Please stay strong with your platforms we voted you in on.

Regards
Susan MacDonald


White Rock

Greg Newman

From: Susan Manz [REDACTED] >
Sent: July 5, 2020 11:04 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Greg Newman; malikremax@gmail.com
Subject: Proposal for rezoning

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 Walker, White Rock City Councillors and Mr. Newman,

Regarding the proposed rezoning of some properties on Marine Drive, I am against this proposal. I live on Buena Vista Avenue behind Cosmos Greek Restaurant and any 4-storey building would completely block my view of the ocean. Having an ocean view is of prime importance to me as a resident of White Rock and has been for over 20 years, as is the value it adds to my property.

With added density comes traffic and parking issues on Marine Drive and those streets adjacent, which are already a major problem for residents in this corridor during summer months and sunny days.

While I empathize with the financial difficulties the Covid-19 restrictions and various other issues (parking lot construction, the storm and rebuild of the pier, the rehab of the waterfront) over the past 3 years have imposed on the city coffers, increasing the density and reducing height restrictions along the ocean corridor is not the answer.

It is important to take a stand for the preservation of the White Rock as she is. I fear White Rock will become like the West End over the next 40 years and the current suggested rezoning would be the beginning of the end in that direction and would only be a matter of time.

Stand by your elected mandate! Think beyond your short term political goals. Any relaxing of current zoning implies a weak commitment to the vision of White Rock for our future and for generations to come.

Sincerely,

Susan Manz
[REDACTED]

White Rock
[REDACTED]

Greg Newman

From: Sue Ozero <[REDACTED]>
Sent: July 3, 2020 12:21 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: re:proposal to create a new CR-3A zoning bylaw

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DATE: JULY 3/20

To Whom it May Concern at White Rock City Hall,

I am writing this letter to say I am absolutely appalled at the suggestion of increasing the height of the buildings on the west side of Marine Drive. My husband and I bought a lot with a dilapidated cottage on it and had our own plans drawn to build our retirement home. Needless to say the property (sized 34 ft by 117 ft) was very expensive, but we decide an ocean view was worth it. Now, just 5 years later Mayor and council members decide the rules may change? I don't think so! In my opinion it seems that the developers are the only winners here and most do not even live in our area. How about helping to fill the empty spaces along Marine Drive to improve the waterfront as nobody wants to go through more construction like the previous fiasco at the beach. I would like to know where are our high taxes going? We have no sidewalks, barely enough room for 2 cars to pass on our street and one street lamp...nothing it seems goes to improve the daily life of the locals here. There has been no thought to bury the wires to improve the look of our area, just more poles and wires for everyone's new build which is horrible! Please give your heads a shake and realize this is not the way to proceed.

Yours sincerely,

[REDACTED]
White Rock BC
[REDACTED]

Greg Newman

From: Susan Reycraft [REDACTED] >
Sent: July 1, 2020 11:21 AM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Carl Isaak; Scott Kristjanson; Greg Newman; Anthony Manning; ctrevelyn@whiterockcity.ca
Subject: Increased Building Heights on Marine Drive from CR-3 to CR-3A

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.

Mr. Mayor, Council & Administrative Staff Members:

As long time White Rock property owners, please accept our comments regarding the above issue:

- 1) We do not want an increase in the present allowable maximum building height on West Beach I.e greater than 37.1 feet
- 2) We do not want to measure maximum height using a “natural grade”; rather, the measurement to be measured from the curb.
- 3) We want to keep the density at 1.75.
- 4) We want Council to recognize the ocean view as being the most important aspect of beach side living & that the OCP needs a review to reflect that.
- 5) We do not want 4 storey structures (or more) on West Beach. Further storeys would severely impact beach/ocean views.
- 6) Changes to the existing zoning bylaws would set a non-retractable precedent for further applications & negatively affect residential/property owners’ investments.

We voted for this Council to LIMIT building heights In White Rock.

Susan Reycraft
Kenneth Kaake

[REDACTED]
White Rock
Sent from my iPhone

Greg Newman

From: Shahnaz Shivji [REDACTED] >
Sent: July 2, 2020 12:36 PM
To: Darryl Walker; Greg Newman; dchesaney@whiterockcity.ca; Helen Fathers; Erika Johanson; Carl Isaak; amanning@whiterockcity.com
Cc: protectviews@gmail.com
Subject: CR-3 zoningbylaw

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 all current city counsellors and city planners

These are our current concerns:

1. There will be an exponentially increased traffic flow on our dead end street.
2. This is one of the only areas in the city with four original century old homes. The design of the apartment does not fit with the aesthetic of the current community.
3. Property values will plummet due to loss of sun exposure, water, tree and beach views.
4. The addition of a possible 21 unit complex will increase the population density, pollution, traffic level, congestion, and noise. This is already a busy corner due to the bar at the end of Elm Street and all restaurant traffic who are continually looking for parking.
5. Privacy for all homes will be greatly compromised.

Additionally in conjunction with the Protectviews@Gmail.com group:

1. We do not want an increase in present level maximum height for buildings on West Beach or Elm st.
2. We do not want to measure maximum height using a natural grade.
3. We want maximum height be measured from the curb.
4. We want the density to be kept at 1.75.
5. We want counsel to recognize the ocean view as being the most important aspect of Beachside Living and that the OCP needs a review to reflect that.
6. We do not want four-story structures or more on West Beach or Elm St or Beachview. There are not any now.

Once a change like this is made it is only a matter of time before White Rock becomes very similar to what we have seen happen to other views such as those in West Van and of course more historically -the west end of Vancouver.

When we voted for this council we voted knowing that you promised to limit building heights. Increased heights will adversely affect our beachfront views and lower the values of our properties.

Additionally, please ensure that we are added to any emails that pertain to our interests in these development proposals

Salim and shahnaz shivji
Sent from my iPhone

Greg Newman

From: Sally Thomas [REDACTED] >
Sent: July 10, 2020 1:17 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Concerned White Rock Citizen

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 live in White Rock and I am against the CR - 3A zoning bylaw.

I do not want to see an increase in present allowable height for buildings. I do not want measurement of maximum height using "Natural Grade". I would like the maximum height to be measured from the curb. I would like keep density at 1.75. I do not want 4 storey (plus) structures on west beach. This will take away from the Ocean views which is so important to our area. Let us please preserve the area as it is. It is not only valuable to the ones who call it home, but to all the tourists who come each year.

Thank you for your time.

Sally Thomas

<TD vAlign=

Greg Newman

From: Stephen [REDACTED]
Sent: June 30, 2020 10:19 AM
To: Darryl Walker; David Chesney; Erika Johanson; Helen Fathers; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Cc: [REDACTED]; protectviews@gmail.com
Subject: Proposed new zoning, CR-3A

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I am definitely not in favour of proposed zoning / increased allowable height ordinances along Marine Drive or south of Prospect for that matter.

-White Rock residents who live in their homes have made financial investments in both real estate and life style. Purchasing a home based on the zoning of the area and then having that zoning changed in favour of developers over residents is not in favour Of the majority of residents. It also lowers the overall tax base of the homes with future obscured or blocked views.

- It looks like central uptown White Rock is being heavily developed with high-rise multi-residence buildings (there are so many I've lost track). From a planning Standpoint, how about develop the White Rock city center for High Density and leave the hillside / Marine Drive area zoned as is with projects only allowed under the current zoning or by standard variance hearing. Not wholesale zoning changes, especially for height restriction.

How about put serious effort

Into rail relocation and as a city reap the benefits of wholesale assessment increases for all of the Positively affected properties? Working with Surrey, complete the promenade around to Crescent Beach. This could become a pedestrian / cycle path to compare with the Stanley Park seawall. Maybe that would spark a Renaissance on the commercial Marine Drive strip.

Thank you all for your thoughtful consideration,

Stephen Vaughan
[REDACTED]

Sent from my iPhone

Greg Newman

From: Tracey Arthur
Sent: July 7, 2020 1:20 PM
To: Carl Isaak
Cc: Greg Newman; Anthony Manning
Subject: FW: Please Tell White Rock City Hall NO to CR-3A Zoning

Hi Carl and Greg, for your records

TRACEY ARTHUR, CMC
Director of Corporate Administration
15322 Buena Vista Avenue, White Rock, BC V4B1Y6
Tel: 604-541-2212 | www.whiterockcity.ca



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From: Anthony Manning <AManning@whiterockcity.ca>
Sent: Tuesday, July 07, 2020 1:10 PM
To: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: Fw: Please Tell White Rock City Hall NO to CR-3A Zoning

Hello, Tracey. Can you please add Trudy's email below to the public record as comments on the CR-3A proposal? Thank you!

From: TRUDY BISHOP [REDACTED]
Sent: July 7, 2020 12:22
To: Anthony Manning <AManning@whiterockcity.ca>
Subject: Fwd: Please Tell White Rock City Hall NO to CR-3A Zoning

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 Anthony,

I just received this message, and I'm sending it on to you. Would you please advise if it would be best to oppose this re-zoning; it does seem to me that it would be good to do so.

Sincerely,
Trudy Bishop

From: "Fiona MacDermid" [REDACTED] >
Sent: Tuesday, July 7, 2020 9:42:44 AM
Subject: Please Tell White Rock City Hall NO to CR-3A Zoning

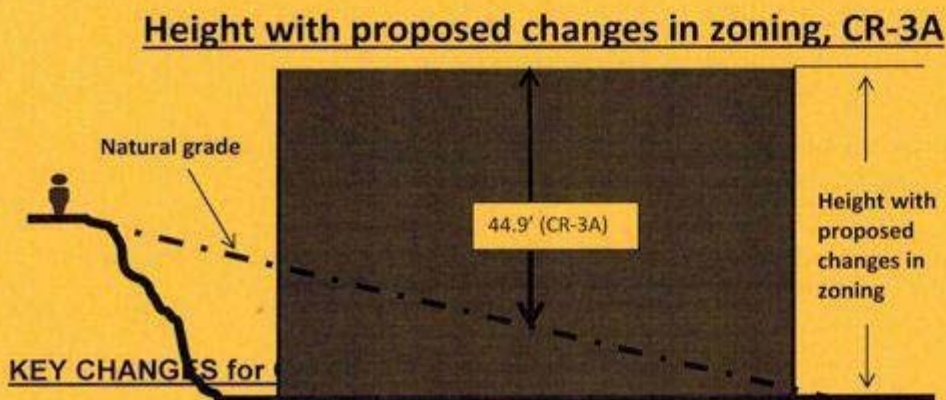
Tell White Rock City Hall. NO to CR-3A Zoning. Please send your email to tarthur@whiterockcity.ca Subject Line" Apposed to CR-3A" or follow the instructions on the flyer. July 9th 2020
 The City of White Rock is Considering Increased Building Heights on Marine Drive. For West Beach CR-3A. Get out and get involved. Tell White Rock City Hall No to CR-3A Zoning. July 8th 2020

ARE YOU READY TO LOSE YOUR VIEWS? City of White Rock Is Considering INCREASED BUILDING HEIGHTS ON MARINE DRIVE and have proposed a new zoning, CR-3A, for West Beach

Join a group of concerned citizens to let the Mayor, Council, and Planning Department know that is totally unacceptable! This Council was elected to control development and not increase heights.

BACKGROUND:

At the request of 2 property owners City Council is proposing an amendment to the current (CR-3) zoning bylaw that will apply to **at least a dozen properties** less than 12.4m in width along Marine Drive, West Beach. These changes (the proposed CR-3A zoning) would result in significant changes in the character and views along and from behind Marine Drive. If you don't want this to happen, get involved.



1. Building height, measured from natural grade, not from the "storeys depending on natural grade". See dia

2. The revised zoning

WHAT TO DO

Let the City know

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NOTE: If you
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Greg Newman

From: Chris Magnus
Sent: June 30, 2020 8:46 AM
To: Greg Newman
Subject: Email from Tracey Ellis to Council | re:rezoning of Marine Drive to CR3

From: Erika Johanson <EJohanson@whiterockcity.ca>
Sent: June 29, 2020 10:47 PM
To: Tracey Ellis <traceyellis123@gmail.com>; Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Subject: Re: re:rezoning of Marine Drive to CR3

Thanks, Tracey, for your email and your concerns. Please call Greg Newman for assistance in downloading Teams at [REDACTED]

Regards,

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Tracey Ellis [REDACTED] >
Sent: Monday, June 29, 2020 6:57:05 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>
Subject: re:rezoning of Marine Drive to CR3

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To Whom it May Concern:

I have tried to sign up for the microsoft team so that I could be included on the invitation list for the meeting coming up regarding this new zoning.
The set up was not functional and I would appreciate it if I could be included to come to this meeting on July 7or *th there seems to be a discrepancy on sources for the date.

I am a local realtor with REMAX Colonial and a business woman in the community for over 35 years. I have contributed for years through taxes and providing housing through rentals as well as employment to this community.
I currently am a resident and have just purchased another home in white rock.

This zoning is a very poor decision for the benefit of the community. I believe you need to hear many voices prior to making such a drastic mistake.
Thank you in advance.

Tracey Ellis



Greg Newman

From: Erika Johanson
Sent: July 7, 2020 3:54 PM
To: Darryl Walker; Christopher Trevelyan; Anthony Manning; Helen Fathers; David Chesney; Scott Kristjanson
Cc: Greg Newman
Subject: Fwd: No change to Marine Drive. Zoning/ Code

FYI

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: [REDACTED] >
Sent: Tuesday, July 7, 2020 3:28:50 PM
To: Erika Johanson <EJohanson@whiterockcity.ca>
Subject: No change to Marine Drive. Zoning/ Code

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Please share my email with all councillors. Senga and I are against any changes to the building code on Marine Drive. We call our, City by the Sea, or do we become our City by uptown. Please leave our waterfront quaint, so, locals and visitors have something to enjoy. We are in your safe hands and the rest of council,
Sincerely,
Tom and Senga

Sent from [Mail](#) for Windows 10

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:00 PM
To: Greg Newman
Subject: Rezoning of 15081& 14945 Marine Dr.

From: Liz [REDACTED]
Sent: July 6, 2020 9:28 AM
To: Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; wkristjanson@whiterockcity.ca; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Tim Stone [REDACTED] >
Subject: Rezoning of 15081& 14945 Marine Dr.

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.

Good morning Mayor Walker & Councillors,

We am writing to you to convey our concerns regarding the proposed rezoning of 15081 & 14945 Marine Dr. We have owned the property at [REDACTED] since 2005, purchased as a rental unit but knowing that we would build our new home on the property in the future. We made the plunge in 2017 and have been working with the City of White Rock for the past 2.5 years on the permitting process. We are now in the very last stages and hope to finally be building in the next few months. You can imagine our dismay in discovering that the property in front of us and one other along Marine Dr. are requesting a change in rezoning which would directly block our view and provide a parking issue.

The OCP designates these properties as “Waterfront Village” and that is how they should stay. Firstly, White Rock has a character to it along Marine Drive that should be adhered to. We all want it to be vibrant and welcoming with a beachside character and that is not attained with 5, then 6 or 7 story buildings. Secondly and obviously most important to us and all the home owners behind these blocks on Marine Drive is the concern about all our views and ultimately our property values. We didn’t purchase this property to end up looking at the backside of a building and ultimately losing all the value in our home because of it. The rezoning is also looking at expanding the use of their lots and not having to provide parking. Where are residents of the upper suites supposed to park? ½ km away at the new parking garage at the foot of Victoria? In the middle of our rainy season, with groceries? How is that going to go over? No, they will be looking to parking closer which will mean directly in front of our house, utilizing the already too narrow of a lane, or worse yet, trying to use our parking. Maybe parking on the road above our home on Victoria Ave? None of these are feasible alternatives. In the permitting process, we have had to abide to very strict zoning, ie: use of our lot, height, etc. We have gone along with these because we understand the importance of saving everyone’s views around us and staying within the existing OCP. We are building this home with the expectations that any new building around us will also have to adhere to the strict zoning rules.

Lastly, the majority of the past council and mayor were voted out in most part because of their disregard for anything or anyone, in favour of development, no matter what the consequence. We have seen this with high rises being allowed south of Thrift, which is not part of the OCP. We as a community, voted you people into office on the understanding that you would slow the development down and preserve the character of White Rock south of Thrift Ave. We understand that there is a need for density and to bring more of a tax base into White Rock, but that needs to stay in the uptown core where it belongs.

We are asking that you please take all of concerns very seriously and not allow these 2 properties to be rezoned. While we are well aware that some of the existing restaurants and buildings along Marine Dr. are old and will be built up in the future, we were not expecting that they be allowed to go higher than what is already allowed. You can be sure that we never would have invested our money and proceeded to build a home if we thought that this would happen.

Thank you for your consideration in the matter.

Regards,

Tim & Elizabeth Stone

Greg Newman

From: Tracy Struss [REDACTED]
Sent: July 7, 2020 12:15 PM
To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; cisaak@whitrockcity.ca; Greg Newman
Subject: regarding CR-3A Zoning

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I am writing to address my concern about the proposed changes. Many other residents I have spoke with share a common concern about changing the views from our properties. The OCP: under waterfront development permit area, the objectives state to ensure compatibility of new developments with adjacent existing buildings and enhance quality of life "section 22.5.1 A are to ensure compatibility in terms of height to minimize impacts to views". Allowing rezoning to greater than 37.1 ft in height and not measured from the curb but by some point in the natural grade will block views completely and is contradictory to the above objective stated in section 22.5.1

As well as the issue of larger buildings dramatically decreasing views, there is also the issue of the extra chaos on Victoria Lane being affected by more traffic- as new heights would most likely bring more cars that would need to park in an already maximized single laneway.

I trust this counsel is here to ensure the RESIDENTS are heard and that developers are secondary to the people who chose you based on your platform.

Thank-you in advance for hearing my concerns,
Tracy Struss

[REDACTED]

Greg Newman

From: Patricia Wagner [REDACTED] >
Sent: June 29, 2020 2:01 PM
To: Athena von Hausen; Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; cisaak@whitetockcity.ca; Greg Newman
Subject: In opposition to CR - 3A new zoning for West beach

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To all White rock counsellors and city planners

Please note that as residents for the last 23 Years in White rock:

1. We do not want an increase in present level maximum height for buildings on West Beach.
2. We do not want to measure maximum height using a natural grade.
3. We want maximum height be measured from the curb.
4. We want the density to be kept at 1.75.
5. We want counsel to recognize the ocean view as being the most important aspect of Beachside Living and that the OCP needs a review to reflect that.
6. We do not want four-story structures or more on West Beach. There are not any now. Further stories would severely impact tree, beach and ocean views.

Once a change like this is made it is only a matter of time before White Rock becomes very similar to what we have seen happen to other views such as those in North Van and of course more historically -the west end of Vancouver.

When we voted for this council we voted knowing that you promised to limit building heights. Increased heights will adversely affect our beachfront views and lower the values of our properties.

Additionally, please ensure that I am added to the invite for the Microsoft teams zoom meeting that is to take place on Tuesday, July 7.

Kind regards,
Trish Wagner

On Jun 29, 2020, at 11:53 AM, Athena von Hausen <AvonHausen@whiterockcity.ca> wrote:

Hi Trish,

View analysis attached.

Kind regards,

ATHENA VON HAUSEN, MCIP, RPP
Planner, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2159 | Fax: 604.541.2153 | www.whiterockcity.ca

<image001.jpg>

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From: Athena von Hausen
Sent: Monday, June 29, 2020 10:25 AM
To: [REDACTED]
Subject: 1164 Elm Street - Drawings

Hi Trish,

Pleasure speaking with you. I have attached both the view analysis and the drawing package. Under the previous OCP, this property would have been subject to the Multi-Unit Medium Density Residential Designation, which contemplated between 3-4 storeys.

If you would like to submit your comments to me in writing that would be great. These comments would become part of the public record and would be brought to Council when the application is considered.

Kind regards,

ATHENA VON HAUSEN, MCIP, RPP
Planner, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2159 | Fax: 604.541.2153 | www.whiterockcity.ca

<image001.jpg>

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<2020 05 12 View Analysis (20-009) 1164 Elm Street.pdf>

Greg Newman

From: Carl Isaak
Sent: July 7, 2020 9:43 AM
To: Greg Newman
Subject: FW: CR3A Maximum building heights

For the records.

From: Clerk's Office <ClerksOffice@whiterockcity.ca>
Sent: July 7, 2020 9:29 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: FW: CR3A Maximum building heights

For your information.

From: Monty Share [REDACTED] >
Sent: July 6, 2020 4:28 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: Clerk's Office <ClerksOffice@whiterockcity.ca>
Subject: CR3A Maximum building heights

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 opposed to the spot permitting that is to come before council. In my view the little communication/information made public seems tainted and CR3A should be defeated.

1. There is a concern when a clause "inserted" on page 35 of the new OCP is suddenly brought forward. That concern is reinforced when the timing of the announcement is on the edge of the holiday season for the fortunate and in the middle of a stressful pandemic for many. The level of concern is further increased by the number of closed "in camera" meetings racked up.
2. It is improbable that this zoning change will be applied only in the one or 2 cases being bandied about. It is clearly going to affect quite a number of owners behind the 12 beach front properties. Exactly which are the 12 properties? Elevations vary widely in the properties behind what may be the 12 so which are the lots losing some or all of their views? Have all of the owners of the loss of view properties have been apprised of the proposed action or advised on what compensation or legal recourse is open to them?
3. How are the citizens of White Rock going to benefit from this?

Vicky Strom
[REDACTED]

White Rock

Sent from my Galaxy Tab® S2

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:21 PM
To: Greg Newman
Subject: CR-3 A

-----Original Message-----

From: Wade Blizard [REDACTED] >
Sent: July 5, 2020 5:26 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: CR-3 A

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 advise of my full support for the aforementioned and amended zoning bylaw. I am a resident of white rock and live very near where the plans for the proposed 'waterfront village' considerations exist. I believe the plans as referenced in these 'sub zones' to be an informed and foreword thinking approach to the future of white rock in particular marine drive. Please pass my support on to the remaining councillors for their information and consideration.

Thank you,
Wade Blizard

[REDACTED]
White rock.
Sent from my iPhone

Greg Newman

From: Wendy Collingwood <[REDACTED]>
Sent: June 30, 2020 8:11 PM
To: Darryl Walker
Cc: David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Isaak; Greg Newman
Subject: Re your proposed amendment to CR-3 to CR-3A

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.

As owners and residents on the the slope above West beach of Marine Drive we are against the changing of the current zoning of CR3 to CR-3A. These higher heights and grade measurement changes would impede our ocean views on our highly taxed view property and make for too much density for our road and utility infrastructures. We voted for you as mayor and council on your platform to keep the building heights and densities down in White Rock. The current Newport building at the corner of Oxford and Marine Dr is having enough trouble keeping their condos occupied being so close to the noise of the train rolling by. No one is jumping at their commercial retail space available even at a reduced or gifted price. The property at the corner of Elm St and Vidal should also not be allowed 4 stories to impede the views of the longtime homes behind them! Please listen to the majority of the local residents and their wishes to not go ahead with these new rezonings!!

Resident of [REDACTED]
White Rock

Greg Newman

From: bill kobylnyk <[REDACTED]>
Sent: July 4, 2020 12:05 PM
To: Greg Newman
Subject: Against CR-3A Zoning Bylaw

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 Mr. Newman,

As you are the Manager of Planning, I am writing to tell you that I am totally **AGAINST the proposal to create a new CR-3A zoning bylaw**. I have lived here in White Rock for over 12 years. The current city council was elected on the platform to limit building heights. An increase in these heights will significantly and adversely affect my ocean and beachfront views (that I have from 2 bedrooms, living room, dining room, kitchen and study), and devalue the value of my property! I paid dearly for my ocean and beach views, and to have a developer eliminate this is totally wrong – he should abide by the same bylaws and guidelines that were in effect when I bought my property. No exceptions!

Hence:

1. I am against an increase in the present allowable maximum height for buildings on West Beach, which is 37.1 feet.
2. I am against measuring the maximum height using a “Natural Grade”.
3. Maximum height should be measured from the curb.
4. I want to keep the current density at 1.75.
5. I petition the Council to recognize that our ocean views are among the most important aspects of beachside living, and that the OCP needs a review to reflect this.
6. I am against 4 storey structures (or greater) on West Beach. **There are not any now**, so please do not change the rules now. Further storeys would severely impact tree, beach, and oceans views.

I'd be happy to send you pictures from any, or all, rooms in my property that would be adversely by the proposed changes.

Please feel free to contact me by return email, and I'd be happy to provide any further information.

Yours truly,

Dr. William
Kobylnyk
[REDACTED]

Ave

White Rock,



Greg Newman

From: Chris Magnus
Sent: July 7, 2020 12:20 PM
To: Greg Newman
Subject: Proposed CR-3A Zoning Bylaw West Beach

From: wendy low [REDACTED] >
Sent: July 6, 2020 8:23 AM
To: Darryl Walker <DWalker@whiterockcity.ca>; White Rock Council <whiterockcouncil@whiterockcity.ca>
Subject: Proposed CR-3A Zoning Bylaw West Beach

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 the proposed CR-3A zoning bylaw. Allowing maximum height using a Natural Grade could severely impact tree, beach, & ocean views as well as lose the charm on the waterfront.

Ocean views are the most important aspect of beach side living & this council was elected to limit building heights! Increased heights will adversely affect beachfront views & lower property values.

Wendy Low

Greg Newman

From: Chris Magnus
Sent: July 7, 2020 11:21 AM
To: Greg Newman
Subject: FW: Against proposal to create a new CR-3A zoning bylaw

From: Wanda Van Zanten [REDACTED]
Sent: July 2, 2020 5:31 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Subject: Against proposal to create a new CR-3A zoning bylaw

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 White Rock City council,

We do not want an increase in the present allowable maximum height for buildings on West Beach, ie. greater than 37.1 ft. As this would affect our view.

We do not want to measure maximum height using a “natural grade” as this will affect our view.

We want a maximum height to be measured from the curb.

We want to keep the density at 1.75

We want council to recognize the ocean view as being the most important aspect of beach side living and that the OCP needs a review to top reflect that.

We do not want 4 storey structures)or more) on west beach.

Further storeys would severely impact our beach, ocean views.

The reason we bought this house and live on a 33 foot lot and Pay nearly \$10,000 dollars in property taxes is because of the view.

Sincerely,

Wanda Van Zanten

[REDACTED]
White Rock, BC
[REDACTED]

Sent from my iPad

**THE CORPORATION
OF THE
CITY OF WHITE
ROCK
BYLAW 2343**



A Bylaw to Establish an Off-Street Parking Reserve Fund
and an Alternative Transportation Infrastructure Reserve
Fund

WHEREAS Section 525 of the *Local Government Act* authorizes a local government to establish by bylaw a Reserve Fund for the purpose of funding new and existing off-street parking spaces.

AND WHEREAS Section 525 of the *Local Government Act* authorizes a local government to establish by bylaw a Reserve Fund for the purpose of funding transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

AND WHEREAS the City of White Rock, pursuant to Part 4.0, section 4.14.10 of the City of White Rock Zoning Bylaw No. 2000, permits an owner to reduce the number of parking spaces from that otherwise required by the Zoning Bylaw when the owner chooses to pay to the City of White Rock an amount of money as specified by bylaw.

NOW, THEREFORE, the Council of the City of White Rock hereby enacts as follows:

Title:

1. This Bylaw may be cited for all purposes as, "Off-Street Parking and Alternative Transportation Reserve Funds Bylaw, 2020, No. 2343".

Establishment of Off-Street Parking Reserve Fund

2. There is established a reserve Fund to be known as the "Off-Street Parking Reserve Fund" for the specified purpose of receiving and spending monies for new and existing off-street parking spaces.

Establishment of Alternative Transportation Reserve Fund

3. There is established a reserve Fund to be known as the "Alternative Transportation Reserve Fund" for the specified purpose of receiving and spending monies for transportation infrastructure that supports walking, bicycling, public transit or other

alternative forms of transportation.

Deposit of Monies into Reserve Funds

4. All monies paid to the City of White Rock by owners or others in lieu of providing off-street parking spaces within a proposed development site, property, or lot, shall be deposited into either the:
 - (a) Off-Street Parking Reserve Fund;
 - (b) the Alternative Transportation Reserve Fund; or,
 - (c) both,as directed by Council.

Investment of Money in Off-Street Reserve Fund

5. Money paid into the Off-Street Parking Reserve Fund may, until required to be used for the purposes of the Fund, be invested in the manner provided in the *Community Charter* for the investment of municipal funds, and interest earned from the money deposited in the Fund shall be deposited into the Fund.

Investment of Money in Reserve Funds

6. Money paid into the Alternative Transportation Reserve Fund may, until required to be used for the purposes of the Fund, be invested in the manner provided in the *Community Charter* for the investment of municipal funds, and interest earned from the money deposited in the Fund shall be deposited into the Fund.

Use of the Off-Street Parking Reserve Fund

7. Monies in the Off-Street Parking Reserve Fund, together with interest on it, may only be used for the purposes of new and existing off-street parking spaces.

Use of the Alternative Transportation Reserve Fund

8. Monies in the Alternative Transportation Reserve Fund, together with interest on it, may only be used for the purposes of providing transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

Severability

9. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

RECEIVED FIRST READING on the _____ day of _____, 2020
RECEIVED SECOND READING on the _____ day of _____, 2020
RECEIVED THIRD READING on the _____ day of _____, 2020
ADOPTED on the _____ day of _____, 2020

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

Draft CR-3A Zone Bylaw No. 2344

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2344**



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 A - Text of the "White Rock Zoning Bylaw, 2012, No. 2000" be amended:
 - (1) By adding to the Table of Contents for Schedule "A" (Text) a new section 6.19 named "CR-3A West Beach Business Area Commercial / Residential Small Lot Zone" and renumbering the following sections accordingly; and
 - (2) By adding a new zone as Section 6.19 "CR-3A West Beach Business Area Commercial / Residential Small Lot Zone," attached herein as Schedule "1" and forming part of this bylaw.

2. That Section 4.14 "Off-Street Parking Requirements" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended by adding a new section 4.14.10 following section 4.14.9, as follows:

4.14.10 Required parking spaces for commercial uses and the visitor parking required for any residential use may be reduced by up to 100% on lots located in the following zone(s) when payment of \$40,000 per space is made to the City for use in accordance with the Off-Street Parking and Alternative Transportation Reserve Funds Bylaw:

 - CR-3A West Beach Business Area Commercial / Residential Small Lot Zone

3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A and Off-Street Parking) Bylaw, 2020, No. 2344".

PUBLIC INFORMATION MEETING HELD on the	day of
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of

PUBLIC HEARING held on the
RECEIVED THIRD READING on the
ADOPTED on the

day of
day of
day of

Mayor

Director of Corporate Administration

SCHEDULE “1”

6.19 CR-3A West Beach Business Area Commercial / Residential Small Lot Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the West Beach Business area on lots less than 12.5 metres in width, and to encourage the redevelopment of properties on Marine Drive with access and size constraints in a form that fits within the surrounding streetscape.

6.19.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*,
- 3) *hotel*;
- 4) *medical or dental clinic*;
- 5) *multi-unit residential use*,
- 6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1 uses*; and
- 7) an *accessory home occupation use* in conjunction with a residential use and in accordance with the provisions of Section 5.3.

6.19.2 Lot Size:

- 1) Maximum *lot width*, in the CR-3 zone is 12.4m (40.7ft).

6.19.3 Maximum Base Density:

The following base density regulation applies generally for the zone:

The maximum *gross floor area* shall not exceed 1.75 times the lot area.

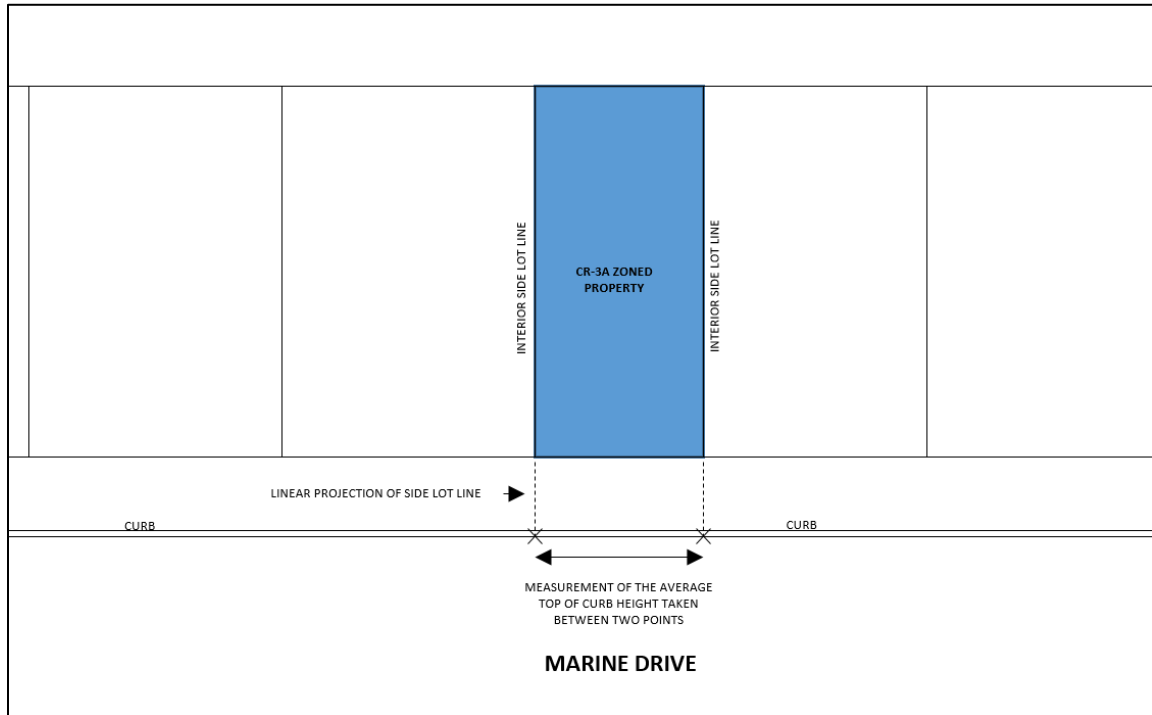
6.19.4 Maximum Increased Density:

Despite section 6.19.3, the reference to “maximum *gross floor area* shall not exceed 1.75 times the lot area” is increased to a higher density of a maximum *gross floor area* that shall not exceed 2.0 times the lot area, with a minimum *commercial floor area* equaling 25% of the total *gross floor area*, where a contribution of \$645 per square metre of *gross floor area* above 1.75 times the lot area has been provided to the Community Amenity Reserve Fund to assist with the provision of amenities as defined in accordance with the *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended.

The amenity contribution must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity.

6.19.4 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 11.3 metres (37.1 feet) measured as the vertical distance between the highest point of the *building* and the average grade of the top of the curb on the Marine Drive side of the property. A linear projection of the side or exterior side lot line to the curb along Marine Drive will be used to define the points from which to measure the average curb height, as illustrated below.



- 2) *Structures* shall not exceed a *height* of 4.0m.

6.19.5 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-3A zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	2.5m (8.2ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Rear lot line	1.5m (4.92ft)	3.0m (9.84ft)

- 2) notwithstanding the foregoing, patios, awnings, and weather protection structures are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.19.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsection 6.19.5 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.19.7 Except as indicated on the table below, accessory off-street parking shall be provided in accordance with the provisions of Section 4.14:

Development Type or Use	Required Parking Spaces
RESIDENTIAL USES	
One-unit residential Two-unit residential Three-unit residential	1 per dwelling unit, plus 1 for visitor parking

6.19.8 Notwithstanding Section 4.15, off-street loading spaces are not required in this zone.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2345**



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:

Legal Description: LOT 25 BLOCK 9 SECTION 10 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 525
PID: 000-855-863
(15081 Marine Drive)

as shown on Schedule "1" attached hereto, from the 'CR-3 West Beach Business Area Commercial / Residential Zone' to the 'CR-3A West Beach Business Area Commercial / Residential Small Lot Zone.'

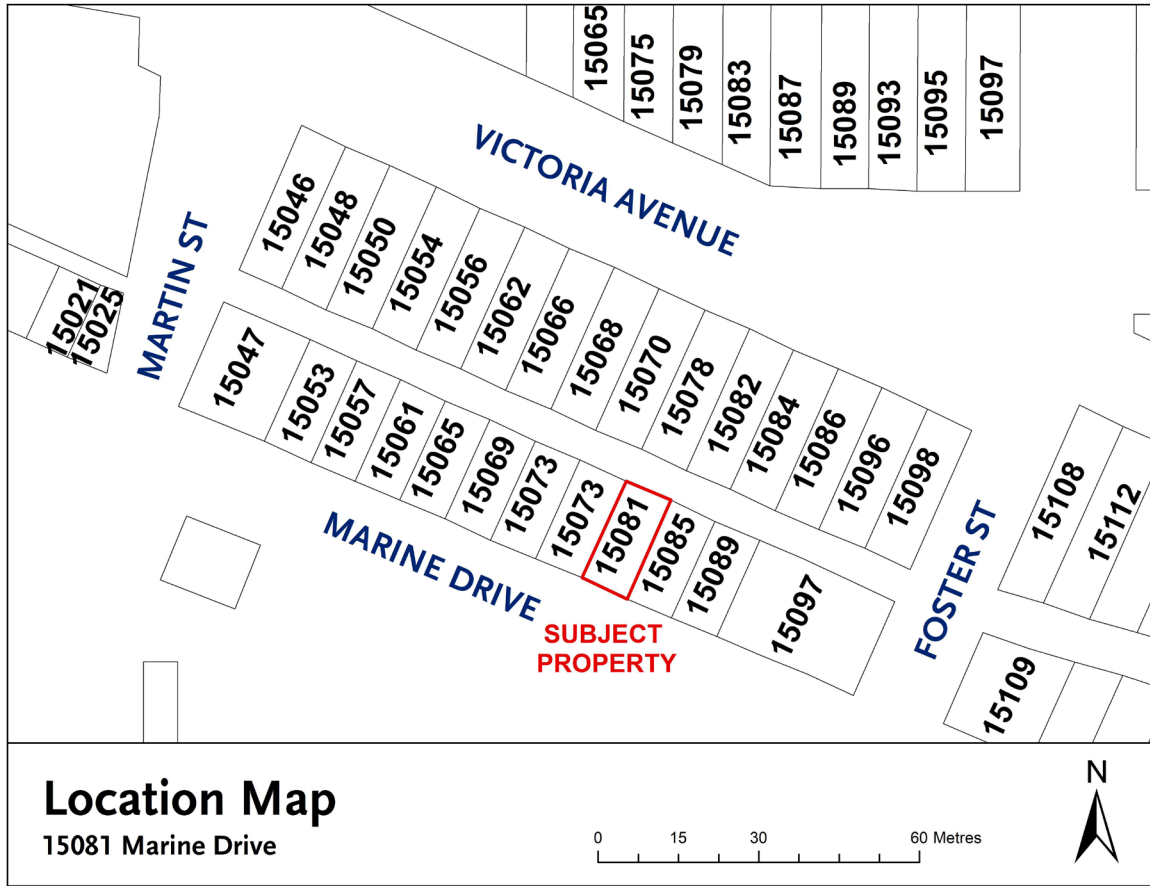
- 3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A – 15081 Marine Drive) Bylaw, 2020, No. 2345".

PUBLIC INFORMATION MEETING HELD on the day of
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
ADOPTED on the day of

Mayor

Director of Corporate Administration

SCHEDULE "1"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2346**



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:

Legal Description: LOT 6 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER
DISTRICT PLAN 14057
PID: 009-886-991
(14945 Marine Drive)

as shown on Schedule “1” attached hereto, from the ‘CR-3 West Beach Business Area Commercial / Residential Zone’ to the ‘CR-3A West Beach Business Area Commercial / Residential Small Lot Zone.’

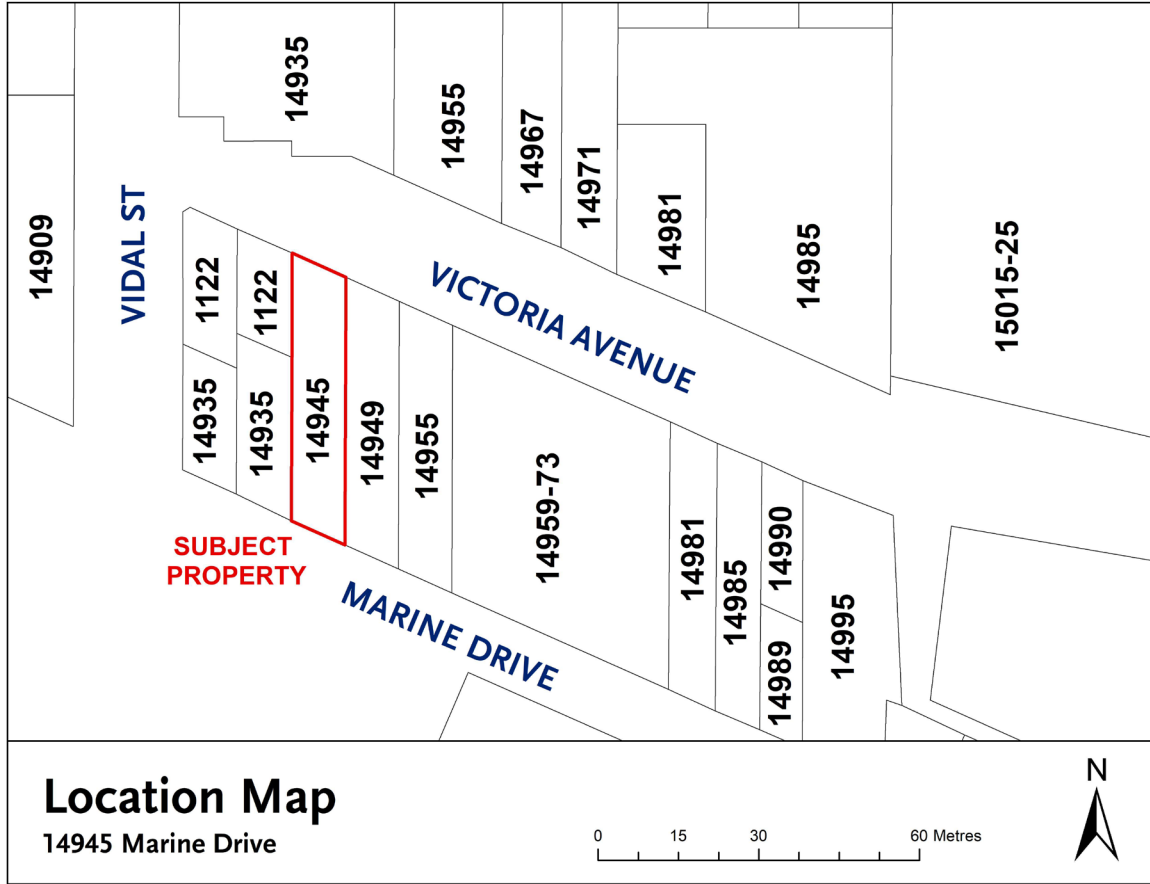
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-3A – 14945 Marine Drive) Bylaw, 2020, No. 2346".

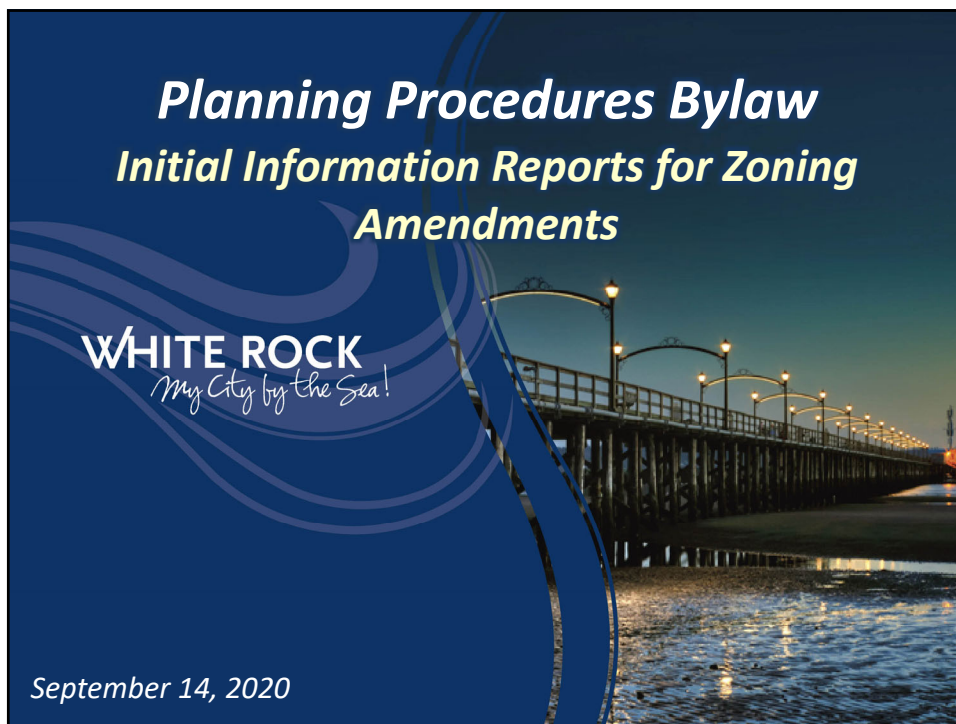
PUBLIC INFORMATION MEETING HELD on the _____ day of _____
RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
PUBLIC HEARING held on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____
ADOPTED on the _____ day of _____

Mayor

Director of Corporate Administration

SCHEDULE "1"





1

Purpose of Proposed Amendments

Give Council an early/initial opportunity to consider whether a rezoning application is potentially supportable and allowed to proceed, or not supportable and terminated before significant technical review and public consultation occurs.

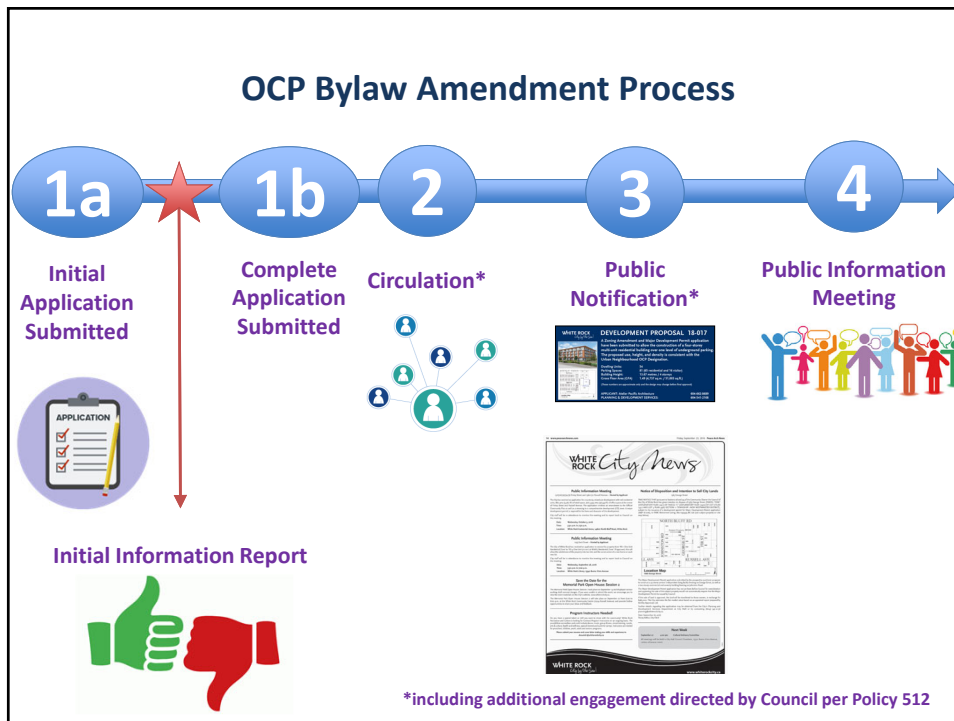
- Applications which are denied at this early/initial stage will:
 - Avoid unnecessary stress for concerned residents in the area;
 - Avoid waste of time & costs by applicants (Advisory Design Panel, Public Information Meeting, etc.); and
 - Allow staff to focus on Council's Strategic Priorities, and development applications which are more likely to obtain support.
- Applications which are allowed to proceed are not automatically approved; Council's ultimate decision on a rezoning cannot be fettered.

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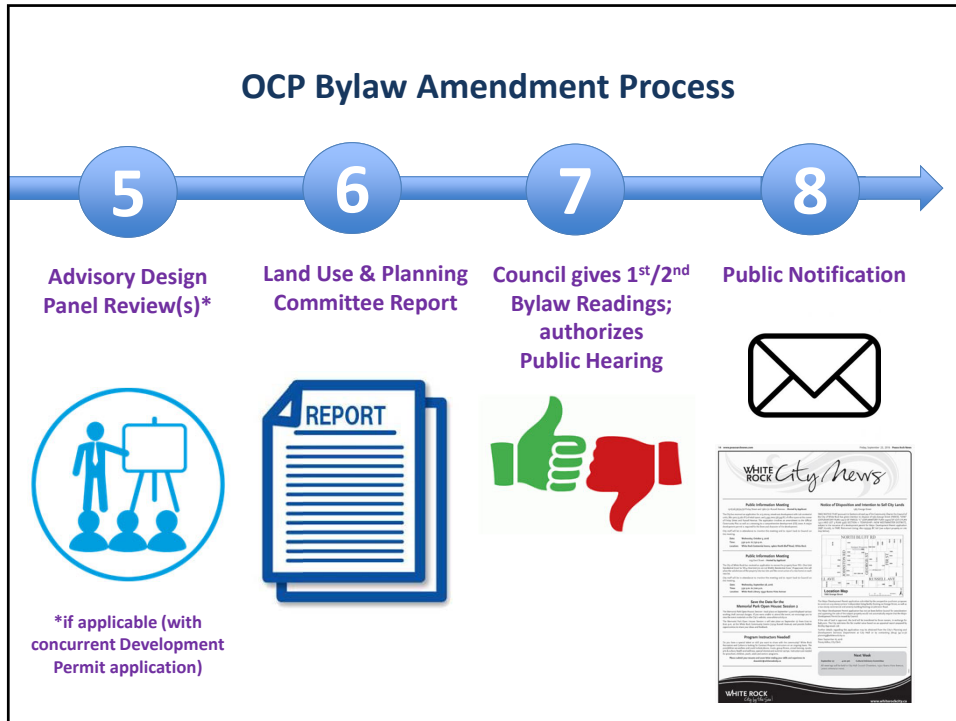
Current Process for Applications

- **OCP Amendments:** All proposals evaluated to confirm if they are consistent with Official Community Plan (OCP). Rezoning applications which have an absolute and direct collision (e.g. more density than allowed, or different land use) with the OCP are also required to apply to amend the OCP. These applications proceed first to an initial information report to Council where Council can deny the application before it proceeds to technical review and consultation stages, or move the application forward to the next stage.
- **Zoning Amendments:** Applications which do not require an OCP amendment, but do require a change to the Zoning Bylaw for a different land use or higher density than allowed in the current zone, are required to make a rezoning application, which proceeds directly from application intake to technical review, public consultation (and typically, Advisory Design Panel review), before being reviewed by Council at a Land Use and Planning Committee meeting

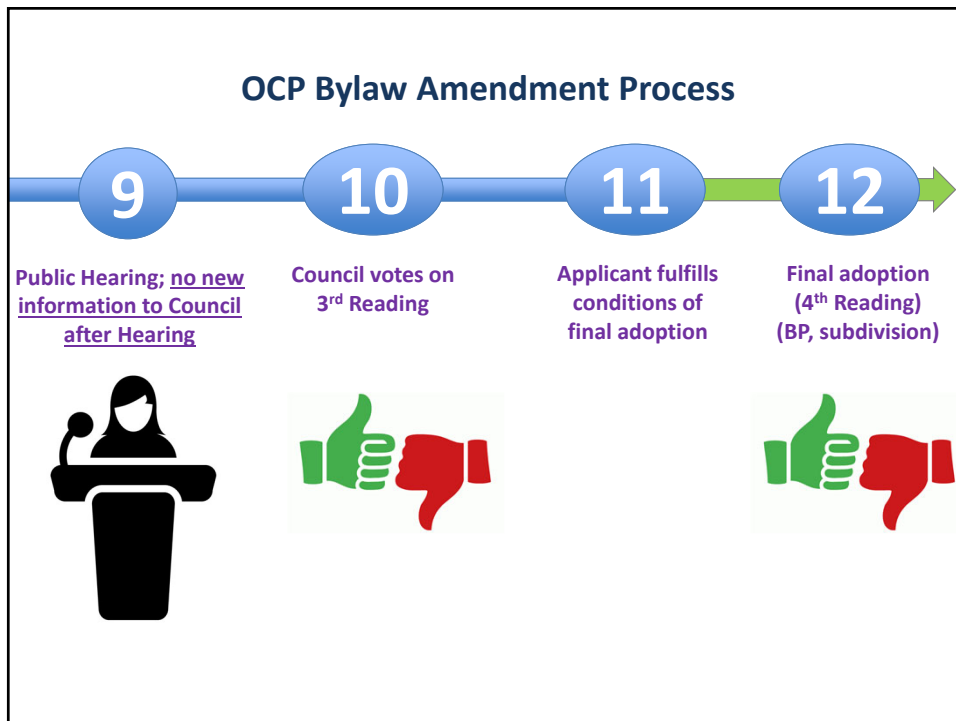
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Recommendation

- Amend Planning Procedures Bylaw so that process for rezoning applications matches the initial information report approach in OCP amendment applications

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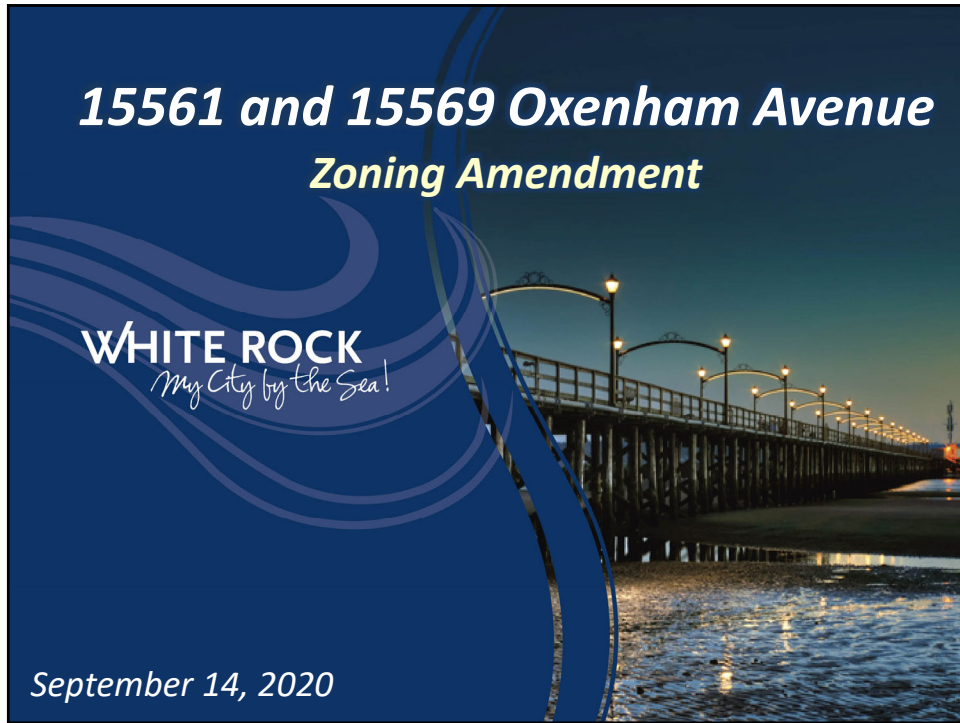
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List of Current Rezoning Applications (description/status)

The logo for White Rock features the words "WHITE ROCK" in a bold, white, sans-serif font. Below this, the tagline "My City by the Sea!" is written in a white, cursive script. The logo is set against a dark blue background that has a wavy, water-like top edge.

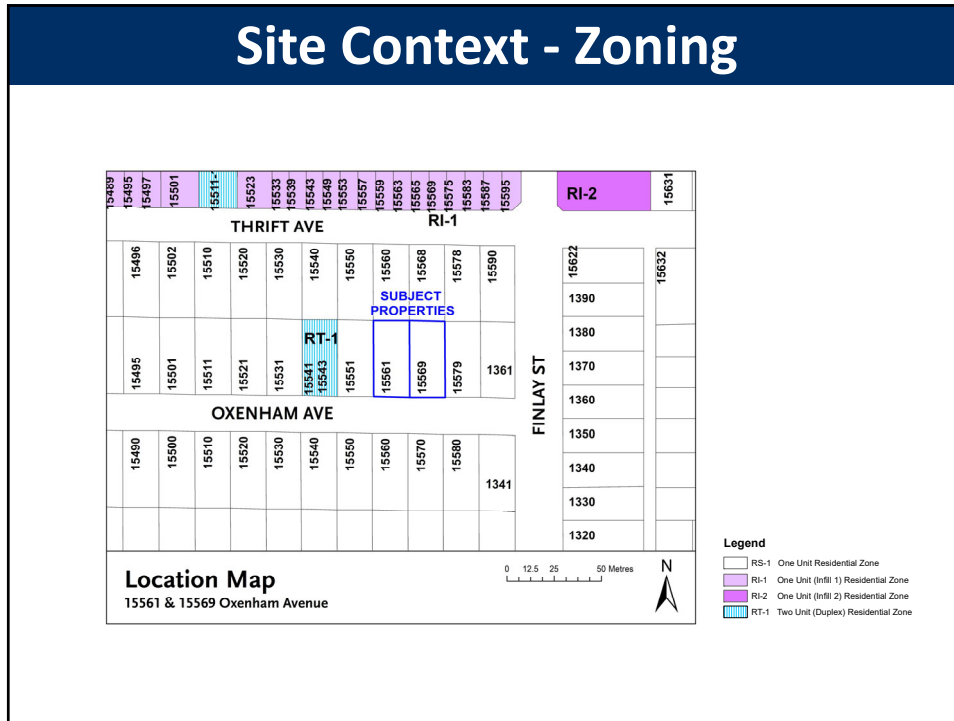
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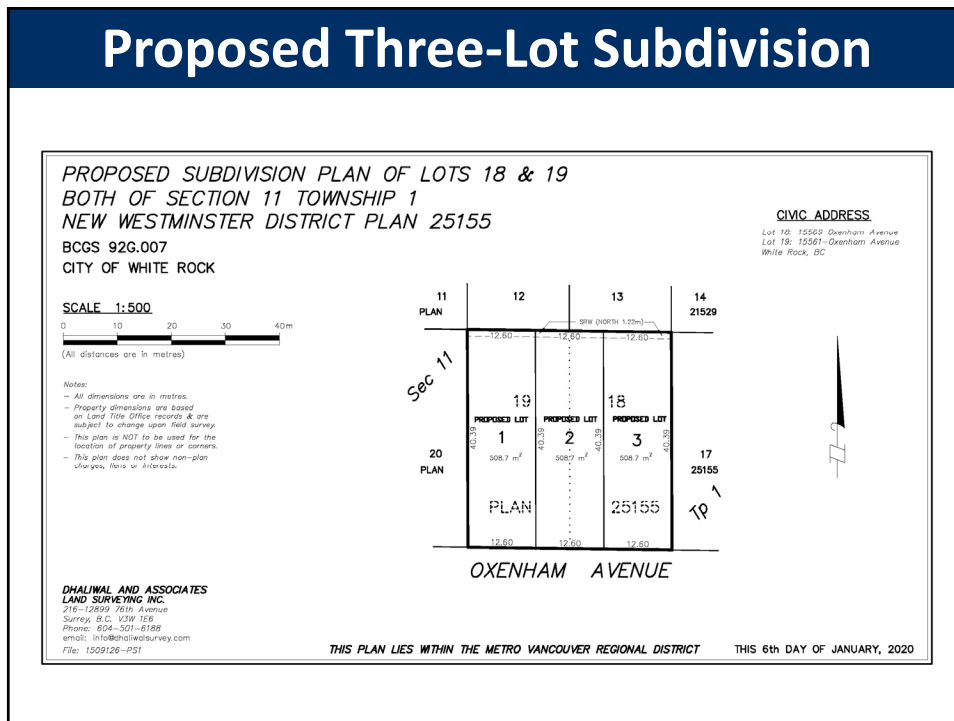
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Recommendation Summary

- **Proposal supports the objectives and policies of the ‘Mature Neighbourhood’ OCP Land Use Designation:**
 - enables gentle residential infill (three SFD vs. two SFD);
 - supports housing choices (smaller homes, secondary suites); and
 - protects existing character of mature single-family neighbourhoods.
- **Proposal is consistent with RS-4 zone**
- **Staff recommend application moves forward to Public Hearing**
- **Engineering requirements to be addressed prior to final adoption of Zoning Bylaw (if approved)**

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Next Steps

- **Public Hearing**
- **Council Decision on 3rd reading of Zoning Bylaw**
- **If given 3rd reading, applicant to complete final adoption pre-requisites (servicing agreement, demolition)**
- **Final adoption**
- **Subdivision approval process (through Approving Officer)**

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Zone Comparison (RS-1 – RS-4)

	RS-1 Zone	RS-4 Zone	Oxenham Ave Proposed Future Lot Dimensions
Minimum Lot Area	464.0 m ² / 4,995 ft ²	410.0 m ² / 4,413.2 ft ²	508.7 m ² / 5,475.6 ft ²
Minimum Lot Width	15.0 m / 49.2 ft	12.1 m / 39.7 ft	12.6 m / 41.3 ft
Minimum Lot Depth	27.4 m / 89.9 ft	27.4m / 89.9 ft	40.39 m / 132.5 ft
Maximum Lot Coverage	45%	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 residential unit; 1 additional for a secondary suite (allowed in RS-4 only)		
* Exact dimensions to be determined at time of building design; dimensions may not exceed the indicated maximum and minimum requirements			


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**Proposed CR-3A Zone and Off-Street Parking/Alternative
Transportation Infrastructure Reserve Fund
Bylaws 2343, 2344, 2345 & 2346**

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September 14, 2020



1

Scope of Current Proposal

- A new zone for small lot commercial/residential properties in West Beach is proposed, with specific building and parking standards, as well as a Reserve Fund Bylaw to allow payment-in-lieu for off-street parking
- Two properties are proposed to be included in this new CR-3A zone:
 - 15081 Marine Drive (currently Little India Restaurant)
 - 14945 Marine Drive (currently Cilantro Indian Cuisine)



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Revisions following Public Information Meeting

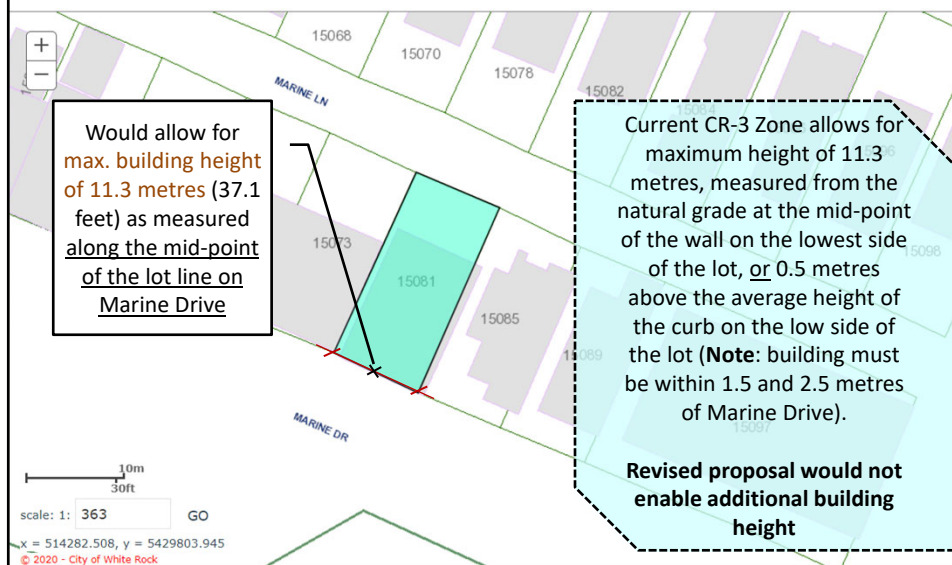
- Maximum height for principal buildings is now to remain at 11.3 metres / 37.2 feet (same as current CR-3A zone)
- This would allow a maximum 3-4 storey building, though 4 storey building design would likely be challenged by low ceiling heights and the interface between the rear parking/building access and ground level of the lane. 3 storeys more probable.
- Any future variance to height would require Council approval through a rezoning or Development Variance Permit (including public hearing/meeting)
- There is now a 1.5 metre setback from the rear property line (same as current CR-3 zone when a property is beside a “residential only” property).



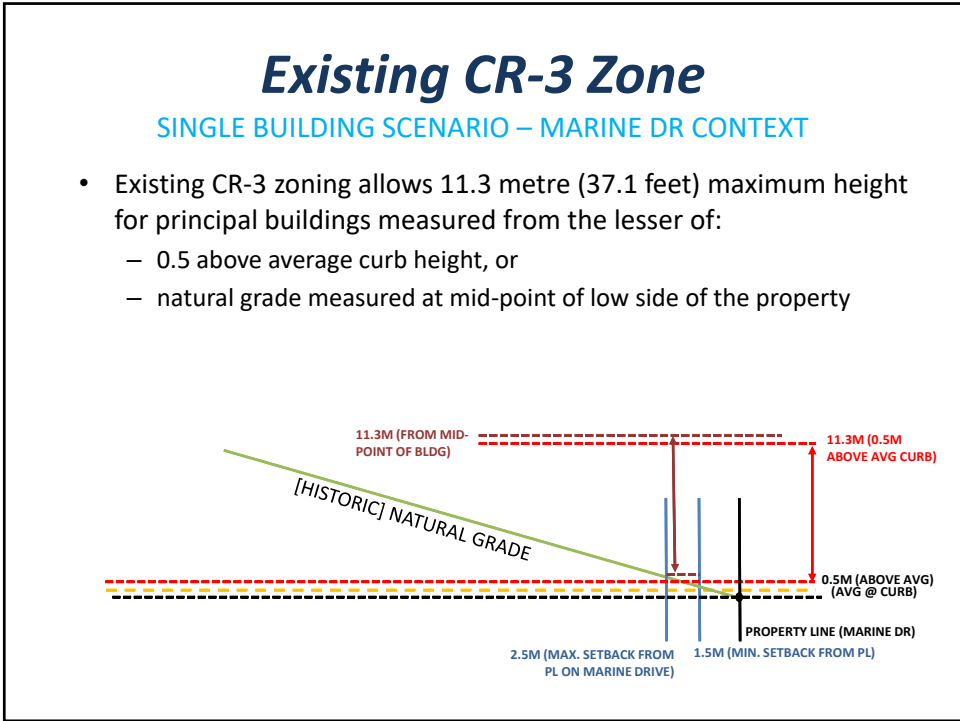
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Proposed CR-3A Zone Standards:

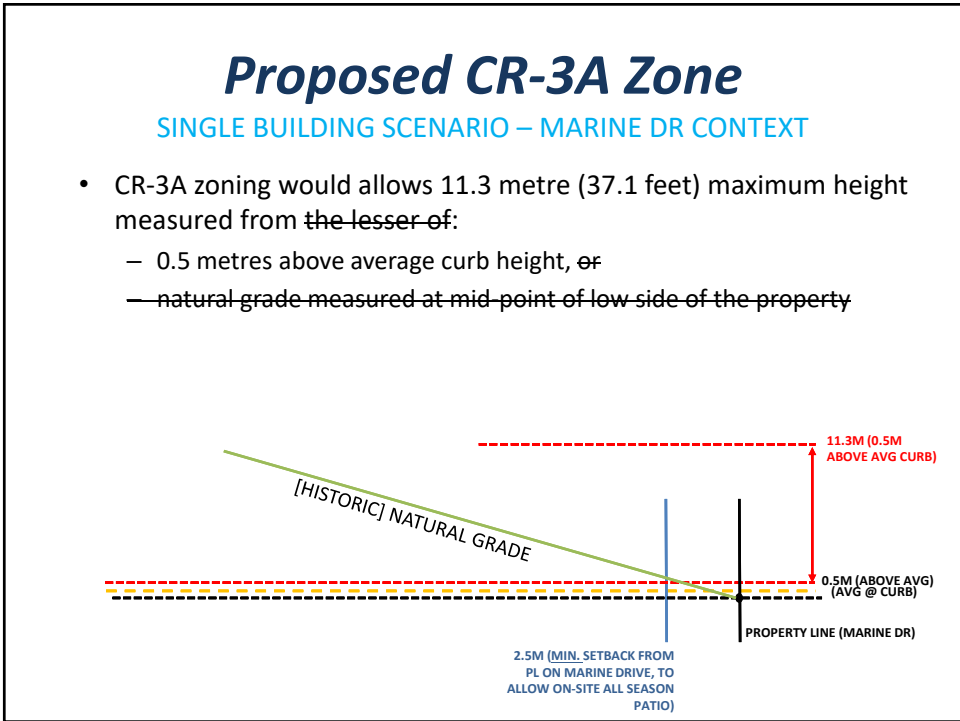
MAXIMUM BUILDING HEIGHT



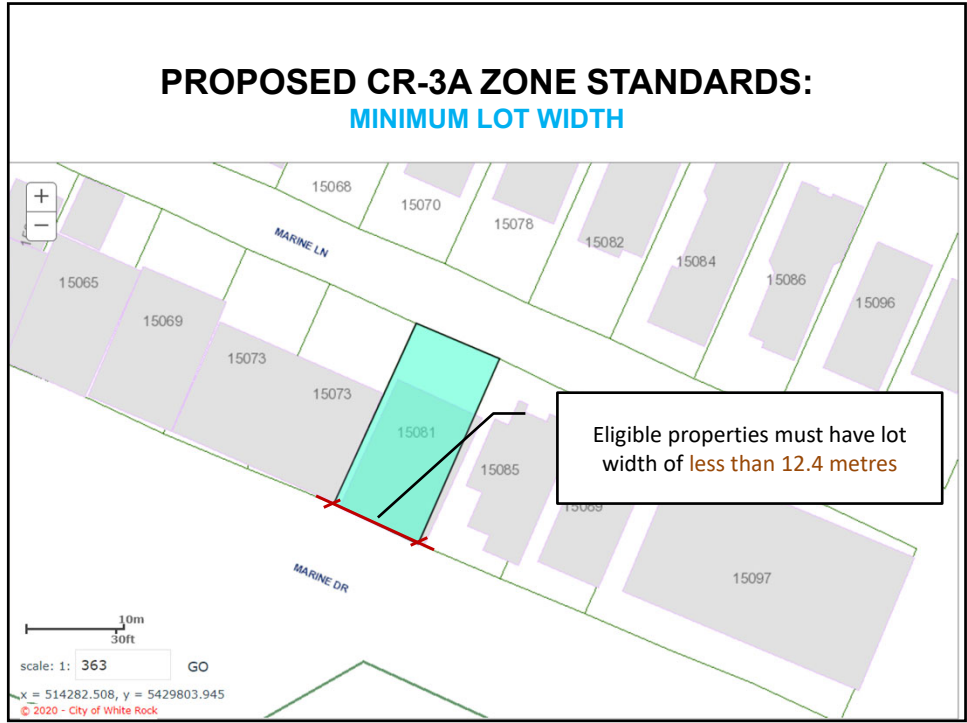
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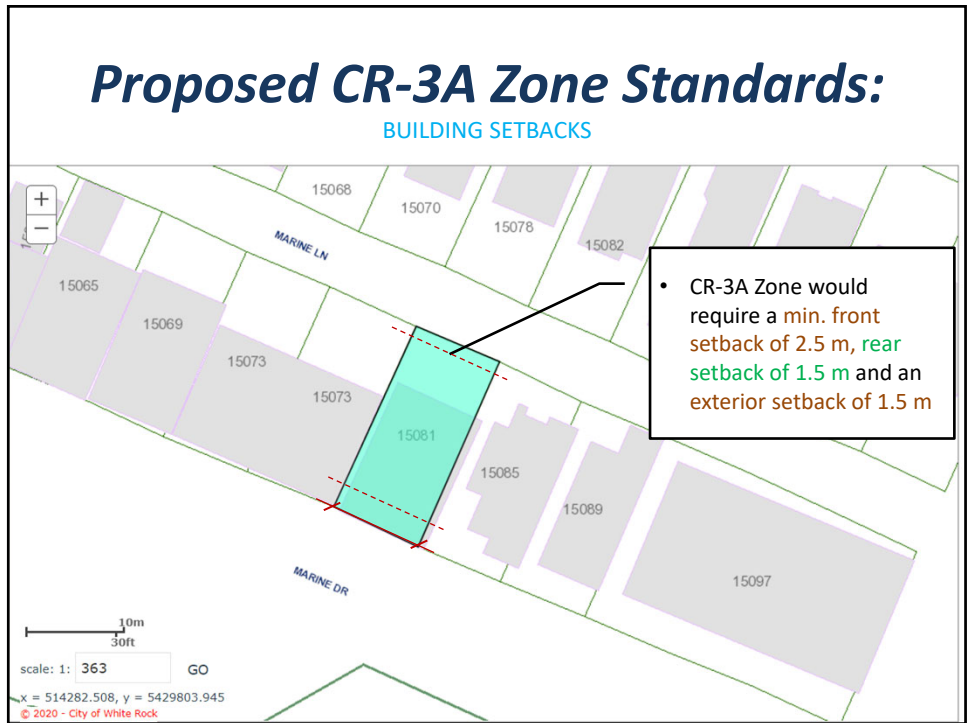
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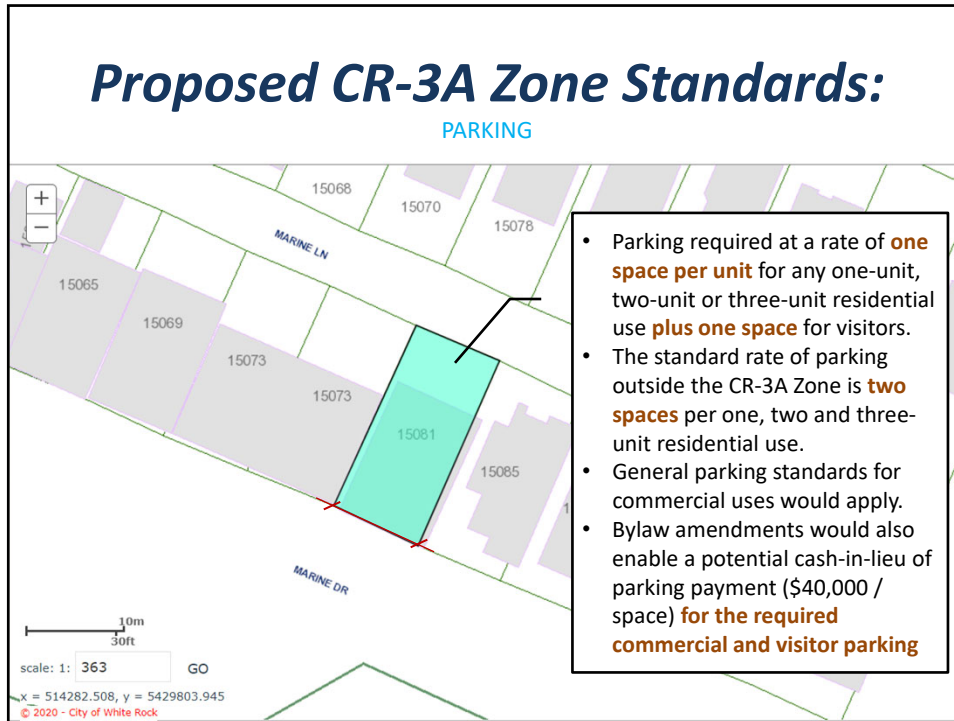
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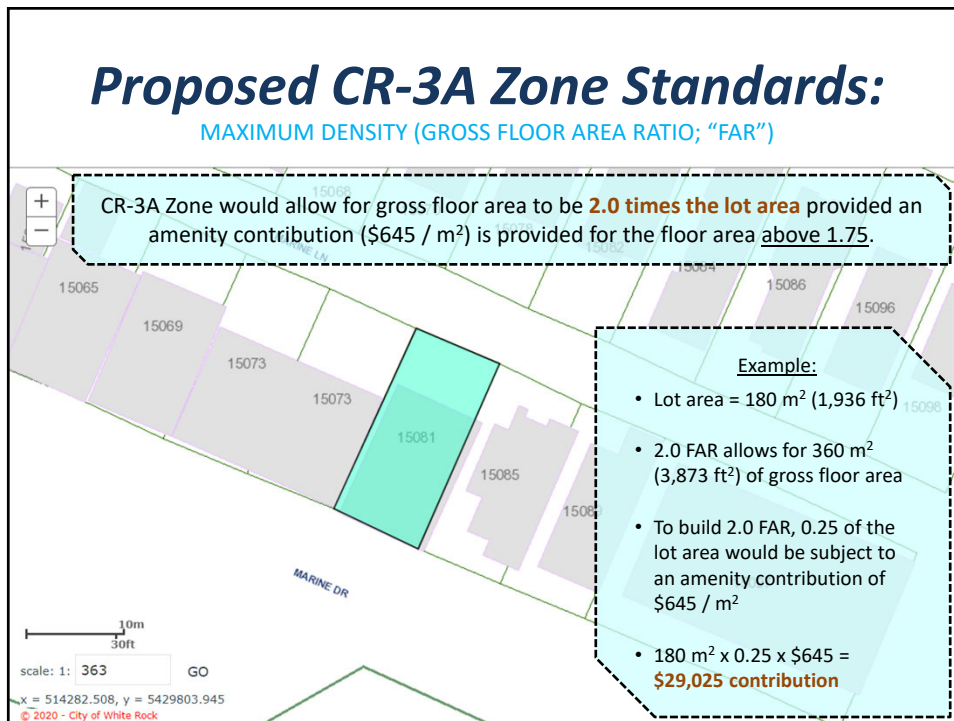
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Next Steps

- ✓ Evaluate feedback and potential changes to the CR-3A Zone
- ❑ Present draft bylaws to Land Use and Planning Committee and Council for 1st and 2nd Reading, and *if supported by Council*, schedule a Public Hearing
- Public Hearing – Opportunity to Speak to Council (via written comment or electronic/virtual participation at White Rock Community Centre
- Bring Bylaws back to Council for 3rd Reading
 - Property owners to register restrictive covenants (servicing and amenities) prior to Final Reading
- Bring Bylaws back to Council for Final Reading

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QUESTIONS & COMMENTS

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Background

- Dec. 2018 – Delegation seeking opportunities to enable greater development permissions on small lots on Marine Drive
- Mar. 2019 – Land Use and Planning Committee authorized staff to undertake a review of the CR-3 and CR-4 Zones in conjunction with the OCP Review (link to report [here](#))
- Oct. 2019 – Land Use and Planning Committee authorized staff to make amendments to zoning bylaw to create new zone for small lots along Marine Drive (link to report [here](#)).
- May 2020 – Report to Council presenting the draft “West Beach Business Area Commercial / Residential Small Lot (CR-3A) Zone” and amendments that would allow for cash-in-lieu of parking in limited circumstances (link to report [here](#)).

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