

# Regular Council Meeting for the purpose of Public Hearing of White Rock City Council

## Minutes



June 21, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker  
Councillor Chesney (departed the meeting at 5:59 p.m.)  
Councillor Fathers  
Councillor Johanson  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Carl Isaak, Director of Planning and Development Services  
Greg Newman, Manager of Planning  
Debbie Johnstone, Deputy Corporate Officer

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### 1. **CALL HEARING/ MEETING TO ORDER**

The public hearing was called to order at 5:00 p.m.

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

### 3. **HEARING DETAILS**

**BYLAW NO: 2387 Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2, (Height and Density Review), 2021, No. 2387**

**PURPOSE:** Bylaw 2387 is proposed to implement the City's Official Community Plan (OCP) Review and would amend the OCP with changes to the following

sections: Land Use, Housing, Town Centre Development Permit Area Guidelines, Multi-Family Development Permit Area Guidelines, Schedule A - Land Use Plan, and Schedule B - Form and Character Development Permit Areas.

The OCP applies to all lands in city. The primary changes proposed in Bylaw 2387 include reducing maximum building heights for new development proposals in the Town Centre land use designation to between 4 and 12 storeys, in the Town Centre Transition designation to between 4 and 6 storeys, and in the West Beach area of the Waterfront Village designation to 3 storeys. Policy changes are also proposed to the East Side Large Lot Infill designation for the density and height of buildings properties along North Bluff Road. Bylaw 2387 also introduces new policies regarding height and density bonusing (i.e., up to 6 storeys) in the Town Centre Transition designation when an “affordable housing component” is included in an eligible development. Options related to the “affordable housing component” are also being introduced in a new policy in the Housing section; these options include reference to “affordable rental housing” which has also been defined (i.e., 20% below average rent in the White Rock area, as determined by the current Canada and Mortgage Housing Corporation rental market reports).

The properties in the following areas are proposed to have their land use designation change, as follows:

- The properties with the Montecito (1153-1169 Vidal Street) and Silver Moon (1081 Martin Street) multi-unit residential buildings – from “Waterfront Village” to “Urban Neighbourhood”
- South side of Victoria Avenue between Martin Street and Finlay Street (15000-15500 block of Victoria Avenue) – from “Waterfront Village” to “Mature Neighbourhood”
- East side of Finlay Street south of Russell Avenue (1400-block of Finlay Street) – from “East Side Large Lot Infill” to “Mature Neighbourhood”
- West side of Hospital Street north of Vine Street (the gravel parking lot owned by Peace Arch Hospital Foundation) – from “Town Centre Transition” to “Institutional”

In the draft version of Bylaw 2387, the east side of Elm Street (1100-block of Elm Street) was proposed to be changed from “Waterfront Village” to “Mature Neighbourhood”; however, Bylaw 2387 has now been amended to leave the land use designation for these properties as “Waterfront Village” recognizing that amendments to the designation would, if approved, allow multi-unit residential

buildings with a maximum height of 3 storeys at a density of up to 1.5 FAR (gross floor area ratio). Additional amendments to the OCP as it relates to Elm Street would require that development proposals in the area give consideration to the heritage context of existing properties.

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

- Notice was published in the June 10 and 17 editions of the Peace Arch News
- 505 notices were mailed to owners and occupants within 100 meters of Elm Street as well to property owners and occupants where the land use designation would be changing under the amended Official Community Plan
- A copy of the notice was placed on the public notice posting board on June 7, 2021

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

**Note:** Public Information Package was attached for information purposes.

The Director of Planning and Development Services provided a PowerPoint summary of the bylaw proposed amendments.

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, June 16, 2021 there have been **ten (10)** submissions.

**Note:** Submissions received between 8:30 a.m., June 16, 2021 and 12:00 p.m. (noon), June 21, 2021 will be presented "On Table" at the Public Hearing.

Author	Date Received	Civic Address	Status	Item #
C. Cameron and S. Beck, Peace Arch Hospital Foundation	January 15, 2021	N/a	Support	C-1
T. Pearce, Regional Planner, Metro Vancouver	May 27, 2021	N/A	Comments	C-2
A. Nielsen	May 31, 2021	Undisclosed	Comments	C-3
S. Bergen-Henengouwen	June 12, 2021	#602-15015 Victoria Ave.White Rock, BC, V4B 1G2	Comments	C-4
S. Bergen-Henengouwen	June 13, 2021	#602-15015 Victoria Ave.White Rock, BC, V4B 1G2	Support	C-5
N. Kip, TransLink	June 14, 2021	N/A	Comments	C-6
S. MacDonald	June 14, 2021	406-15015 Victoria Avenue White Rock	Support/ Comments	C-7
M. Kassam	June 15, 2021	14955 Victoria Avenue, White Rock	Comments	C-8

P. Byer	June 15, 2021	15015 Victoria Avenue, Unit 404, White Rock	Comments	C-9
T and Y Lallani	June 15, 2021	15581 Marine Drive and 15434 Victoria Avenue White Rock	Comments	C-10

#### Summary of Submissions for Bylaw 2387:

- Ten (10) submissions were included in the agenda package - three (3) in support and seven (7) with comments.
- On Table submissions were received up until 12:00 p.m. (noon) Monday, June 21, 2021.
- There have been forty-one (41) On Table submissions received. Twenty (20) in support, five (5) not in support, and sixteen (16) with comments.
- For those who phoned in today, not wanting to speak to the item but wanting to register their submissions, there have been nineteen (19) phone in submissions: Eighteen (18) in support and one (1) not in support

#### 7. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

- Dhaliwal, 15620 Russell Avenue, White Rock, not in agreement with the three storey or duplex, this area would work for five (5) to six (6) story condo sites, for the one (1) acre including their property at the corner of 15620/15610 Russell Avenue and 1474/1464/1454/1444 Finlay Street.
- L. Kanuka, 1156 Elm Street, White Rock, supports the waterfront designation (current) not in support of the amendment for this area to Mature Neighbourhood, stating this is a retirement home and does not want to limit the use (devalues the property). Stated that if sold it is not likely to be kept as a cottage.

- T. Valtrie, 14995 Marine Drive, not in support of the amendment with the three (3) storey stating no one will build due to prices as they are.
- B. Laycock, 1148 Elm Street, White Rock, stated would like to see the designation for Elm Street to remain the same and not be amended to Mature Neighbourhood.
- R. Yorke, 14903 Beachview Avenue, White Rock, supports the change in regard to her neighbourhood, in agreement with lower buildings and decreased population. Stated concern that the new designation would decrease property value and views and bring increased demand on infrastructure, population and congestion. The City should consider heritage - saving history.
- R. Ducharme, 1464 Finlay Street, White Rock, not in support of the amendment to Mature Neighbourhood for his area (Russell Avenue and Finlay Street), development has occurred around this area and stated there now needs to be a transition between what has been permitted to develop and the remaining homes. Would like to leave the area as Infill and let the rezoning process work.
- J. Ogden, 1164 Elm Street, White Rock, spoke in support for Official Community Plan (OCP) amendment, believes the public consultation is accurate and should be supported by the neighbourhood.
- P. Byer, 15015 Victoria Avenue, White Rock, stated that overall is supportive of proposed changes of the revised OCP. Referred to the Waterfront Village area and the definitions of Waterfront Village and Urban Neighbourhood and stated that in regard to the area of Martin Street at Marine Drive that it too should be considered Waterfront Village.
- K. Hempill, 1152 Elm Street, White Rock, spoke in support of keeping Elm Street within the Waterfront Village Designation stating an amendment would not allow for future development. If the City wants to discuss heritage designation for the area that would be a future conversation to have.
- A. Neilson, 14856 Buena Vista Avenue, White Rock, noted concern with the Mature Neighbourhood designation due to density, loss of views and traffic congestion. Concern there is possibility for land assembly on Elm Street allowing for major complex. Stated the neighbourhood cannot handle the congestion this would cause.

- J. Hollis, 1474 Finlay Street, White Rock, not in support of changing to Mature Neighbourhood for this area, would like to see the area stay as Large Lot Infill. Stating that keeping two (2) story height does not work with what is in the area now (some development has occurred) would like to see it stay as Large Lot Infill (makes sense due to nearby amenities including transit).

At 5:58 p.m. there were no further speakers, staff noted that this is the opportunity to call in now and the information how to do this was noted and displayed.

- K Jones, 15761 Goggs Avenue, White Rock, stated he was in agreement with downsizing to more of a village community. Suggested further amendments to the bylaw are needed:
  - Change designation on Maple Street and Lee Street
  - Keep downsized at Finlay Street south of Russell Avenue (not in agreement with providing higher density in these areas)
  - Remove designation of Mature Neighbourhood East and Hillside residences
  - In agreement with protecting existing homes, including the homes on Elm Street would like them to be designated as heritage location
  - lower height and density on North Bluff Road East of Finlay Street (maximum height four (4) stores and density of .5. FAR
  - stop land consolidations in residential areas (creates more density)
  - Town Centre on Thrift Avenue there is an eight (8) story designation and it should be no more than four (4) stories all along Thrift Avenue
  - Include component in regard to overhead wiring to be placed underground.
- R. York 14903 Beachview Avenue, White Rock, (speaking a second time) does not want increased density noting parking as an issue of concern with increased density and height in the buildings,

6:09 p.m. there were no further speakers, staff noted that this is the opportunity to call in now and the information how to do this was noted and displayed

- R. Ducharme, 1464 Finlay Street, White Rock (speaking a second time) against proposed changes to the OCP for his neighbourhood, stating due to nearby development their property values have been impacted, now in between higher buildings / higher land value and it does not make sense to leave this area as it is, there needs to be a transitional area.

6:16 p.m. there were no further speakers, staff noted that this is the opportunity to call in now and the information how to do this was noted and displayed.

6:20 p.m. it was determined that there was no further speakers.

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

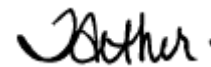
Not Required

9. **CONCLUSION OF THE JUNE 21, 2021 PUBLIC HEARING/MEETING**

As there were no further speakers in regard to Bylaw 2387 the Public Hearing was concluded at 6:20 p.m.

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Mayor Walker



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Tracey Arthur, Director of  
Corporate Administration