

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



Minutes

July 5, 2021, 5:00 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
Councillor Manning
Councillor Trevelyan

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

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

The Public Hearing meeting for Bylaw 2363 (1485 Fir Street) was called to order at 5:01 p.m.

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

3. **PUBLIC HEARING #1 - BYLAW 2363 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-64 1485 FIR STREET) BYLAW, 2020 NO. 2363**

PURPOSE:

Bylaw 2363 would rezone the subject property from 'RM-2 Medium Density Multi-Unit Residential Zone' to 'CD-64 Comprehensive Development Zone (1485 Fir Street)' to allow for the construction of a six-storey 80-unit rental residential

building over two (2) levels of underground parking. The property is an existing rental building and the development would be subject to Council's Tenant Relocation Policy. Following an earlier public hearing held for this property on January 18, 2021, the Bylaw 2363 has now been revised to include an additional requirement that four (4) of the units be rented for a period of ten (10) years at average White Rock rental rates based on the most recent Canada Mortgage and Housing Corporation (CMHC) rental market report.

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

- Notice was published in the June 17 and 24 editions of the Peace Arch news.
- 571 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on June 18, 2021.

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

Note: Public Information Package attached for information purposes.

The Director of Planning and Development Services provided a PowerPoint with an overview of the project and it's process.

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 30, 2021 there have been **nine (9)** submissions. Two (2) of these submissions are petitions.

Note: Submissions received between 8:30 a.m., June 30, 2021 and 12:00 p.m. (noon), July 5, 2021 will be presented "On Table" at the Public Meeting.

Author	Date Received	Civic Address	Status	Item #
A. Fong	June 23, 2021	14854 Buena Vista Ave, White Rock	Support	C-1

R. Becker	June 23, 2021	105 Whitebirch Apts.	Support	C-2
P. Kealy	June 25, 2021	932 Maple StreetWhite Rock	Opposed	C-3
R. Knapp	June 25, 2021	unit 307 - 1555 Fir Street, White Rock	Opposed	C-4
D. Hutniak	June 25, 2021	Undisclosed	Support	C-5

Unapproved

<p>Petition from 12 residents with the statement "I have been informed by the developer, Mahdi Heidari, about the possible development of 1475 Fir Street. I am aware that should the development be approved I will receive financial compensation based on the years that I have resided here and will be offered a discounted rent should I choose to return to the new building. I think the plan the developer is proposing in order to assist current tenants to properly relocate it fair. I am not opposed to the development." Note: 1 submission received is by email, noting that the resident has no stance either way regarding the potential development.</p>	<p>Petition dated April, 2021, received June 25, 2021</p>	<p>Petition is from residents currently living at 1475 Fir Street, White Rock</p>	<p>12 in Support1 with Comments</p>	<p>C-6</p>
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<p>Petition with 224 signatures with the following statement: "White Birch building/ this property is located three blocks away from Semiahmoo mall, one block away from North Bluff & Johnston Rd. and right in front of a rapid bus stop. Consisting of: - 80 units, 6 story rental building, providing some below market rental units to residents. A much needed affordable purpose built rental project in the Town Center Area. As a member of the White Rock Community (Town Centre Transition Area) I would like to support this project"</p>	<p>Petition dated March, 2021, received June 25, 2021</p>	<p>Various locations</p>	<p>Support</p>	<p>C-7</p>
<p>L. Moller</p>	<p>June 29, 2021</p>	<p>1455 George Street -1803 White Rock</p>	<p>Support</p>	<p>C-8</p>
<p>B. Viala</p>	<p>June 29, 2021</p>	<p>201 1555 Fir Street White Rock</p>	<p>Opposed</p>	<p>C-9</p>

Summary of Submissions:

- There have been **eleven (11)** of submissions received On Table:
 - Nine (9) in support; and,
 - Two (2) not in support

- For those who phoned in today, not wanting to speak to the item but wanting to register their submissions, there have been **fifteen (15)** phone in submissions:
 - Nine (9) in support
 - Six (6) not in support.

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

- M. Bali, 14933 Beachview Avenue, White Rock, spoke in support of the application stating the proposal is something the City needs and can be proud of (new building, good ventilation, elevators) and that the compensation offered by the applicant is fair.
- B. Hawn, 14728 Upper Roper Avenue, White Rock, spoke in support of the application stating dedicated rental buildings are needed and that increase in rental demand needs to be met - the application helps with this and is in agreement with the amenities that are not currently available for the tenants and stated further the applicant has been compassionate with the current residents.
- N. Ball, 15280 North Bluff Road, White Rock, spoke in support of the application stating this type of building is needed in White Rock. Affordable rentals are hard to find, there has not been a new rental dedicated building built in many years. New construction for this need will bring critical components (ventilation, new wiring, etc.).
- J. Jarvandy, 1450 Merklin Street, White Rock, spoke in support of the application stating this is type of building is needed - there are little rental opportunities of new building in White Rock.
- I. Dahal, 1459 Blackwood Street, White Rock, spoke in support of the application stating the project will help increase supply of affordable rental units and that it is close to amenities, creates an opportunity for downsizing for seniors and a good fit for young families (increases diversity) and that the compensation being offered is helpful.
- R. Billard, Project Architect, stated the project has now been reworked and it has added more affordable units to the project.
- B. Anderson, 1455 Fir Street, White Rock, spoke in support of the application stating the project offers needed rental units in White Rock - new building (new ventilation / AC being, laundry and amenities offered).

- G. Garrett, 6089 Boundary Drive, Surrey, spoke in support of the application noting his connection with the City was through White Rock Rotary, stating there is a need for a rental building / affordable housing in White Rock.
- S. Palmer, 1475 Fir Street, White Rock, spoke in support of the application, lives in the current building, stating a new building is needed and will give benefits (elevator sprinklers, ventilation).
- G. Rahimi, 1448 Fir Street White Rock, spoke in support of the application stating a new rental building that is affordable is something that is needed.

At 5:37 p.m. there were no further registered speakers, information was displayed and read out for the public as to how to call in to speak to the application.

- P. Glazier, 15917 Cliff Avenue, White Rock, spoke in support of the application stating White Rock needs this type of developer (people first), this project is needed in White Rock.
- G. Wolgemuth, 1520 Vidal Street, White Rock, not in support of the application stating this is not an affordable housing site. It is market rental - and there is to be no air conditioning in the building. The Community Amenity Contribution (CAC) is unclear as to how this is distributed. Stated further concern with the density and it is unclear as to what will happen to the rental units once the tenant(s) leave (in terms of rent to be charged).
- M. Rutledge, 2958 145 A Surrey, in support of the application stating it will help people in White Rock, this project is needed and feels what is offered as compensation to the current tenants is fair.
- P. Petrala, 15020 North Bluff Road, in support of the application, stating it offers affordable housing for working families / persons (not social housing), it offers a new rental building and there is positive compensation being offered to the current tenants. This type of building is needed. Further that six (6) floors is compatible to the transition zone it is in and the location suits the proposal (including that it is close to transit).

At 5:53 p.m. there were no further speakers, information was displayed and read out for the public as to how to call in to speak to the application.

- G. Wolgemuth, 1520 Vidal Street, White Rock, speaking a second time, not in support of the application stating this is not affordable housing.

At 5:59 p.m. there were no further speakers, information was displayed and read out for the public as to how to call in to speak to the application.

At 6:01 p.m. it was determined there were no further speaks and the public hearing for Bylaw No. 2363 (1485 Fir Street) was concluded.

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

N/A

9. **CONCLUSION OF PUBLIC HEARING #1 - BYLAW 2363 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-64 1485 FIR STREET) BYLAW, 2020 NO. 2363**

As there were no further speaks for Bylaw No. 2363 (1485 Fir Street) at 6:01 p.m. the public hearing was concluded.

10. **PUBLIC HEARING #2 - APPLICATION FOR A LIQUOR PRIMARY LICENCE AT 1515 JOHNSTON ROAD (LL 21-016)**

The public meeting for a Liquor Primary License at 1515 Johnston Road was called to order at 6:02 p.m.

PURPOSE:

3 Dogs Brewing (doing business as “Taps on Johnston”) has applied for a Liquor Primary Licence to replace their existing brewery (manufacturer’s) license and lounge endorsement at 1515 Johnston Road. The Liquor and Cannabis Regulation Branch (LCRB) requires a Council resolution on applications for new liquor primary licences. The proposed hours of liquor service in the application are from 11:00 a.m. to 2:00 a.m. from Friday to Saturday, 11:00 a.m. to 10:00 p.m. from Sunday to Tuesday, and 11:00 a.m. to 11:00 p.m. from Wednesday to Thursday. The proposed person capacity is 149 persons (an increase from the 110 person capacity under the current licence), as the business has taken over adjacent commercial space and can re-use space where manufacturing equipment was previously located.

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

- Notice was published in the June 17 and 24 editions of the Peace Arch news.
- 1,472 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on June 18, 2021.

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

Note: Public Information Package attached for information purposes.

The Director of Planning and Development Services provided a PowerPoint with an overview of the project and it's process.

13. 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 30, 2021 there have been **six (6)** submissions.

Note: Submissions received between 8:30 a.m., June 30, 2021 and 12:00 p.m. (noon), July 5, 2021 will be presented "On Table" at the Public Meeting.

Author	Date Received	Civic Address	Status	Item #
P. Cox	June 23, 2021	601, 1575 George Street, White Rock	Support	C-1
D. and C. Greenwell	June 24, 2021	304 15152 Russell Avenue, White Rock	Opposed	C-2
D. McGarvey	June 25, 2021	Undisclosed	Opposed	C-3
G. Auld	June 27, 2021	104 - Foster Street, White Rock	Opposed	C-4
P. and J. Vander	June 28, 2021	2301- 1575 George Street, White Rock	Opposed	C-5
D. Stevenson	June 29, 2021	1802 15152 Russell Ave, White Rock	Opposed	C-6

Summary of Submissions:

- Six (6) submissions were received and printed in the agenda package
 - One (1) in support; and,
 - Five (5) not in support

- There have been fifteen (15) of submissions received On Table:
 - Four (4) in support;
 - Eight (8) not in support;
 - One (1) with comments; and,
 - Three (3) Petitions (One opposed with 77 signatures, One opposed with 52 signatures, and one in support with 647 signatures)
- For those who phoned in today, not wanting to speak to the item but wanting to register their submissions, there have been eight (8) phone in submissions:
 - One (1) in support
 - Seven (7) not in support.

14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS

Staff noted there were no registered speakers for the public hearing, information was displayed and read out for the public as to how to call in to speak to the application.

- K. Shaich, 15152 Russell Avenue, White Rock, lives nearby the subject site and is not in agreement with permitting extended hours.
- G. Cameron, 15152 Russell Avenue, White Rock, lives nearby the subject site and is not in agreement with the extended hours (11 a.m. & 2:00 a.m. these are of concern) noting the area is highly populated and is concerned with the impact of noise at the later times.
- S. Keddy, 15917 Cliff Avenue, White Rock, applicant, stated they do not want to routinely be open until 2:00 a.m., they been at this location for four (4) years and although these hours have been permitted they have not been utilized. Stated they have been responsible in the past with this privilege and would continue to do so.

At 6:18 p.m. there again was a call out for additional speakers, information was displayed and read out for the public as to how to call in to speak to the application.

- G. Wolgemuth, 1520 Vidal Street, White Rock, noted concern with the late hours that are proposed and Friday and Saturdays and would like to see them reduced and with the expansion of the capacity (a lot of people in the noted area).

At 6:23 p.m. there again was a call out for additional speakers, information was displayed and read out for the public as to how to call in to speak to the application.

At 6:25 p.m. it was determined that there were no additional speakers.

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

N/A


16. **CONCLUSION OF PUBLIC HEARING #2 - APPLICATION FOR A LIQUOR PRIMARY LICENCE AT 1515 JOHNSTON ROAD (LL 21-016)**

As there were no further speakers for Liquor Primary License at 1515 Johnston Road at 6:25 p.m. the public hearing was concluded.

17. **CONCLUSION OF JULY 5, 2021 PUBLIC HEARING**

The public hearing meeting was concluded at 6:25 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate Administration