

ON TABLE 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 #
P. Kealy	January 13, 2021	Yes	Opposed	C-17
C. Bryant	January 13, 2021	Yes	Comments	C-18
N. Hu	January 14, 2021	Yes	Support	C-19
B. Rajabi	January 16, 2021	Yes	Support	C-20
A. Ghazaghaneh	January 16 2021	Yes	Support	C-21
B. Rajabi	January 16, 2021	Yes	Support	C-22
P. Shirazi	January 16, 2021	Undisclosed	Support	C-23
R. Colombin	January 17, 2021	Yes	Opposed	C-24
D. Guerrero	January 17, 2021	Undisclosed	Support	C-25
L. Maynard	January 17, 2021	Yes	Opposed	C-26
R. Nash	January 18, 2021	Yes	Opposed	C-27
T. Nazari	January 18, 2021	Yes	Support	C-28
S. McNamee	January 18, 2021	Yes	Opposed	C-29
R. Intile	January 18, 2021	Yes	Opposed	C-30
J. Gouldsborough	January 18, 2021	Undisclosed	Support	C-31
Undisclosed	January 18, 2021	Yes	Comments	C-32
D. Jarvis	January 18, 2021	Yes	Comments	C-33
E. Bell	January 18, 2021	Yes	Opposed	C-34

From: [Patsy/Roger Kealy](#)
To: [Clerk's Office](#)
Subject: Feedback
Date: January 13, 2021 9:40:02 AM

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Please see below my input on several upcoming issues. Please place my comments in the appropriate sites and also place a copy in the mayor and councillors mailboxes. Many thanks.

Firstly Bylaw 2363 1485 Fir St. - absolutely no to the proposed 6 storey 80 unit.

Secondly Marine Drive - I oppose any buildings higher than what is legal.

Thirdly Town Centre Transition - This area is 'single family' in the currently legal OCP and I think should stay that way. Calling it 'town centre transition' is wrong and a planner and developer's dream. Please stick to the OCP. It does not need to be reviewed.

Fourthly Large Lot Infill area - once again this is legally a single family area and I oppose anything other than that. I also don't think Council should even contemplate anything different as they pledged to bring development under control and oppose highrises. Please do not ever pass a development that has 'comprehensive' in front of it!

Town Centre - please keep to maximum 11 storeys. This can be tastefully done and allow some sunlight and fresh air to pass between the area. Also keep the shadows down.

Please also do not let planners' lead the way'. Councillors should be leading the way on the OCP review in line with their promises. If Council were clearer about their promises then developers would not be buying up properties and pushing to change the zoning for THEIR own profit.

Our community has one of the most dense populations in the GVRD so far. Why would we want more? We have not even felt the full impact yet of the Coalition's mad, undemocratic authorizing of so many highrises. There is no rush to move forward with the review of the OCP. Please wait until we are all vaccinated (not long yet) and we can come to public hearings etc.

I appeal to the councillors to stick to their election promises and take control of the planning department and not let them control you. THEY will not be answerable to the electorate, you will.

Sincerely,

Patricia Kealy
932 Maple St
White Rock, B.C.



Virus-free. www.avg.com

From: [chuck bryant](#)
To: [Clerk's Office](#)
Subject: PH 2: Bylaw 2363 1485 Fir Street
Date: January 13, 2021 3:25:13 PM

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Charles Bryant
202 1475 Fir St
White Rock,BC
V4B 4B5

Dear Mayor and City Council,

As a resident of White Birch Apts i have a couple of concerns about the upcoming evictions.

First what is affordable housing. What income is it based on.I have lived in White Rock for 35 years.Many of us in this building are on fixed incomes.When we have to move we may not be able to live here any longer.I understand we have to pay more.

This location is important to most of us because most shopping and doctors are in walking distance.We all feel safe here which brings me to my second point.WE ALL are concerned with looking and moving during this Pandemic.Please hold off on the eviction until we have all recieved the Vaccine.I understand that progress is necessary and will happen so long as it is safe fpr all

Thank you for your time and consideration,

chuck bryant

From: [nana Hu](#)
To: [Clerk's Office](#)
Subject: 1485 Fir St.
Date: January 14, 2021 12:31:12 PM

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Hi there,

I'm a local resident and would like to support this project. Most of the rental buildings here are getting old with no up to date amenities.

We need to support developers to replace these old rental buildings.

Thank you,

Sent from my iPhone

From: [Bahram Rajabi](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street, White Rock
Date: January 16, 2021 5:56:55 PM

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Hello,

This is very good news. This city needs more rental high rises with something new and modern. We as residents in White Rock need modern rental buildings with more options such as under ground parking, in-suite laundry, electric vehicle charging station and so on.

Best regards,
Bahram

Sent from [Mail](#) for Windows 10

From: [Azar Ghazaghaneh](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 16, 2021 6:05:04 PM

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Hi,

I am so glad to hear this news. This is very essential for our city to have new and modern rentals with more options. In-suite dishwashers and laundry are exactly what I need at home. I am tired of going downstairs to wash clothes.

Regards,

Azar

From: [Bob Rajabi](#)
To: [Clerk's Office](#)
Subject: 1485 Fir St. White Rock
Date: January 16, 2021 9:08:10 PM

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Hello,

I am very excited to have a new building for rent. New buildings with new features and design makes us feel better. We deserve better premises and better facilities and amenities.

Sincerely yours,

Bob

From: [Parastoo Shirazi](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street White Rock
Date: January 16, 2021 9:37:58 PM

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Dear Respected Council,

I would like to hereby support the development of the 80 rental unit at 1485 Fir street in White Rock, where families can enjoy affordable rental living.

There are many families in the medical field of work or the force or seniors or single parents who can benefit from this development in beautiful White Rock..

Parastoo

Parastoo (Paris) Shirazi

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From: [Roberta Colombin](#)
To: [Clerk's Office](#)
Cc: [Erika Johanson](#); [Christopher Trevelyan](#); [Scott Kristjanson](#); [Anthony Manning](#); [Darryl Walker](#); [David Chesney](#); [Helen Fathers](#)
Subject: PH 2: Bylaw 2363 1485 Fir Street
Date: January 17, 2021 1:32:24 PM

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Dear Mayor and Council,

I am writing with concern for the project at 1485 Fir Street. If I understand correctly, the developer has offered significant options of assistance for the current residents of the existing White Birch apartment complex. And that this assistance is due, in part at least, to new requirements from the City.

Based upon articles and letters in the Peace Arch News, I understand, there is mixed feeling within the existing tenants with regard to the project. I am concerned about people being forced to relocate during the pandemic. However, beyond that, I am concerned about the height and density proposed for the neighbourhood.

I believe six stories is too high for this currently low rise area. Approve this project at 6 stories etc and there goes the neighbourhood. One, by one these affordable 3 or 4 story rental buildings will fall like dominos, further eroding what is left of our village sea-side Cityscape. The uptown area west of this location, has been decimated with high rises. I personally cannot support this project in its, current form. Too high, too dense.

Thank you for your consideration.

Roberta Colombin
14852 Beachview Avenue
White Rock, BC V4B1N7

From: [Dina Guerrero](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street, White Rock.
Date: January 17, 2021 9:15:43 PM

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This is an excellent proyect and I consider that White Rock is perfect area to develop it.

From: [Liam S Maynard](#)
To: [Clerk's Office](#)
Subject: PH 2: Bylaw 2363 1485 Fir Street
Date: January 18, 2021 12:14:23 AM

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Dear Mayor and Council,

I am writing you regarding the proposed development of 1485 Fir street. It is my understanding that there has been significant assistance offered by the developer thanks to the City of White Rock now making this mandatory.

It would appear from what I have seen online and in the Peace Arch News that there are mixed feelings regarding the project as in part it requires elderly people who are long term residents of this building to move against their will in the middle of a pandemic. This is the first issue that I have with this proposal.

Second, I believe that 6 stories is too high and too dense for this low rise area. If you approve this project it will not be long before all of the affordable 3 and 4 story rental buildings are demolished to make way for more out of place objects. The current zoning is for 50 units per acre and the proposal is more than 3 times that at 163. Mayor and Council were elected on a plan of no more high rises. I realize 6 stories may not be a high rise, but it is too high and too dense for this area. Thus, for the above reasons I cannot support it.

Thank you,

Liam Maynard
943B Ash St
White Rock Bc
V4B-4J9

Reg X Nash
 1481 Merklein St.
 White Rock B.C.
 V4B 4C4

Jan. 18/2021

Dear City council of White Rock. My name is Reginald Xavier Nash and I live next to 1485 Fir Street. Bylaw 2363: Zoning Bylaw, 2012, No 2000, Amendment (CD-64) Bylaw, 2020. My home is next to the said rezoned property and I will loose my view and devalue my property. I want it on record that I am Not in Favour of the rezoning. Bylaw 2363.

RECEIVED

JAN 18 2021

CITY OF WHITE ROCK
 ADMINISTRATION

Sincerely

Reg Nash
 1481 Merklein St.
 White Rock B.C.
 V4B 4C4

Heaving item
 PH 2: Bylaw 2363
 1485 Fir Street.

"No" support

From: [TINA NAZARI](#)
To: [Clerk's Office](#)
Subject: White Rock Resident
Date: January 18, 2021 9:46:31 AM

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To City Council,

My name is Tina Nazari and I live in White Rock BC since 2017, and I would like to support this project and I really believe we need more Rental Residential in this area.

Thanks

Tina Nazari

From: ladybug
To: Clerk's Office
Subject: PH 1485 FIR ST
Date: January 18, 2021 10:28:38 AM

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ladybug <ladybugx@telus.net>

10:11 AM (14 minutes ago)

 Reply


to ClerksOffice



Hello,

I am writing to voice my opposition to the 80 unit proposed development. I understand this is consistent with the Transition Land Use Designation. This density transition was put in place by a previous council who's majority was in favour of a shocking increase in density by approving 14 towers. I was at too many meetings where not only citizens but city planners were against some of these towers. I believe the current council was elected partly due to their platform of more responsible development and looser ties to the developers.

A councillor once stated that it would be a good idea to stop increasing density until we see what the 14 towers will bring to our community. I agree with that.

I think 80 units is way too many for this neighbourhood. I already notice the huge increase in traffic in White Rock. Traffic is considered to be something that has a direct connection to quality of life. I am experiencing a reduced quality of life as a pedestrian walking uptown. To be dramatic, but not really, I feel very unsafe in our crosswalks. I have had NUMEROUS encounters with drivers who either chase me out of the crosswalk, or cut me off. I held the hand of Jack (cannot remember his last name) as he lay on the pavement at the corner of Johnstone/Russell with blood coming from the back of his head. He was on his scooter and was hit by a car turning right. How is that possible when you are on a scooter and your wife is behind you on her scooter. He was a veteran and was on his way home from seeing his doctor who told him he was in good shape. He later died of his injuries. I believe he was in his 90's. Survived a war but did not survive White Rock traffic. Heartbreaking.

I have read traffic reports, long ago, for the Oxford development that gave that project failing scores for traffic. The definition of the failing score was impacting the quality of life of local residents. At some point, quality of life is measurably diminished with density.

Density is not a natural condition of life. Nature dictates that there must be space. Put too many plants close together, any disease spreads easily. Put people too close and Covid is wildfire. Please do not put too many more people in White Rock. Please prioritize the quality of life of those that are here now and will be coming here when those towers are built out.

Thank you,
Sandy McNamee (and Jack)
Victoria Ave, White Rock, BC

From: [Robert Intile](#)
To: [Clerk's Office](#)
Subject: Robert intile re 1485 (1475) Fir Street
Date: January 18, 2021 10:44:50 AM

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

I understand there is a public meeting tonight at 6pm regarding the redevelopment of the apartment building I live in located at 1475 Fir Street. I have lived in this building for about 16 years now. I know the present owner wants to level this building. I and many other renters are completely against this project. I am sure the council members know there is a real problem finding affordable rental housing in White Rock as well as all over the lower mainland cities.

This building was not for sale by the previous owner. The new owner is a developer who had a plan from the start to acquire a property or properties to redevelop. I am not against redevelopment of areas that are run down, falling down, etc. This property has always be well maintained.

Please do the right thing and reject this or any revisions to redevelop this property.

To summarize I am against this redevelopment moving forward.

Sincerely,

Robert Intile
210-1475 Fir Street
White Rock, BC
V4B4B5
604-763-4017

From: [Jenn G](#)
To: [Clerk's Office](#)
Subject: 1485 Fir Street
Date: January 18, 2021 10:46:49 AM

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White Rock City Council

To Whom It May Concern,

Re: 1485 Fir Street 100% Rental Building Proposal

I, Jennalee Gouldsbrough, am writing this email in support of the Building Proposal for 1485 Fir Street in White Rock.

I fully support the Rental Building Proposal for 1485 Fir Street in White Rock Town Centre. It is well known that finding rental housing in the lower mainland, especially White Rock, has become increasingly challenging. Lack of rental housing has pushed families/seniors/residents out of White Rock. White Rock offers many great opportunities for residents except for adequate rental housing. The proposed 100% Rental Building at 1485 Fir Street will give many families, seniors, couples and single residents a place to call home that is both affordable and located in a safe neighbourhood. The amenities being proposed in this building include secure underground parking, bike storage, ramps (excellent addition for those with children/strollers or wheelchairs, etc), elevators, in-suite laundry and dishwashers.

As a single mother who has experienced the ongoing challenges of finding suitable rental housing in White Rock, I urge you to move forward with supporting the Rental Building Proposal for 1485 Fir Street.

Regards,
Jennalee Gouldsbrough

Re : PH 2: Bylaw 2363, 1485 Fir Street

I , being a tenant in the Whitebirch Apts , have formed the opinion that there may be an underlying agenda of civic administration/policy against supporting any 'affordable housing developments' in W.R. , unless the applicant is a social/religious organization ; i.e. Sources et al / Baptists et al .

If this is true , the applicant would have been better off had he intended to build a strata/condo development .

From: shardan9@telus.net
To: [Clerk's Office](#)
Subject: By law 2363 Dev Permit 19-009/DP432
Date: January 18, 2021 11:57:44 AM

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My name is Dan Jarvis and my wife and I have been residents at 1475 Fir Street (the subject property) for 15 years so are well aware of the history of the building. Accordantly I send this email to ask the council members to consider the article in the PAN with grain of salt. There is a lot of pure opinion and some misinformation. The article sys that the majority of the residents are over the age of 70. By by my count there are 5 and maybe 6 individuals over 70 and at most 3 over 80, Lillian being one of those. Also, my wife and I have found that the new owners representative has given us more that adequate service and the building and grounds are kept up as well as they have been for at least the last 8-10 years. The relocation package offered is more than generous but, If I have to answer whether I am or am not in favor of this application I have to say no but with a caveat. My wife and I do not wish to lose our home of 15 years. We also recognize the need for this type of project to increase the inventory of affordable rental housing in White Rock We face the prospect of having to move to a new place with much higher rents if we can find anything in White Rock at all, and we do not wish to move out of the area. It is going to be difficult for us, my health his not good and the thought of moving during the Covid-19 pandemic is frightening, but this situation is one inherent in renting. The concept of the new owners is good for White Rock;(our trouble finding affordable rentals, or any rentals, close by, shows this) our having to move is bad for us so my lack of support for the application is qualified..



Elaine Bell <ebell888@gmail.com>

(no subject)

Elaine Bell <ebell888@gmail.com>
Draft

Mon, Jan 18, 2021 at 11:39 AM

Mayor and Council:
To: Mayor and Council

In reference to PH 2: Bylaw 2363, 1485 Fir St., White Rock.

My name is Elaine Bell

I live in White Rock, at the corner of Merklin and Russell close to the proposed project.
I am against the proposed project for several reasons.

The present height of the apartment building at 1485 Fir St. is 2 stories, with a small section one storey higher. To go from this height to 6 stories and from 24 units to 80 units basically triples the height and density. I like the fact that it would continue to be rental and of course the design is modern. Even though it's not a highrise, and it is in the Town Centre Transition area, I still feel that it's just too much-too high and too dense.

I feel the residents in White Rock need a more livable city and presently there are too many high rises (in my opinion) with massive shade and wind tunnels. We need a counterbalance and more livability. The ongoing work and truck movement continues to cause disruption in our small city. We need to take time out to breathe and think. I suggest that we have some sort of moratorium, time out, and not rush to grant a permit for this currently proposed development.

RECEIVED

JAN 18 2021

CITY OF WHITE ROCK
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