

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



**Minutes**

October 18, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker  
Councillor Chesney  
Councillor Johanson (via electronic means)  
Councillor Kristjanson  
Councillor Trevelyan

ABSENT Councillor Fathers  
Councillor Manning

STAFF: Guillermo Ferrero, Chief Administrative Officer (via electronic means)  
Tracey Arthur, Director of Corporate Administration  
Greg Newman, Acting Director of Planning and Development Service  
Debbie Johnstone, Deputy Corporate Officer

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

The Public Hearing meeting for Bylaw 2397 was called to order at 5:03 p.m.

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

3. **PUBLIC HEARING #1 - BYLAW 2397: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD 66- COMPREHENSIVE DEVELOPMENT ZONE [1539 MAPLE STREET] BYLAW 2021, NO. 2397**

**CIVIC ADDRESS:** 15631 RUSSELL AVENUE AND 1509, 1529, 1539, 1549, AND 1559 MAPLE STREET

**PURPOSE:** Bylaw 2397 proposes to amend the White Rock Zoning Bylaw to allow for 53 townhouse units on the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street.

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

- Notice was published in the October 7 and 14 editions of the Peace Arch news.
- 75 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 October 5, 2021

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

**Note:** Public information package attached for information purposes.

The Acting Director of Planning and Development Services provided a PowerPoint overview of the application.

**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 on October 13, 2021, there have been **two (2)** submissions.

Note: Submissions received between 8:30 a.m. October 13, 2021 and 12:00 p.m. (noon), October 18, 2021 will be presented "On Table" at the Public Hearing.

Author	Date Received	City of Residence	Status	Item #
Undisclosed	October 12, 2021	Undisclosed	Support	C-1
R. Clarke	October 12, 2021	Surrey	Support	C-2

Summary of Submissions:

- On Table submissions were received up until 12:00 p.m. (noon) Monday. October 18, 2021.
- There have been four (4) On-Table submissions received. Three (3) in support and one (1) with comments.

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

- M. Brewster, Vancouver, BC, owner of property across the street from the proposed development, spoke in support of the application stating it was geared towards families (with the possible three [3] bedroom format), the project would be a buffer to the Altus project and noted that there is a lot of parking with various approaches being offered.
- R. Shokar, Surrey, BC, spoke in support of the application stating agreement with the design and vision of the application and that it provides greenspace.
- E. Vorrath, White Rock, BC, lives across the street from the proposed development spoke in support of the project stating that currently a lot of construction is occurring in the area and has concern in regard to parking however, would like to see more housing in the area and have the project get underway.
- A. Paulik, Surrey BC and White Rock landowner, spoke in support of the application stating it offers an affordable option for families.
- K. Jones, White Rock, BC, spoke not in support of the application stating concern with the following: for the past few years a number of affordable homes were removed to make room for this development which has sat idle, the City is becoming highly densified and would like to see single family residential continue in this area. There is a need for a boundary between densification. The area is suited to allow the development of six (6) single family homes as soon as possible.
- D. Chohan, White Rock, BC, spoke in support of the application stating it offers affordability and is in favor of the design and location.

At 5:30 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 / bylaw.

- A. Milford, Surrey, BC, spoke in support of the application stating agreement with the proposed larger suites that would be accessible to the street and will have master bedrooms on the main floor and further that there is a need for additional homes in the area and supports the proposed design.

At 5:35 p.m. there were no further speakers and information was displayed and noted out for the public as to how to call in to speak to the application / bylaw.

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

N/A

9. **CONCLUSION OF PUBLIC HEARING #1 - BYLAW 2397: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD 66- COMPREHENSIVE DEVELOPMENT ZONE [1539 MAPLE STREET] BYLAW 2021, NO. 2397**

As there were no further speakers for the public hearing for Bylaw 2397 the hearing was concluded at 5:39 p.m.

10. **PUBLIC MEETING #2 - TEMPORARY USE PERMIT 21-019**

**Civic Address:** 1589 Maple Street

**Purpose:** Temporary Use Permit (TUP), TUP 21-019, is requesting an extension which permits the temporary sales centre and construction site office, and associated off-street parking located at 1589 Maple Street. Both the sales centre and construction site office are tied to the on-going development of the Altus building located at 1526 Finlay Street, being immediately west of the property subject to this TUP request. At Council's request the TUP will be limited to a period of one (1) year from issuance.

The Public Meeting for Temporary Use Permit 21-019 was called to order at 5:39 p.m.

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

- Notice was published in the October 7 and 14 editions of the Peace Arch news.
- 62 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 October 5, 2021

12. **THE CHAIRPERSON INVITES THE ACTING DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**

**Note:** Public information package attached for information purposed.

The Acting Director of Planning and Development Services provided a PowerPoint giving an overview of the application.

**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 October 13, 2021 there have been **no** submissions.

Note: Submissions received between 8:30 a.m. October 13, 2021 and 12:00 p.m. (noon), October 18, 2021 will be presented "On Table" at the Public Meeting.

Summary of Submissions:

- On Table submissions were received up until 12:00 p.m. (noon) Monday, October 18, 2021.
- There have been no in table submissions received for this item.

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

- K. Jones, White Rock, BC, spoke in support of the application with the request that it be permitted until the applicant is able to move to their office within their new building (not issue the TUP for the proposed one (1) year) stating this way they would be able to utilize their underground parking and further suggested the City begin to monitor the landscape watering usage for the site and not permit any sidewalk signage / billboards.

At 5:47 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 5:52 p.m. there were no further speakers and information was displayed and noted for the public as to how to call in to speak to the application.

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

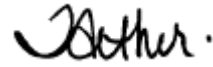
N/A

**16. CONCLUSION OF PUBLIC MEETING #2 - TEMPORARY USE PERMIT 21-019 (1589 MAPLE STREET)**

As there were no further speakers for the public meeting for Temporary Use Permit 21-019 (1589 Maple Street) the meeting was concluded at 5:52 p.m.

17. **CONCLUSION OF THE OCTOBER 18, 2021 PUBLIC HEARING/MEETING**

The regular meeting for the purpose of public hearing / meeting for October 18, 2021, was concluded at 5:52 p.m.



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Mayor Walker

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Tracey Arthur, Director of Corporate Administration

Unapproved