



## **Email Correspondence Prior to Virtual Public Information Meeting**

Below is a table outlining email correspondence that was received by the City of White Rock leading up to the Virtual Public Information Meeting for the project numbered: **18-008**.

| Email Correspondence Total | In Support of R&M | In Opposition to R&M |
|----------------------------|-------------------|----------------------|
| <b>48</b>                  | <b>42 (87.5%)</b> | <b>6(12.5%)</b>      |

Upon our review, the main concerns of the public and our responses to them are below:

### **Height:**

The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting the 5-storey mass of the Altus structure are 4 storeys high with recessed mezzanine level. The height of R&M also aims to provide a transition to the 13-storey Altus structure that has a 5-storey podium with the surrounding community.

### **Parking:**

R&M is in compliance with, and exceeds the City of White Rock parking requirements bylaw.

### **Density:**

Waterstock Properties are great champions of Floor Space Ratio (FSR) compliance. R&M has an FSR of 1.491 and therefore fits into the allowable 1.5 FSR.

## **Virtual Public Information Meeting Live Comments**

Below are questions or comments that were received and answered during the live Virtual Public Information Meeting for the project numbered: **18-008**. These comments are written precisely how they were presented. Any spelling or grammatical errors seen here are an exact recreation to what was shown at the Virtual Public Information Meeting.

1)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 0:51</b> |

Content:

*We own 15655 Russell, at the corner of Russell and Maple, across the street from this project. We are familiar with the project and proponent, and support this development as the sort of form & character that suits this neighbourhood. (Morgan)*



Response:

We thank you for your support of the project and how it will contribute to the community!

| 2)               | <table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td><b>Anonymous</b></td><td><b>8/14/2020 0:50</b></td></tr></table> | Identity | Timestamp | <b>Anonymous</b> | <b>8/14/2020 0:50</b> |
|------------------|---|----------|-----------|------------------|-----------------------|
| Identity         | Timestamp   |          |           |                  |                       |
| <b>Anonymous</b> | <b>8/14/2020 0:50</b>   |          |           |                  |                       |

Content:

*You mention affordability, what will the price range be to be considered affordable?*

Response:

The price range for R&M will be in between \$500,000 and \$800,000. With the median home price in White Rock at \$1,200,000; R&M offers more affordable options for young families, empty nesters, and downsizers.

| 3)                    | <table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td><b>Amanda Milford</b></td><td><b>8/14/2020 1:13</b></td></tr></table> | Identity | Timestamp | <b>Amanda Milford</b> | <b>8/14/2020 1:13</b> |
|-----------------------|--|----------|-----------|-----------------------|-----------------------|
| Identity              | Timestamp  |          |           |                       |                       |
| <b>Amanda Milford</b> | <b>8/14/2020 1:13</b>  |          |           |                       |                       |

Content:

*I love this! I wholeheartedly support this application. I can see myself living here. I think we are in dire need of creating a community between the different age groups and I love how the families can live near their elderly parents. The view will be amazing. Please tell me about price?*

Response:

Thank you for the support! Our goal for R&M is to provide a safe haven for citizens of all ages. As mentioned, the prices will range between \$500,000 and \$800,000.

| 4)               | <table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td><b>Stacey B.</b></td><td><b>8/14/2020 1:14</b></td></tr></table> | Identity | Timestamp | <b>Stacey B.</b> | <b>8/14/2020 1:14</b> |
|------------------|---|----------|-----------|------------------|-----------------------|
| Identity         | Timestamp   |          |           |                  |                       |
| <b>Stacey B.</b> | <b>8/14/2020 1:14</b>   |          |           |                  |                       |

Content:

*Hi, what will our transportation options look like if we buy here?*

Response:

R&M is strategically placed near parks, Peace Arch Hospital, and the beautiful White Rock strip. Being near a main artery of White Rock (North Bluff Road) provides an abundance of existing bus services and is also near a RapidBus terminus station. R&M also provides ample bicycle parking for residents.

| 5)           | <table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td><b>Dylan</b></td><td><b>8/14/2020 1:16</b></td></tr></table> | Identity | Timestamp | <b>Dylan</b> | <b>8/14/2020 1:16</b> |
|--------------|---|----------|-----------|--------------|-----------------------|
| Identity     | Timestamp   |          |           |              |                       |
| <b>Dylan</b> | <b>8/14/2020 1:16</b>   |          |           |              |                       |

Content:

*how will this project accommodate people with accessibility issues?*

Response:

R&M residents can enjoy a beautiful elevator located in the courtyard. This elevator combines with an open corridor layout to provide ease for residents with accessibility issues. The open corridor layout also avoids cramped interior walkways guarded with doors to enter each floor.



6)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:21</b> |

Content:

*Density is a real problem: 61 families replacing 6 families previously. This is totally unacceptable. This destroys our single family community in this area.*

Response:

The single-family homes located on these properties were tested for asbestos and mold to which the results came back positive. The density complies with the OCP for the City of White Rock and R&M also aims to provide a transition from the 13-storey building adjacent to the west with the rest of the community.

7)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:23</b> |

Content:

*You could have rebuilt these original homes.*

Response:

As noted above, the homes tested positively for asbestos and mold. R&M also aims to provide housing options for people in all stages of life such as young families, empty nesters, and downsizers.

8)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:23</b> |

Content:

*Do the mezzanine floors overlook the floors below and will they be considered as part of the floor below. If so Then wont this project be considered a 3 storey project. If so I personally think this is a great project and one that we should be proud of in White Rock so I support it 100%.*

Response:

Thank you for the support! The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.

9)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:32</b> |

Content:

*People are to be crammed into this tenimant project that is falsely claimed to be 3 - 4 storey when it is truely 4 and 5 storey.*

Response:

We appreciate you taking the time to join the Virtual Public Information Meeting, but as stated above: The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.



10)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:35</b> |

Content:

*the courtyard will be extremely noisy as children love to play.*

Response:

The rationale for the courtyard of R&M was to create a sense of community. With open aired corridors above and separated building structures, this negates echo that would be otherwise be caused by enclosed apartment buildings.

11)

| Identity         | Timestamp             |
|------------------|-----------------------|
| <b>Anonymous</b> | <b>8/14/2020 1:38</b> |

Content:

*Surveys taken claimed that this project was to be 2 story*

Response:

We thank you for taking the time to join the Virtual Public Information Meeting, but at this time we are unaware of the survey you may be speaking to. Previous Public Open Houses would have had surveys that garnered public response, but ultimately R&M took shape over many conversations with City Staff and professionals.

### **Feedback Forms**

Upon completion of the Virtual Public Information Meeting, the City of White Rock website provided an online form for public feedback. These forms were open to public completion for one (1) week after the date of the Virtual Public Information Meeting. In total, three (3) forms were filled out, and all 3 were in support of R&M providing 100% support through this method. Below is a breakdown of the comments and responses:

1)

| Identity            | Timestamp             |
|---------------------|-----------------------|
| <b>Roxanne Aves</b> | <b>8/21/2020 5:49</b> |

Content:

*Welcome to the new White Rock, change is among us. This is a welcome addition to the community compared to the ugly concrete highrise building currently being constructed on Johnson Street. Love the aging in place concept, my only concern is the number of parking spaces provided for each unit, as most only provide one per unit.*

Response:



Thank you for the support! As mentioned above, R&M is in compliance with the City of White Rock parking bylaw.

2)

| Identity      | Timestamp      |
|---------------|----------------|
| Neelam Thiara | 8/21/2020 8:32 |

Content:

*My husband and I have been looking for a new investment for our parents who need to be close to Peace Arch Hospital. We want something that has a ground oriented option, and this project is offering a unique housing type we have not seen anywhere else. It would be perfect for them, and eventually we would live in it ourselves or give it to our children. It would be very disappointing to see a project such as this be rejected. I think the Altus building next door is an outrageous massing, but at least this one is providing transition instead of producing a "cliff". This developer is doing exactly what they should be and that is adapting to the structures around them. If this project is not approved, the City of White Rock will be limiting the number of people who want to live in this beautiful city.*

Response:

Thank you for your response and the support!

3)

| Identity         | Timestamp      |
|------------------|----------------|
| Michael Fletcher | 8/21/2020 8:32 |

Content:

*This is an attractive addition to the White Rock community. Far to many concrete highrise buildings are showing up in the community. This is excellent.*

Response:

Thank you for your response and the support!