

Public Hearing of White Rock City Council

Minutes



April 19, 2021, 6:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Johanson
Councillor Kristjanson (arrived at 6:12 p.m.)
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer
Donna Kell, Manager of Communications and Government Relations

1. **CALL HEARING TO ORDER**

The Public Hearing was called to order at 6:02 p.m.

2. **BYLAW NO: 2376 - White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions), Bylaw, 2021, No. 2376**

PURPOSE: Bylaw 2376 would amend Schedule A – Text of the Zoning Bylaw by deleting the existing Section 6.16 CR-1 Town Centre Area Commercial/ Residential Zone in its entirety and replacing it with a new Section 6.16 CR-1 Town Centre Area Commercial / Residential Zone.

Changes in this zoning amendment, if approved, will include:

- Reducing maximum density
- Encouraging more affordable housing choices and employment uses
- Requiring more green spaces as part of development
- Lowering overall building heights (current maximum height is 80.7 metres, approx. 25-26 storeys). Proposed heights are indicated in yellow circles on map in number of storeys.
- Reinforcing the lower-scale, pedestrian-focused experience on Johnston Road
- Requiring adaptable, accessible-ready housing

3. **DIRECTOR OF CORPORATE ADMINISTRATION READS A STATEMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC HEARING**

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

- Notice was published in the April 8 and 15 editions of the Peace Arch News
- 10,974 postcards were mailed out to all residents in White Rock
- A copy of the notice was placed on the public notice posting board on March 31, 2021

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

Note: Information package for this item provided for reference purposes.

Councillor Kristjanson arrived at the meeting at 6:12 p.m.

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

As of 8:30 a.m. on Wednesday, April 14, 2021 there have been **36** submissions.

Note: Submissions received between 8:30 a.m., April 14, 2021 and 12:00 p.m., April 19, 2021 will be presented "On Table" at the Public Meeting.

Author	Date Received	Resident Address	Status	Item #
L. Gom	April 8, 2021	Undisclosed	Opposed	C-1
A. Shah	April 9, 2021	1558 Victoria Avenue White Rock, BC	Opposed	C-2
D. Evoy	April 9, 2021	White Rock	Opposed	C-3
I. Campbell	April 9, 2021	White Rock	Opposed	C-4
M. Mallot	April 10, 2021	White Rock	Opposed	C-5
L. Swanson	April 10, 2021	White Rock	Opposed	C-6
J. Vye	April 10, 2021	White Rock	Opposed	C-7
G. A.	April 10, 2021	Undisclosed	Opposed	C-8
C. Fast	April 10, 2021	1130 Finlay Street White Rock, BC	Opposed	C-9
L. Nielsen	April 10, 2021	1480 Foster Street	Opposed	C-10
T. Scott	April 10, 2021	14716 Thrift Avenue White Rock, BC V4B 2J5	Opposed	C-11
G. Boutilier	April 10, 2021	208 - 1280 Merklin St. White Rock, BC	Opposed	C-12

S. Butterfly	April 10, 2021	Suite 30015176 Buena Vista Ave.White Rock, B.C	Opposed	C-13
S. Bergen	April 10, 2021	602 - 15015 Victoria AveWhite Rock, BC	Opposed	C-14
J. Hampson	April 10, 2021	15858 Roper AvenueWhite Rock, BC	Opposed	C-15
P. Glabush	April 10, 2021	1130 Finlay Street White Rock, BC	Opposed	C-16
A. Currie	April 11, 2021	Undisclosed	Support	C-17
S. Willis	April 11, 2021	Undisclosed	Opposed	C-18
P. Chang	April 11, 2021	Undisclosed	Opposed	C-19
D. Lewis	April 11, 2021	Undisclosed	Opposed	C-20
R. Green	April 11, 2021	White Rock	Opposed	C-21
S. Green	April 11, 2021	White Rock	Opposed	C-21
S. Mare	April 12, 2021	Undisclosed	Opposed	C-22
A. McCorkell	April 12, 2021	15586 Goggs AvenueWhite Rock,	Opposed	C-23

T. Bishop	April 12, 2021	215 - 1280 Fir Street White Rock, BC	Support Opposed*	C-24
V. Mair	April 12, 2021	305 - 1369 George St. White Rock, BC	Opposed	C-25
T. Moore	April 12, 2021	204 - 1020 Parker Street White Rock, BC	Undetermined	C-26
D. Darts	April 12, 2021	14855 Thrift Avenue White Rock, BC	Opposed	C-27
V. Darts	April 12, 2021	14855 Thrift Avenue White Rock, BC	Opposed	C-27
D. Taylor	April 12, 2021	Undisclosed	Opposed	C-28
G. Dawson	April 10, 2021	309-1280 Merklin Street	Opposed	C-29
F. Old	April 12, 2021	White Rock	Opposed	C-30
J. Babb	April 12, 2021	306 1437 Foster Street White Rock	Opposed	C-31
B. Johnston	April 12, 2021	#504 White Rock Square	Opposed	C-32
C. Blacklaws	April 13, 2021	Undisclosed	Opposed	C-33
A. MacDonald	April 13, 2021	301-1351 Martin Street, White Rock	Opposed	C-34

D. Manuel	April 14, 2021	Undisclosed	Opposed	C-35
D. Dakstader	April 12, 2021	White Rock	Opposed	C-36

Summary of Submissions for Bylaw 2376 (Not Including the Phone-In for the Evening):

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, April 19, 2021).
- There have been 243 On Table Submissions received: 223 opposed, 10 in support and 10 with comments
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been 95 votes registered: 92 opposed and 3 in support.

7. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE (VIA TELEPHONE) TO PRESENT THEIR COMMENTS

- S. Crozier, 1351 Martin Street, White Rock, not in support of the proposal, stating the majority do not want more buildings at this time. White Rock is rated ninth as a City with highest density in Canada. More density does not mean more tax dollars. Affordable housing and green space are positive goals but this should not mean you need the higher buildings to achieve it. Found the information on the postcard confusing.
- F. Spencer, 1480 Foster Street, White Rock, not in support of the proposal, stating concern that there was a lot of material provided however it was missing a summary of floor space and height for existing vs. proposed. Documents show FAR increase for property across the street and other information notes it would be reduced.
- N. Stone, Landmark Premier Properties Vancouver (building the Foster Martin properties and owners of Central Plaza mall), spoke in support of the proposal. Gave an outline of their involvement with the community and stated concern with limiting height and density and the impact it has in order to create interesting spaces and housing options for the specific community. Community Amenity Contributions (CACs) are revenues, and the

business community need people to maintain and grow, the right height and density could help with this.

- G. Schoberg, 1400 George Street, White Rock, spoke in support of the proposal, stating local residents have the Town Centre and Semiahmoo Town Centre (Surrey recently approved their plan across North Bluff Road and it includes high rises). The Town Centre could be an exciting community (as noted in the Official Community Plan (OCP). CACs are important revenues; the Town Centre is where growth should be encouraged shaping the future for upcoming generations.
- C. Vanputten, 1581 Foster Street, White Rock, not in support of the proposal, stating creativity is not tied to the height of the building. Lesser building heights - allowing for 18 stories etc. blocks sunshine. High rises do not offer affordable housing. Climate change by 2025 to be considered (wood vs. concrete).
- P. Lapenia, Chamber of Commerce 15158 Roper Avenue, White Rock, spoke in support of the proposal nothing representation for the local business community. Considerations include smart development of growth allowing for affordable housing access, employment, green space, and pedestrian friendly planning. Limiting building height is a concern would suggest looking at each project independently in order to promote a unique and welcoming City.
- P. Byer, 15015 Victoria Avenue, White Rock, stated current CR zoning needs to be replaced almost all proposed changes need to be adopted (increased green space, reduced densities, and height). In support of a revised CR-1 with those improvements without heights above 10 stories. Concern noted with the maximum heights of 18, 23 and 29. Permitted heights should be reviewed with the fit of the area (consider existing developments) and the impact on the area. Two (2) sites along North Bluff suitable for more than 10 stories as well consider that at the corner of Russell Avenue and Johnston Road. Encourage Council to revise the OCP where increases above 10 stories permitted on some lots in exchange for Community space and require zoning amendments for specific development with possible community space.
- G. Wolgemuth, 1520 Vidal Street, White Rock, not in support of the proposal stating concern with proposing 18, 23 and 29 storey buildings. A compromise would be 8 - 12 stories, would like to see lower heights over all.
- W. Shalagan, 14825 Prospect Avenue, White Rock, not in support of the proposal although in agreement with some aspects (green space, affordable housing). Concerned with increased density, sustainable growth, additional

traffic / noise, parking, overload of infrastructure. Would like to see change occur at a slower rate and 10 - 12 stories set as a maximum height.

- B. Ohl, 1521 George Street, White Rock, noted concern with the proposal as it downsizes the building she lives in, it is an older concrete building requiring much repair, if it were downsized to 10 stories concern no one would want the site thus cutting their property value down. Those living in high rises would state it is fine, would like to see options / leaving the existing zoning as it is.
- S. Keddy, 15917 Cliff Avenue, White Rock (Town Centre Business Owner), not in agreement with changing the zoning in the Town Centre area, stating that by limiting heights it does not permit consideration of exchange for more open areas at ground level. Limiting to an arbitrary number of height impacts decisions (developers and businesses can offer interesting aspects for the uptown area). Businesses want to come to White Rock but need affordable leasing spaces - smaller buildings will drive higher costs. More people attract more service business. In exchange for height there needs to be more green space - increase to 15%. The City of Surrey have approved larger heights across North Bluff Road.
- E. Ross, 1589 Martin Street, White Rock, not in support of the proposal, noting concern with the City's direction in proposing the building heights noted, stating concern with lack of infrastructure to accommodate it and the blockage of sunlight.
- M. Morrison, Burnaby BC, Urban Planner, spoke in support of the proposal, stating some of the positive aspects (amenities from CACs, walkable neighbourhoods, concrete vs. wood construction, affordable housing component(s), growth of tax base) and requested Council to consider each application of their own merits / what each can offer.
- S. Crawford, 1550 Blackwood Street, White Rock, not in support of the proposal, stating high rises do not support "social capital", concern with high rise living as it promotes living in isolation and disconnection further high rises are not energy efficient.

No further speakers were waiting at 7:32, and call-in instructions were placed on screen:

- F. McDermid, 1520 Vidal Street, White Rock not in support of the proposal noting concern that there are already 14 building / towers currently under construction. This does not leave any green space and does not have a positive impact on taxes (taxes have instead gone up).

- J Bergin, 1501 Vidal Street, White Rock, not in support of the proposal, due to height, lack of space and atmosphere. Does not see the reason(s) for allowance of 18 - 29 stories. Suggested to complete the 14 buildings under construction and then review their impact.
- L. Atitlan, 15445 Pacific Avenue, White Rock, not in support of the proposal stating concern with anything higher than 12 stories / does not see benefits to local residents (taxes raised, congestion, construction traffic and barriers, infrastructure strain). Stated that most of the new plan is good (reducing density, more green space etc.), would see 8 - 10 stores with a 12-story maximum.
- K. Jones, 15761 Goggs Avenue White Rock, not in support of the proposal, stating concern with anything over 10 stories. Encourages Council to look at proposal with an eye to what the original Community Work Shops found (reduce density and heights and an extension of Bryant Park to Johnston Road Plaza adjoining a maximum 10 storey building). Properties along George Street and Martin Avenue no higher than six (6) stories, the properties along Thrift Avenue no higher than four (4) stories. Concern with higher taxes, more congestion, continued construction and no real green areas.
- S. Crozier, 1351 Martin Street, White Rock, (speaking a second time) not in support of the proposal stating developers / those involved have one (1) opinion differing from the residents. Stated that high rises do not help small businesses and does not agree there must be a "trade off" for the public to get what they want for their community.
- G. Wolgemuth, 1520 Vidal Street, White Rock, (speaking a second time) not in support of the proposal, referred to as a positive example was the Sussex at 9 - 10 stories and offers garden and public park space. Concern with new proposals lack of green space and stated that there is not affordable housing in high rises, people want 10 - 12 stories.
- S. Green, 1220 Everall Street, White Rock, does not support of the proposal stating that a range of heights through the Town Centre appears erratic, building heights should taper down along Johnston Road from North Bluff Avenue. The OCP is a living document. Concern if the density is changed from 5.4. to 4 (if there is not enough being built only the wealthy will be able to live in the community).

At 8:02 p.m. there were no further speakers, information was again read out and displayed as to how to call into the meeting.

It was confirmed and noted that staff were informed of one (1) additional piece of correspondence that was sent to the office today at 9:30 a.m. that was not accepted by the City's system. C. Bridges of White Rock, not in support of the proposal. The item will be distributed to Council and placed on the City's website.

At 8:05 p.m. it was determined that there were no further speakers.

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

None

9. **CONCLUSION OF THE APRIL 19, 2021 PUBLIC HEARING**

The public hearing for Bylaw 2376 was concluded at 8:05 p.m.



Mayor Walker

Tracey Arthur, Director of
Corporate Administration