

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

**Minutes**



December 6, 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  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Joe Calenda, Acting Director of Planning and Development  
Services  
Janessa Auer, Committee Clerk

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1. **CALL HEARING TO ORDER**

The Public Hearing 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 - BYLAW 2410: WHITE ROCK ZONING BYLAW, 2012, NO.  
2000, AMENDMENT (RS-4 - 15733 THRIFT AVENUE) BYLAW 2021, NO. 2410**

**CIVIC ADDRESS: 15733 THRIFT AVENUE**

**PURPOSE:** Bylaw 2410 proposes to amend the White Rock Zoning Bylaw for the subject site from "RS-1 One Unit Residential Zone" to the "RS-4 One Unit (12.1m Lot Width) Residential Zone." The zoning amendment is being requested to enable the subdivision of the subject site from one (1) to two (2) lots. Each of the lots would be developed with a single-family dwelling.

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

- Notice was published in the November 25 and December 2 editions of the Peach Arch News.
- 92 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 November 23, 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 December 1, 2021, there were no submissions.

**Note:** Submissions received between 8:30 a.m. December 1, 2021, and 12:00 p.m. (noon), December 6, 2021, were noted and presented "On Table" at the Public Hearing.

D. MacIntyre	December 2, 2021	White Rock	Support	C-1
K. McEachern	December 3, 2021	White Rock	Support	C-2
R. Wright	December 3, 2021	White Rock	Support	C-2
M. Geyser	December 4, 2021	White Rock	Support	C-3
S. Land	December 4, 2021	White Rock	Support	C-3
S. Oakley	December 5, 2021	Surrey	Support	C-4
B. Kozar	December 5, 2021	White Rock	Comments	C-5
J. Campbell	December 6, 2021	White Rock	Support	C-6

A. Bryce	December 6, 2021	White Rock	Support	C-7
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**7. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

- P. Mullin, Surrey, BC (applicant), provided a brief outline of the proposal. Due to the City's Advisory Design Panel noting concern in regard to the existing trees on site the applicant advised they plan to do a staged construction in order to help these concerns.
- A. Winter, Surrey, BC (applicant), noted they had taken time to go to the neighbours (Thrift Avenue) as a way to try and keep them up to date and aware of the proposal and noted they have favourable letters from the neighbors.
- B. Dore, Richmond, BC (spoke on behalf of the applicant), noted the applicant plans to reside on the site and much care (gentle infill) to help take care of the trees will be done.
- M. McEwan, North Vancouver, BC (spoke on behalf of the applicant as Project Arborist), stated the plan was sound to mitigate impact to the existing trees and the staggered start is a method to help with this. They also plan to limit site access and have designated staging areas.
- B. Kozar, White Rock, BC (lives directly behind the subject property), noted concern in regard to asbestos abatement and possible impacts to his home, backyard and pool area. He would like to see more communication on this and requested that his area be tarped off during demolition of the existing home as a way to help prevent materials falling into his yard and pool area. Staff informed that this request is appropriate and should be accommodated.
- Mr. Mullen, (applicant) noted in order to demolish the existing home they would need to apply for a permit and a pre-demo hazmat survey will be done. Following this there will be quotes for remediation. Abatement would occur first and at that point proper hazmat requirements will be followed, then the demolition can occur. Mr. Mullen noted he has heard the concern(s) of Mr. Kozar and they will be in communication along with the other nearby neighbour who also has a pool.

Staff confirmed that no one registered to speak by phone during the timeline earlier in the day.

At 5:20 p.m. instructions were placed on screen and read out as to how to call and login to the public hearing.

Council inquired with the applicant in regard to "staged construction". The applicant noted they do not plan to construct both homes at once allowing for the trees on site to recuperate prior to starting the next home.

There was a request for additional speakers in attendance at this time

The following call was received:

- K. Jones, White Rock, BC, spoke in support of the proposal stating the applicant has shown consideration in regard to the environment and the protection of trees and further noted the need for additional underground ducting for hydro and telephone lines to be put in place during construction for future nearby use. Staff responded that additional ducting for underground services is something that would be addressed as part of the Engineering Services Bylaw / Agreement.

A further call out for participants to speak along with the phone number was displayed and noted again at 5:28 p.m.

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

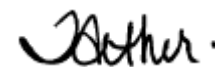
N/A

9. **CONCLUSION OF THE DECEMBER 6, 2021 PUBLIC HEARING**

As there were no further speakers for the public hearing for Bylaw 2410 the hearing was concluded at 5:31 p.m.

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Mayor Walker



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Tracey Arthur, Director of Corporate Administration