

SUBMISSIONS:

BYLAW 2363: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363

MAJOR DEVELOPMENT PERMIT 19-009 / DP 432

CIVIC ADDRESS: 1485 Fir Street

January 18, 2021

Author	Date Received	Resident?	Status	Item #
S. Christie	January 8, 2021	Yes	Support	C-1
D. and A. McPhail	January 8, 2021	Yes	Opposed	C-2
Laurel	January 8, 2021	Undisclosed	Support	C-3
C. Weeks	January 8, 2021	Undisclosed	Support	C-4
L. King	January 8, 2021	Yes	Opposed	C-5
A. Dhand	January 9, 2021	Undisclosed	Support	C-6
S. Dhand	January 9, 2021	Yes	Support	C-7
E. Warrtig	January 10, 2021	Yes	Opposed	C-8
P. Best	January 11, 2021	Yes	Comments	C-9
N. Salamat	January 11, 2021	Undisclosed	Support	C-10
K. Ajiri	January 11, 2021	No	Support	C-11
T Wainwright	January 11, 2021	Undisclosed	Support	C-12
M. Middleton	January 11, 2021	No	Support	C-13
K. Ghaffari	January 12, 2021	Undisclosed	Support	C-14
S. Dalirifar	January 12, 2021	Undisclosed	Support	C-15
A. Chagani	January 12, 2021	Undisclosed	Support	C-16

From:
To: [Clerk's Office](#)
Subject: Re: Bylaw 2363- 1485 Fir Street
Date: January 8, 2021 11:56:23 AM

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Mayor and Council

I have been present at council meetings in the past opposing several projects as well commenting about the revamping of the Community Plan that allowed so many buildings of 20+ storeys. We have little to no work in White Rock so we have simply been creating Vertical Urban sprawl. Anybody working needs to commute mostly by car. We are the poster child for bad planning.

That said, I am in support of this application as in order to accommodate an growing country we need to add housing. Six stories is more in line with what is done in most parts of Northern Europe. In order to redevelop other aging/ tired buildings in the City, buildings will need to be upzoned to accommodate 4-6 storeys in order to be economically viable. Most older multi-storey buildings in White Rock are condos. The economics are such that older existing buildings will need to be replaced by larger and probably higher buildings.

To facilitate this process it would be ideal if the City/ Province owned or leased a local rental building that could accommodate some of those that are displaced during construction. Planning for other replacement Condo or rental projects would then be scheduled according to the availability of the short term rentals at the government owned facility. Proactive thinking could mitigate some of the problems created when long term renters or owners are displaced during redevelopment.

I have semi-retired as of January 3 so I am happy to reconnect with community issues. A busy work schedule has precluded me from being involved in the last several years.

Any questions....just call.

Stephen Christie

203-1554 George St. White Rock, BC. V4B 4A5
Phone: No FX: email only
e-mail: tanams@shaw.ca

From: [ANNE MCPHAIL](#)
To: [Clerk's Office](#)
Subject: PH 2: Bylaw 2363, 1485 Fir Street
Date: January 8, 2021 9:57:20 AM

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David McPhail
Reside in White Rock, BC
Not in support of the item

Anne McPhail
Reside in White Rock, BC
Not in support of the item

Here we go again with trucks, noise, closing us in.....I think we need a break from all the building of residential structures.

Sent from my iPad

From: [Laurel](#)
To: [Clerk's Office](#)
Subject: 1485 Fir St
Date: January 8, 2021 1:27:35 PM

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This is a wonderful idea and so needed. I am all for this development.

Sent from my iPhone

From: [Weeks, Casey](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street Application
Date: January 8, 2021 2:45:07 PM

C-4

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To whom it may concern,

We wanted to provide our feedback in support of this rental application. As specialists in the multi family apartment market we know first hand the need for new rental housing in White Rock.

Approving new rental housing increases the supply which leads to lower rents.

Additionally it should be noted that the vast majority of the current rental stock was built in the 1960s and 1970s. The generally accepted lifespan for woodframe structures is 60 years and thus the vast majority of rental stock is nearing end of life.

It is important to the residents of White Rock to have a long-term supply of safe affordable rental housing.

The approval of this application would be a step in the right direction.

Casey Weeks

Executive Vice President - Investment | Personal Real Estate Corporation

Direct +1 604 661 0811 | Mobile [+1 604 318 6892](#) | [View my profile](#)
Casey.Weeks@colliers.com

Colliers International

[200 Granville Street, 19th Floor | Vancouver, BC V6C 2R6 | Canada](#)
Main [+1 604 681 4111](#) | Fax [+1 604 694 7306](#)

From: [Elizabeth Brearley](#)
To: [Clerk's Office](#)
Subject: Fw: 1475 fir street apts.
Date: January 8, 2021 3:30:41 PM

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subject: 1485 fir street apts. Public Meeting

I just want to say if you think this secret company, who we know nothing about, as to who they are or where they are , telling you that they are going to build affordable apts, think again . When they are built in 5 years they will charge whatever they want. Maybe a couple will be affordable but the rest will not be for people on a fixed income, lest we keep what we have now being we are the first families you're going to make homeless, as the others were businesses that had to relocate
Now its in your hands. Do the right thing.

Lillian king
#101, 1475 Fir Street, White Rock, BC
Sent from [Mail](#) for Windows 10

From: [Annie dHand](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 9, 2021 7:05:00 AM

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Hello,

I wanted to say that I'm in support of White Rock having more rental options for housing. I believe this new 100% Rental building on 1485 Fir Street is an excellent idea. I fully support it.

Thank you,
Sincerely,

Annie Dhand

Best Regards,

Annie Dhand
cell: [778 840 0416](tel:778-840-0416) direct

From: [Sam dHand](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street, White Rock / 100% Rental Building Proposal
Date: January 9, 2021 6:56:13 AM

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Hello friends,

I'm writing to voice my support of this development project.

I've lived in White Rock for 12 years, and have realized that available inventory of rental units is minimal and aging. There aren't nearly enough high quality residences available.

As we've all seen, the cost of buying and owning property in White Rock has shot up significantly over the past 10 years, without incomes matching that growth. This means, the only way some people can choose to live in this beautiful city is via rentals. The older buildings weren't built with the same conveniences that modern buildings are, such as accessibility ramps, elevators, and more. For these and many other reasons, I believe this new "all rental" building is a positive addition to White Rock's overall residential profile. I strongly support this addition.

Sharad Dhand

From: [Elizabeth Brearley](#)
To: [Clerk's Office](#)
Subject: Public Meeting - January 18, 2021
Date: January 10, 2021 10:46:06 AM

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Public Meeting - January 18th, 2021 - Re: 1485 Fir Street

Hello Politicians of White Rock and Head Planner Mr. Isaac. For 2 years now we have let you know of our opposition to this development, by means of a petition, signed by all the residents, which I presented on their behalf, and numerous letters, meetings and an invitation to the Mayor and Council to visit the site and tour the building at 1475 Fir Street. This building was solid and well maintained by the previous owners. Rents were affordable, one of the few in White Rock that sorely lacks in affordable housing.

You could have turned down this proposal 2 years ago and now here we are today and frankly feeling at a loss. We have endured harassment and intimidation (backed up by documentation) by the representative of this unknown developer and his resident lackey. The residents are so stressed that to prolong your decision on this development would be cruel. So, for God's sake, give this poor guy his approval so that we can all move on with our lives.

Evidently 17 hirises are not enough for you politicians of White Rock, turning our city into a concrete jungle. The next municipal election will be telling! If you don't get it now you never will, so go ahead evict 30 people from their

**homes during a pandemic and turn a blind eye to humanity
and compassion.**

**Without prejudice,
Elizabeth Warttig
Unit #104**

From: [Clerk's Office](#)
To: [Debbie Johnstone](#)
Subject: FW: FOR PH 1485 Fir Street build proposal 19-009
Date: January 11, 2021 1:35:43 PM

From: Peggy Best <peggyjbest@live.com>
Sent: Wednesday, January 6, 2021 6:28 PM
To: Planning <planning@whiterockcity.ca>
Subject: build proposal 19-009

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Good Evening,

I am a tenant of 1475 Fir Street and have been for years. I thoroughly enjoy the warm, friendly, community feel we have in our building. Here at White Birch you can borrow a blender or cup of milk from your neighbor or even share a dinner, it is a nice feeling, especially if you are alone and your family is far away. One of the gentleman here helps by transporting our 89 year old neighbor to appointments if its too far for her to walk. And thank goodness! With covid19, we have all been limited to go outside our community/bubbles.

I am one of the few people that are not retired living on limited income. I work full time at a retirement residence and I make above minimum wage, still I struggle to make ends meet, my current rent is reasonable (still its ½ month of income). I am very uncertain where I will be able to afford to live if our building is torn down. I walk to work so I prefer to stay in the neighborhood, even if we get a discounted rent at the future building it will likely be considerably more than I can afford or the elderly people that live at White Birch. I am sure you are aware that the rents in White Rock, South Surrey and Langley have considerably increased in the last few years, and are not manageable for many single people or elders.

Yes, we are told we will be compensated, but moving is very stressful, and what compensation is it if our rent goes from 1000/mon to 14-1600/mon or more? That compensation will not last long, I guess something is better than nothing, but where DO we go? I am not only concerned for the older folks, I am wondering where I am going to go? My only family lives up in northern British Columbia, with no room for me. If I can not afford rent somewhere else in the area what am I to do? There maybe rent controlled places or government assistance for single moms, families and people over 55, however, what if someone 48 and working a full time job?

I know I am not the only tenant who is dealing with extensive anxiety over the possibility losing our homes or when it may happen. PLEASE take us, the tenants of White Birch at 1475 Fir Street, into great consideration when reviewing and making decisions on proposal 19-009.

Thank You,

Ms. Best

Sent from [Mail](#) for Windows 10

From: [nahid salamat](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 11, 2021 8:57:18 PM

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Dear city council,

I believe this beautiful rental building with full amenities and affordable rent is much needed in the city of White Rock.

Regards,

Nahid Salamat
Mortgage Specialist
A BETTER WAY MORTGAGES
Mortgage Architects
Phone: 604-306-7128
Sent from my iPhone

From: [kamran ajiri](#)
To: [Clerk's Office](#)
Subject: 1485 Fir street
Date: January 11, 2021 10:09:56 PM

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Hi Dear,

Thanks for opportunity to say what I believe personally.
White rock is beautiful and close to water and nature. Having said that people like me from downtown can move somewhere more affordable and close to water and family oriented environment can be best option. So please consider this project.

Best Regards,

Kam

From: [tiffany wainwright](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 11, 2021 8:17:20 PM

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I'm writing in support of this project because I believe that housing should be available to people who can't afford to purchase in the Lower Mainland.

The local economy benefits from maintaining a diverse demographic within the municipality and affordable housing allows the municipality to continue growing.

Ethically, housing supply should not exclude those people who can't afford to purchase at the inflated prices of the Lower Mainland.

I appreciate the developer's intentions in this project and I support the growth of rental units.

Sincerely,

Tiffany Wainwright

--

Tiffany Wainwright

(French Immersion Kindergarten/Gr 1 Teacher and Early Literacy Tutor)

From: [Martha Middleton](#)
To: [Clerk's Office](#)
Subject: Whiterock rentals
Date: January 11, 2021 11:48:59 AM

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Yes, My husband and I would be very interested in a new rental building in Whiterock. We love that town but it seems that most of the rental buildings are older. We would like to retire there after we sell our large home in Tsawwassen so a new rental apartment would be great as we don't want to buy a condo.

I hope this project goes through.

Sincerely,

Martha Middleton
1022 Pacific Place
Delta, BC
V4M2K7

From: Kia@futureliving.ca
To: [Clerk's Office](#)
Subject: 1485 Fir Street, White Rock
Date: January 12, 2021 7:50:32 AM

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To whom it may concern,

This project is a game changer for that area as we all know the shortage of supply. I personally like the design scheme.

I hope it serves the purpose!

Thank you

Kia Ghaffari

Operation Manager

o: 604-801-5720

c: 778-896-6005

kia@futureliving.ca

DOWNTOWN SHOWROOM

914 Main Street, Vancouver, BC V6A 2W1

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From: [Shabnam](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 12, 2021 10:19:11 AM

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Dear city council member,

I'm sending you this email requesting approval of rental units in this project, since finding a rental place for us has been a great issue.

Thank you for your consideration

Shabnam Dalirifar

Financial planner

From: [Kuldeip Chagani](#)
To: [Clerk's Office](#)
Subject: Positive Support for 1485 Fir Street Project
Date: January 12, 2021 2:07:17 PM

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Best,
Adil Chagani