

NOTICE OF PUBLIC HEARING – FEBRUARY 1, 2021

BYLAW.: **WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT
(RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020,
NO. 2361**

CIVIC ADDRESS: **14234 Malabar Avenue**

PURPOSE: Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

WHITE ROCK
My City by the Sea!

Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated September 28, 2020 (Note: Report was presented at the October 5, 202 LUPC meeting)	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC HEARING
MONDAY, FEBRUARY 1, 2021**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, FEBRUARY 1, 2021** at **6:00 P.M.** in accordance with the *Local Government Act*. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw/application listed below:

- 1) **BYLAW 2361:** **White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361**
CIVIC ADDRESS: **14234 Malabar Avenue (See Site Map Attached)**

PURPOSE: Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

Further details regarding the subject of the Public Hearings/Public Meetings may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | planning@whiterockcity.ca.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Hearings will be held virtually and will also be live streamed on the City website. To participate in a Public Hearing, please review the options below.

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing, February 1, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PH #1, Bylaw 2361, 14234 Malabar Avenue**

2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Hearing item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted). .

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Whether you live in the City of White Rock
- Whether you are in support of or not in support of the item

3. Register to speak to a Public Hearing item via telephone:

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Registration will be open from 12:00 p.m. to 4:30 p.m. on the date of the Public Hearing, February 1, 2021. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing
- You will have 5 minutes to speak
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

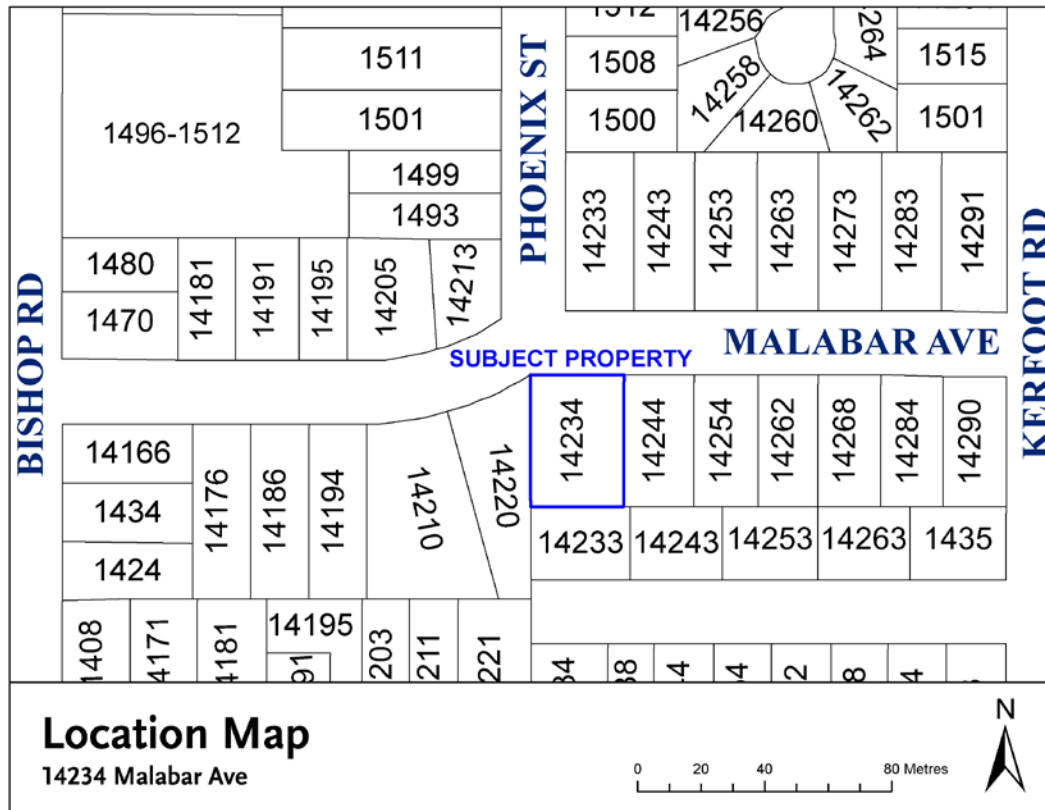
If you miss the noted registration period, please watch the live meeting at the following link: <https://www.whiterockcity.ca/453/Video-Recording-of-Council-Meetings> as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the bylaw/application after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaw and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from January 19, 2021, until February 1, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

SITE MAP FOR BYLAW 2361, 14234 Malabar Avenue

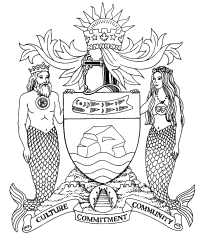


January 19, 2021

Tracey Arthur

Tracey Arthur
Director of Corporate Administration

THE CORPORATION OF THE **CITY OF WHITE ROCK** CORPORATE REPORT



DATE: September 28, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Zoning Amendment – 14234 Malabar Avenue
(ZON/MIP/SUB 19-005)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;*”
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;*” and
3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone the property at 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’. The intent of the rezoning is to enable the subdivision of the property which, if approved, would result in two lots, each of which would have frontage of 14.1 metres, lot depth of approximately 42 metres and a lot area of roughly 590 square metres. The only difference between the existing zone requirements and the proposed lot dimensions is that the lots will be less than 0.9 metres (2.9 feet) narrower than allowed in the RS-1 zone.

The property is designated Mature Neighbourhood in the Official Community Plan (OCP). Within this designation, low-scale residential uses (i.e., single family homes, duplexes, and triplexes) are recognized along with opportunities to increase the supply of housing through gentle infill (e.g., single lot subdivisions, secondary suites, etc.). It is noted that the use permissions of the proposed RS-4 Zone are the same as those in the current RS-1 Zone. The rezoning would, if approved, allow for a modest form of intensification within an established area of the City and would be consistent with the policy objectives of the OCP.

PREVIOUS COUNCIL DIRECTION

None.

A similar application by a previous owner was made in 2006, to enable subdivision of this property into two lots by reducing the minimum lot width through a Development Variance Permit, and this application did not proceed.

In 1994, the minimum lot width in RS-1 One Family Residential Zone lot was increased from 45 feet (13.7 metres) to 50 feet (15.24 metres). The current Zoning Bylaw No. 2000, adopted in April 2013, has a minimum lot width of 15 metres (49.2 feet).

INTRODUCTION/BACKGROUND

White Rock Official Community Plan 2017, No. 2220 (OCP) designates the subject property as ‘Mature Neighbourhood’, characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The policies applicable to the Mature Neighbourhood designation support gentle infill to enable moderate residential growth in established areas of the City. The proposed rezoning and subsequent lot split would allow for the introduction of a new single family home without significantly changing the character or predominant form of housing in the neighbourhood.

The subject property is zoned ‘RS-1 One Unit Residential Zone’. The size of the property is sufficient to enable a subsequent lot split while maintaining the minimum lot frontage (12.1m), lot depth (27.4m) and lot area (410.0m²) standards of the ‘RS-4 One Unit (12.1 m Lot Width) Residential Zone’. Uses permitted in the current RS-1 zoning and the proposed RS-4 zoning are both consistent with the use permissions established in the OCP land use designation, which recognize low profile housing including single detached dwellings (with secondary suites), duplexes and triplexes. Appendix A presents amending Bylaw No. 2361, which would be used to implement the rezoning request if approved by Council.

ANALYSIS

The subject property is located at 14234 Malabar Avenue, immediately south and east of the intersection of Malabar Avenue with Phoenix Street (see Appendix B for Location Map and Ortho Photo). The property is occupied by a single detached dwelling. There is a small watercourse running to the west of the property, opposite the home at 14220 Malabar Avenue (see Figure 1). Section 23.5 of the City’s Official Community Plan requires a minor (environmental) development permit when development is proposed within the environmentally sensitive lands abutting, or falling within, 30 metres of a watercourse as illustrated in Schedule C to the OCP (see Figure 2).

In support of the minor development permit application a “Riparian Areas Regulation Assessment Report” was received. The Report defines a “Streamside Protection and Enhancement Area” (SPEA) of 10 metres from the edge of the watercourse and notes that the high water mark of the stream is approximately 22.5 metres from the nearest part of the subject property. The SPEA is recognized in the Province’s *Riparian Areas Regulation* as the area that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation. Further, the SPEA is considered the “buffer” outside of which development will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions which support the life processes of protected fish.



Figure 1: Context Map Illustrating Watercourse

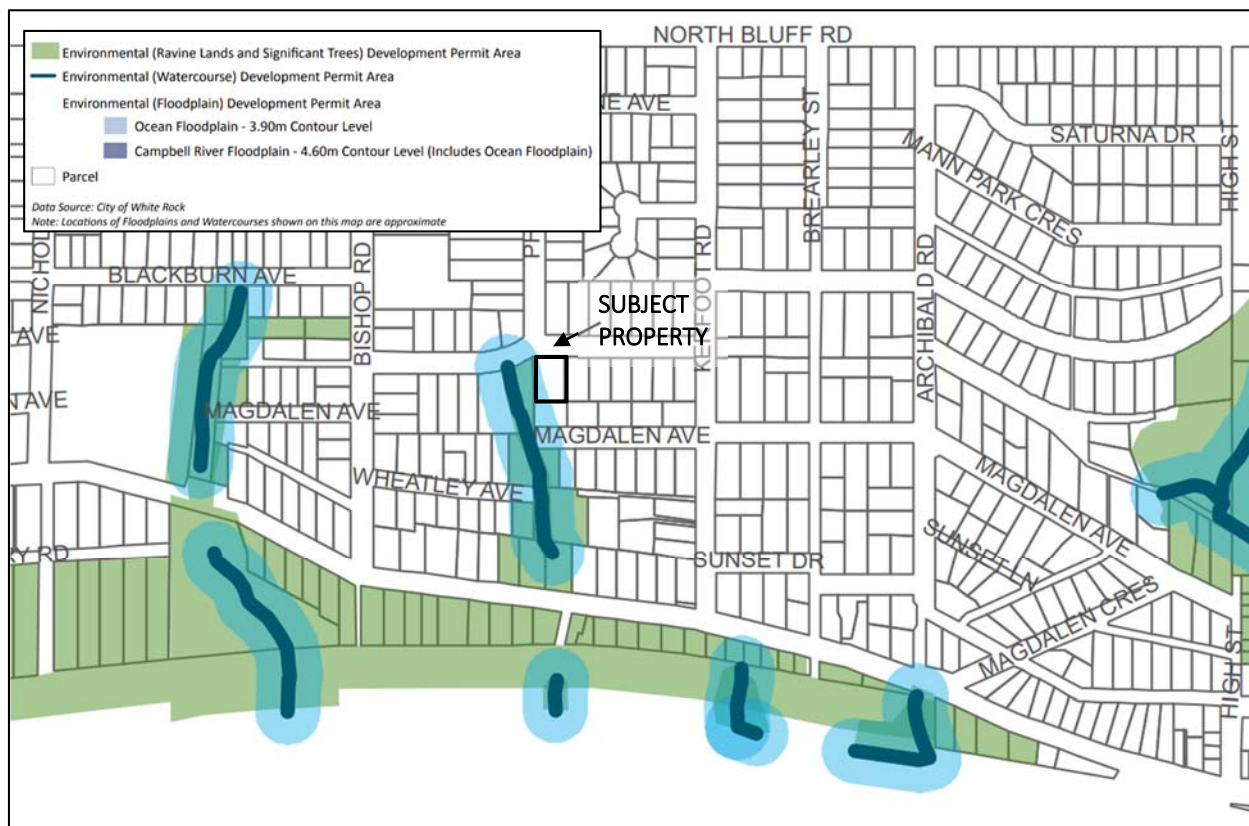


Figure 2: Environmental (Watercourse) Development Permit Areas

In this case the building envelope within the westernmost lot would exist outside of the SPEA as defined in the Assessment Report. Appendix C presents the SPEA relative to the building envelopes that would be enabled by the rezoning and subsequent subdivision of the property. The Report was provided to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development who has provided that it “meets the assessment and reporting criteria for the Riparian Areas Regulation.” There are a number of mitigative measures included in the consultant report, largely focused on efforts to control sediment and erosion during construction. If Council were to approve the rezoning of the property, during the minor development permit staff will require that a Sediment and Erosion Control Plan is prepared and implemented in advance of both demolition and future construction activities.

Zoning & Access

The subject property is 1,185.4 square metres in area with 28.2 metres of frontage on Malabar Avenue. The lot, being zoned RS-1, is sufficiently sized to accommodate a subdivision into two lots while maintaining the minimum lot area and dimension requirements of the RS-1 zone, with the sole exception of lot width, therefore the applicants have requested to be rezoned to the RS-4 Zone (see Appendix D - Preliminary Subdivision Plan) which permits a 12.1 metre (39.7 foot) lot width. The use permissions within the RS-1 and RS-4 Zones and provisions regarding the scale and location of development are largely the same save for a slightly smaller interior side yard setback permitted within the RS-4 Zone (i.e., 1.35 metres compared with 1.5 metres). The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) can be satisfied within the design of the subdivided lots.

Section 23 (u) of the City of White Rock’s Street and Traffic Bylaw, 1999, No. 1529, requires that there be no driveways within 7.5 metres and no parking within 10 metres of an intersection. Recognizing that driveways are commonly used for parking, City Engineering staff have noted that a shared driveway will be required and located ten (10) metres from the intersection; an easement over the easternmost lot will be required through the subdivision application to secure access to the western lot. A Conceptual Site Plan illustrating the access arrangement is provided in Appendix E. The subdivision process will be used to ensure matters of access and reciprocal easements are adequately implemented, subject to the zoning enabling the lot split.

Tree Management

An Arborist Report prepared by Mike Fadum and Associates Ltd. was submitted with the rezoning application. The Report identifies that a total of six “protected trees,” being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, may be affected by the proposal. Two of the six trees are City trees whereas the remaining four trees are private trees. The Report recommends that the four private trees be removed as they are either in poor health or are a constraint to the development (servicing) of the lots; the City trees are to be retained.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the removals subject to the posting of securities (i.e., \$12,000) for eight replacement trees as required by the Tree Management Bylaw in addition to the receipt of a letter of understanding from the neighbour to the south of the property for the removal of shared Tree #3914. Appendix F includes an illustration of the proposed planting plan which will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing dwelling.

Public Information Meeting and Public Feedback

The applicant held a public information meeting (PIM) on April 2, 2019, at the White Rock Library (15342 Buena Vista Avenue). Ninety-five letters were circulated notifying owners within 100 metres of the subject property of the rezoning proposal. The meeting was also advertised in

consecutive publications of the Peace Arch News in advance of the PIM. Appendix G to this report includes the PIM summary provided by the applicant, including with the PIM sign-in sheet and completed comment forms that were shared with the applicant.

Planning Review

Issues of concern presented in Appendix G pertain to traffic, on-street parking, impacts to the “large lot” character of the neighbourhood, housing affordability, and developer profit.

Generally, the proposal is not of a scale that would necessitate a review of traffic impacts as it would, if approved, result in one new dwelling. The separation of the access from the intersection of Malabar Avenue with Phoenix Street, noted above, will also help ensure safe separation distances between vehicles leaving/entering the property and those making turning movements at the intersection. The two lots, as ultimately intended, would be sufficiently sized to accommodate the off-street parking requirements of the zoning bylaw; no relief from these parking requirements are sought in this rezoning application, therefore impacts to on-street parking supply are not anticipated.

While single detached dwellings tend to be less affordable than multi-family units (e.g., townhomes, or stratified apartment units), increasing the supply of smaller-scaled detached housing within established neighbourhoods can be an effective way to enable a modest degree of affordability in the area. As noted, the OCP is supportive of efforts to accommodate “gentle infill” as a means of supporting housing choice and affordability in Mature Neighbourhoods (Objective 8.8).

The Plan also establishes thresholds for the control of form and character matters when subdivision would result in lots having frontage of less than 12.1 metres, recognized as “intensive residential development.” In this case, while the two lots will have frontage less than that of nearby properties, which tend to have frontage of between 18 and 20 metres, the proposed 14.1 metres of frontage per lot does not require that the proponent obtain a development permit through which the City’s Mature Neighbourhood Development Permit Area (DPA) Guidelines could be applied. While the proposal is not subject to a development permit, City staff have provided the related DPA Guidelines to the applicant in an effort to encourage a future home design that is sympathetic to that of adjacent development. As noted, the RS-4 Zone sought by this rezoning application does not enable greater building height (maximum 7.7 metres) or density (0.5 times the area of the lot) from what is permitted in the existing RS-1 Zone.

FINANCIAL IMPLICATIONS

The rezoning, if approved, will not result in any additional costs to the City. Development cost charges will be sought through the subdivision process.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

CLIMATE CHANGE IMPLICATIONS

The application will enable a modest increase in density consistent with the aspiration of the ‘Mature Neighbourhood’ OCP land use designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly with respect to protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere.

A review of the Zoning Bylaw including single family homes is currently on Council’s 2018-2022 Strategic Priorities, and is scheduled for December 2021. This priority and scheduling may change with Council’s pending review of the Strategic Priorities.

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*” as presented, authorize staff to schedule a Public Hearing, direct staff to resolve engineering issues, direct staff to work with the applicant regarding matters of dwelling design, tree management, sediment control, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*”; or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361* and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received an application to rezone 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ in order to allow the subdivision of the property into two lots. The proposal is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation. Given the proposed lot widths of the new lots would be only 0.9 metres (2.9 feet) less than the minimum in the existing zoning, staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

Respectfully submitted,



Carl Isaak, MCIP, RPP.

Director of Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', written over a light gray rectangular background.

Guillermo Ferrero

Chief Administrative Officer

Appendix A: Draft Zoning Amendment Bylaw No. 2361

Appendix B: Location and Ortho Photo Maps

Appendix C: Riparian Areas Regulation Zones of Sensitivity and SPEA

Appendix D: Preliminary Subdivision Plan

Appendix E: Conceptual Site Plan

Appendix F: Preliminary Planting Plan

Appendix G: Public Information Meeting Summary and Comment Sheets

APPENDIX A

Draft Zoning Amendment Bylaw No. 2361

The Corporation of the CITY OF WHITE ROCK BYLAW 2361



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot B, Plan NWP20207, Part NE1/4, Section 9, Township 1, New Westminster
Land District
PID: 008-693-781

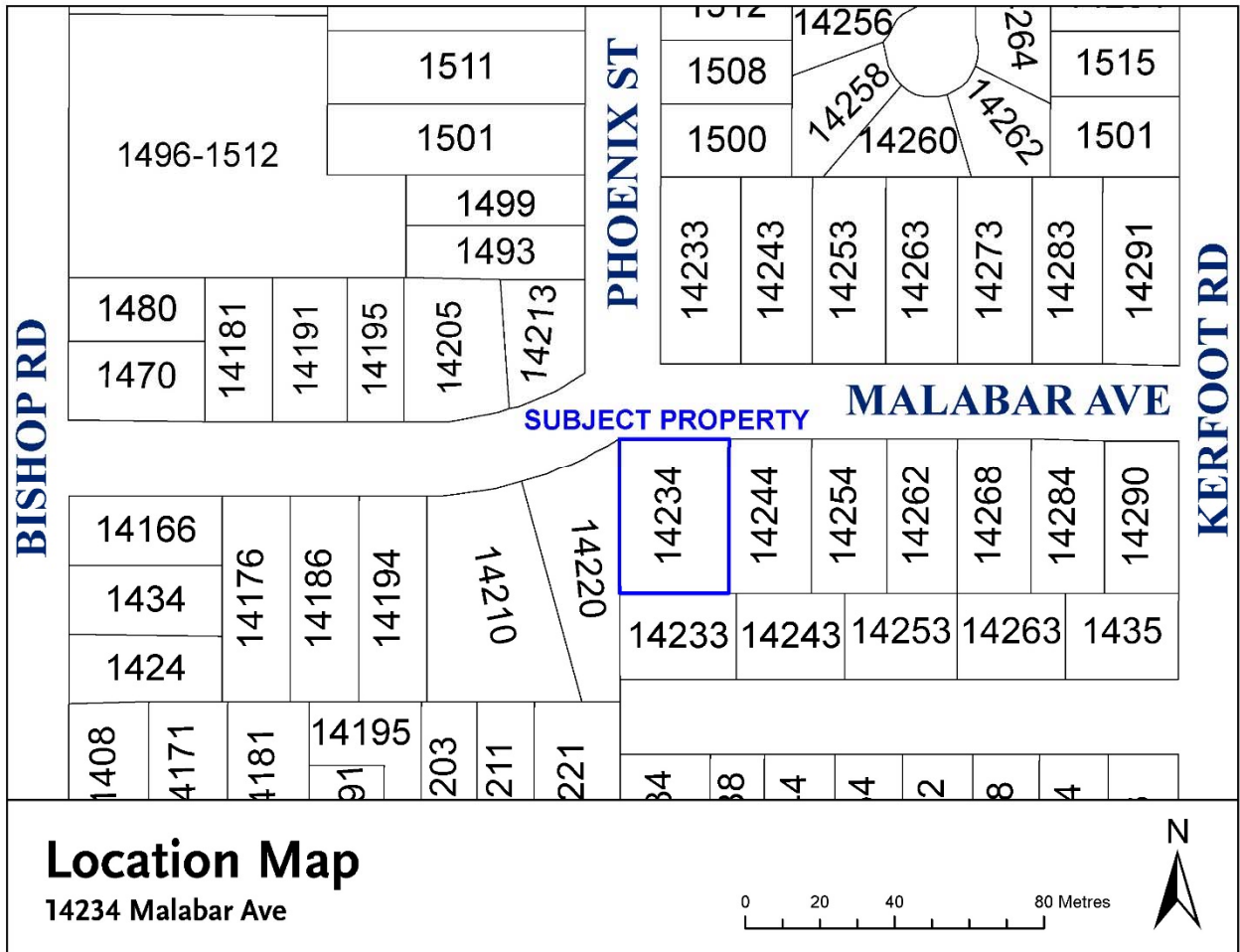
as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

PUBLIC INFORMATION MEETING on the	2 nd	day of	April, 2019
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

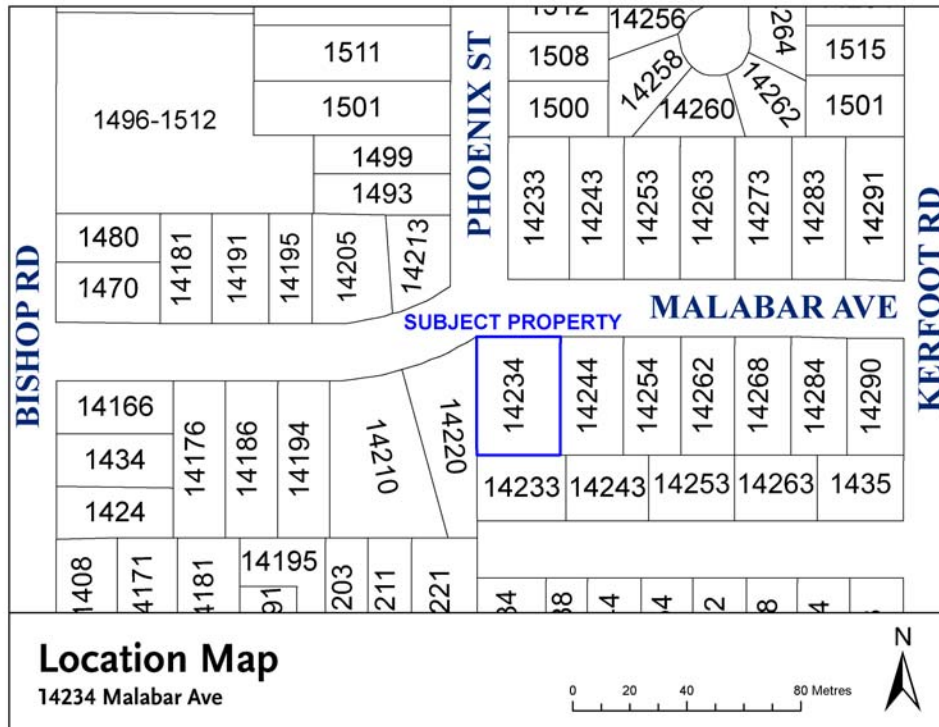
Director of Corporate Administration

Schedule “1”



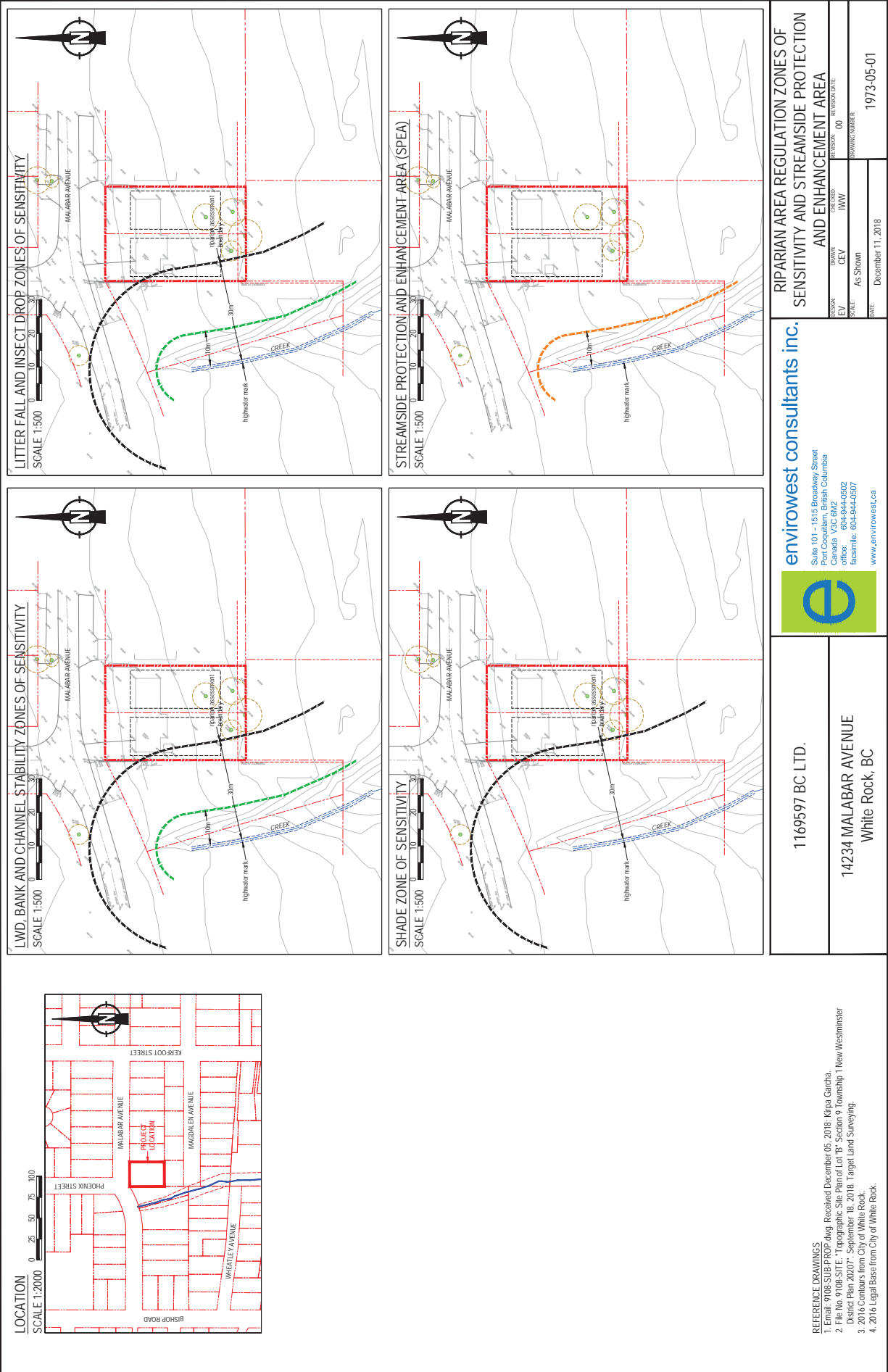
APPENDIX B

Location and Ortho Photo Maps



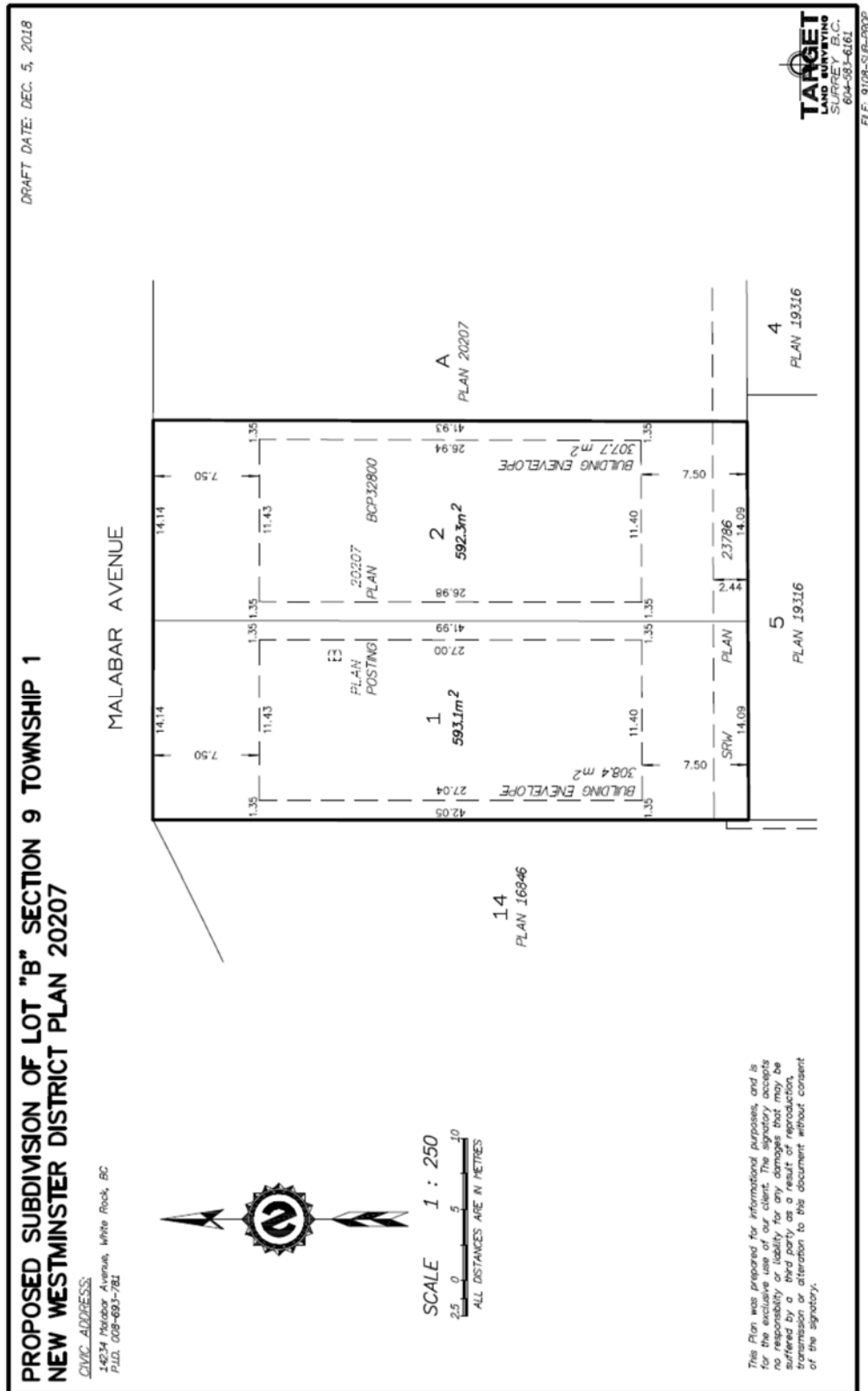
APPENDIX C

Riparian Areas Regulation Zones of Sensitivity and SPEA

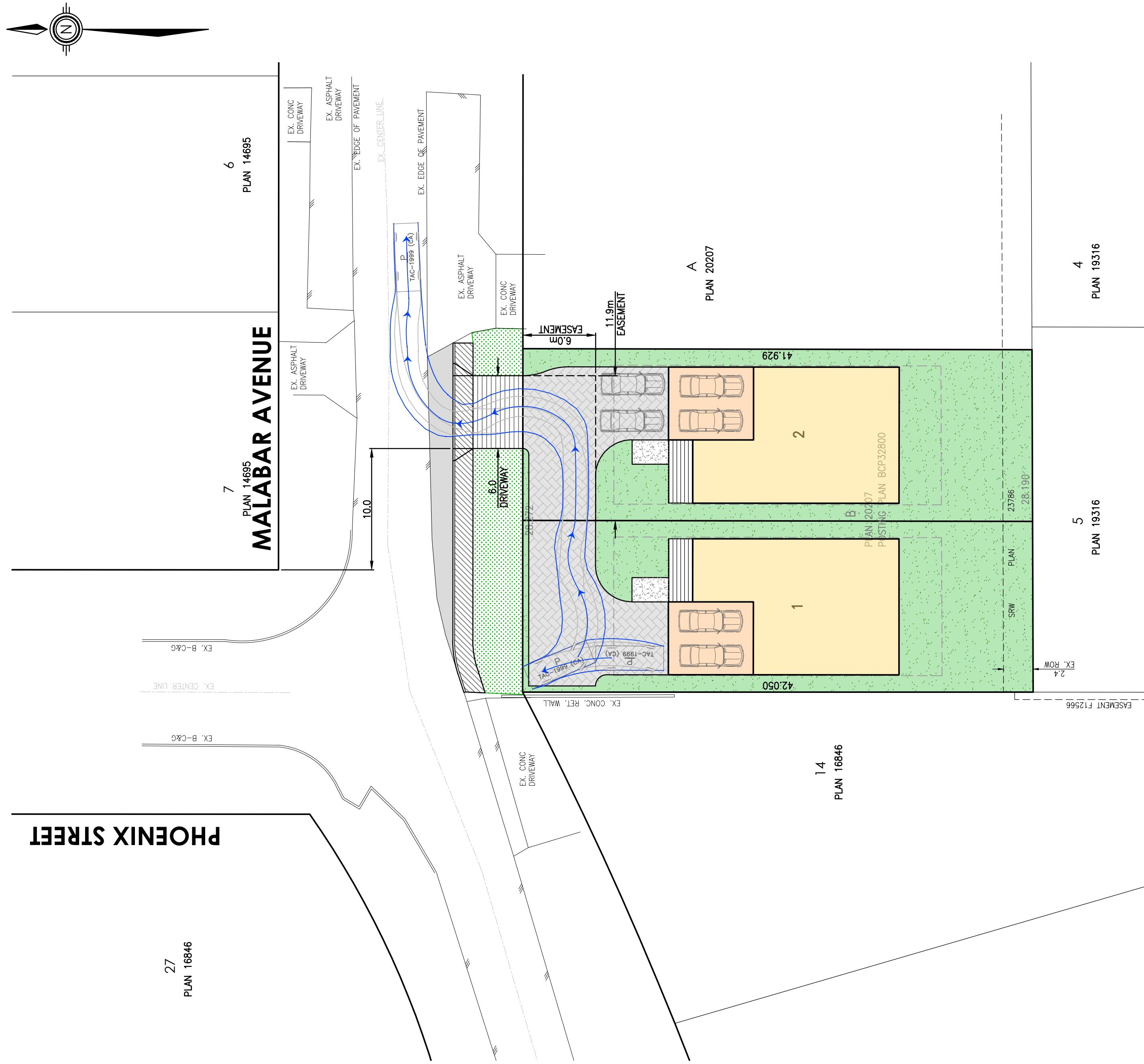
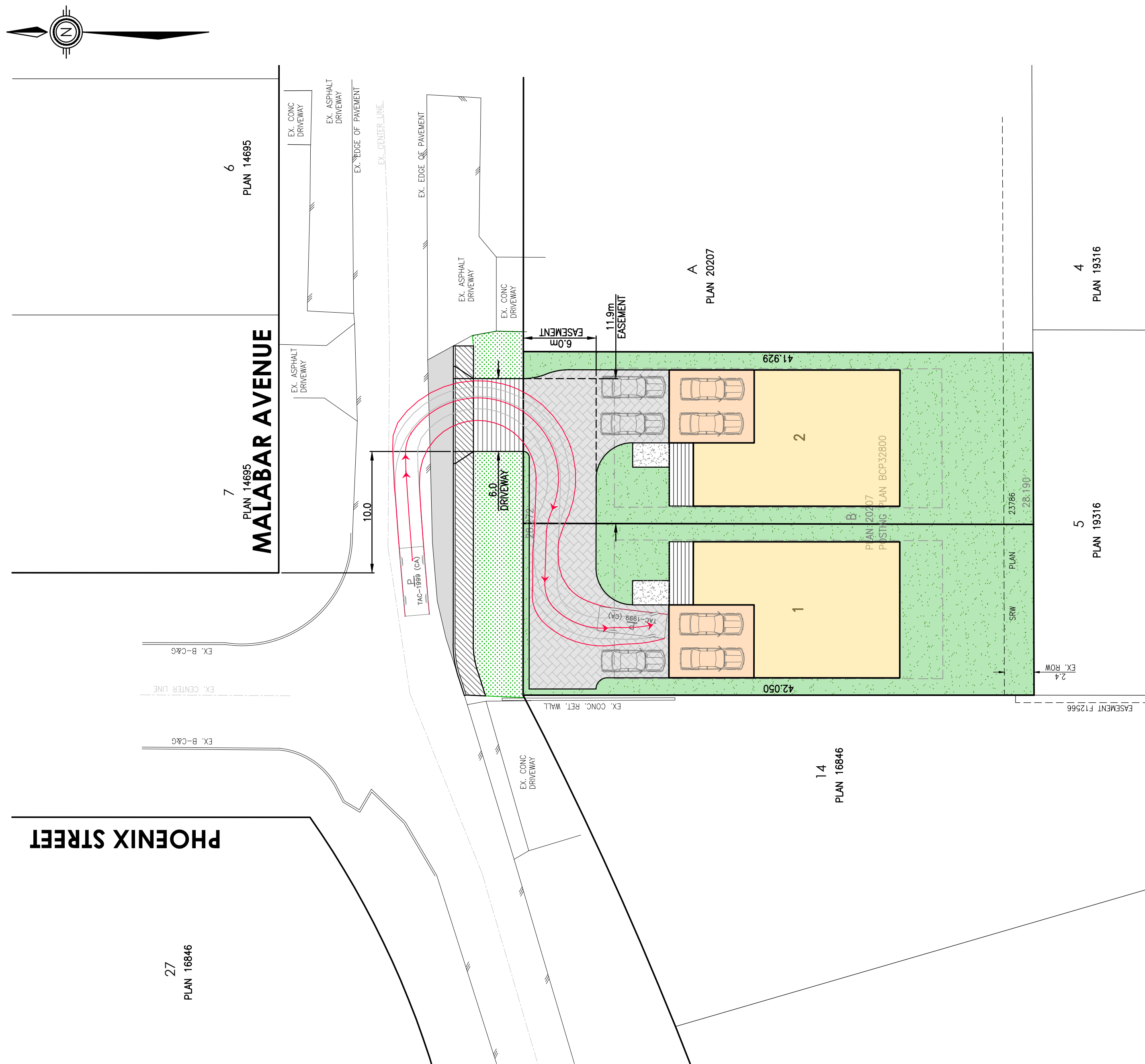


APPENDIX D

Preliminary Subdivision Plan




APPENDIX E
Conceptual Site Plan



PRELIMINARY
FOR DISCUSSION PURPOSES



BENCHMARK	LEGAL	ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: 88H3855 LOCATED AT: BLACKBURN AVE & BISHOP RD AND HAVING ELEVATION OF: 74.633m LOTS B, SEC 9, TP 1, NWD PLAN 20207	NO.	REVISIONS / SUBMISSIONS	DATE	CLIENT LAKEFIELD PROPERTIES INC. PHONE: 604-725-2555	ENGINEER-OF-RECORD  CENTRAS Engineering Ltd CROYDON BUSINESS CENTRE #216-2430 CROYDON DRIVE SURREY, BC V3S 6T3 PH: 604-782-6927 EMAIL: info@centras.ca	PROJECT NAME PROPOSED RESIDENTIAL DEVELOPMENT PROJECT SITE ADDRESS 14234 - MALABAR AVENUE WHITE ROCK, BC	ENGINEER'S SEAL	CITY OF WHITE ROCK CONCEPTUAL SITE PLAN	DESIGN: CEL DRAWN: CEL CHECKED: CEL ENGINEER: CEL	DRAWING NUMBER 18067	HOR. SCALE 1:250	VER. SCALE	REV	0	DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

APPENDIX F
Preliminary Planting Plan

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

14234 MALABAR AVENUE
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG31/20	MK	CIVIL PLAN
2	SEPT18/20	MK	SUBDIVISION PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

T2 - TREE PROTECTION
AND PRESERVATION PLAN

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DRAWN

MK

SCALE

AS SHOWN

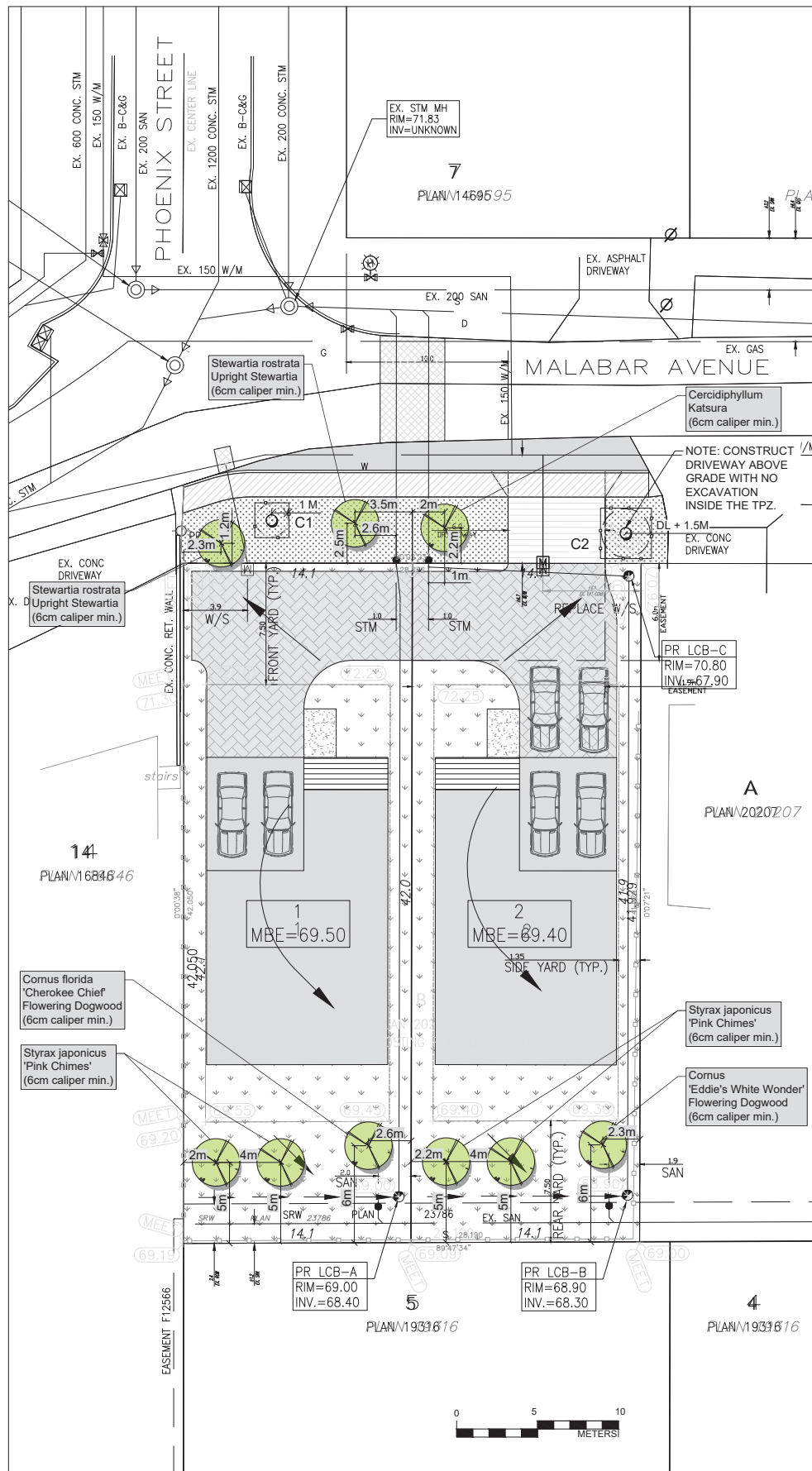
DATE

DECEMBER 4, 2018

T-2

SHEET 2 OF 2

LU & PAGENDA
PAGE 201



APPENDIX G

Public Information Meeting Summary and Comment Sheets

This report is for the Planning and Development Services at City of White Rock BC.

The purpose of this document is to summarize the Public Information Meeting held by Lakefield Properties Ltd the applicant on April 2nd 2019. The intent of the meeting was to share a minor development proposal regarding 14234 Malabar Ave with the public, answer questions, gain feedback and listen to potential concerns.

The meeting was held at White Rock Library. The meeting was held as an open house. Poster boards highlighting both information about the developer and the specific development were displayed on the white board in front of the room. The information that was provided consisted of site description; site plans showing statistics including existing and proposed zoning/density; proposed design (elevations, landscape treatment); and any other information deemed necessary by staff

Some concerns that were raised:

- Will de-value the neighbourhood with two smaller 6000sqf homes
- 2-6000sqf lots wont fit into the current neighbourhood
- View corridor will be blocked if two homes are constructed

Some positive feedback:

- Will boost the character of the neighbourhood with 2 newly built homes
- Will Remove the current broken down yellow home, and replace with newer homes.
- Having 2-6000sqf lots is better than having one mega mansion built on property

To further breakdown the voters at the White Rock library on April 2nd in favour and opposed. The atmosphere in the crowd, dictated that half were against the development and the other half were pro development.

The comment forms were provided by the City of White Rock. The forms asked if people were supportive, non-supportive, or undecided on the project as proposed. Space below you will see some written responses provided by Planner at City of White Rock.

Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue
Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: LILLIAN BAER
Address: 11510 Blackburn Cres. White Rock V4B 3A4

2. Do you agree with the proposed development application?
Yes ☐ No ☐ Undecided ☐

Please comment.

Cannot agree with a developer splitting
the lot into 2 narrow, deep lots
where the houses would not fit
into the style of homes in the area.
The detriment to devalue neighboring
new homes by cutting the large lot
could not sit precedent of subdividing
that does not conform to the zoning.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak Planner City of White Rock 604-541-2293 cisaak@whiterockcity.ca	Kirpa Garcha Agent / Applicant for (1169597 BC LTD) 604-762-8834
--	---

*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: ROY BAER

Address: 14510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

DOES NOT CONFORM TO THE SURROUNDING
AREA

Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Tim and Carol Ratzlaff

Address: 14205 Malabar Ave, White Rock, BC

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

We agree with the proposed development and hope to be able to do the same.

Times are changing and the market and mindset have moved away from mega homes.

The coming generations do not have the time or budget to maintain the large

Homes that have been going up in previous years, and the new tax laws are slowing down foreign

Buyers. If we want to be able to retire in the neighborhoods we've come to love, we need to plan for

More affordable and sustainable housing in the coming years. This is a great option if the lot can

Accommodate it.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak
Planner
City of White Rock
604-541-2293
cisaak@whiterockcity.ca

Kirpa Garcha
Agent / Applicant for
(1189597 BC LTD)
604-762-8834

*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

PUBLIC INFORMATION MEETING
TUESDAY APRIL 2, 2019
14234 MALABAR AVENUE - REZONING, SUBDIVISION AND MINOR DEVELOPMENT, FILE NO. 19-005
WHITE ROCK LIBRARY (Upstairs Meeting Room) – 15342 BUENA VISTA AVENUE

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Gary Sherman	14283 Malabar Ave WR	V4B2Y5
2.	ROD EPPERT	1434 Bishop Es.	V4B 3K5.
3.	Allen Jean Bird	14254 Malabar Ave.	V4B 2Y3
4.	Stephen Bird	14290 Malabar Ave	V4B 2Y3
5.	Charles Leslie Ann Hens	14191 Malabar Ave	V4B 2Y4
6.	ROY & WILLIAM BAER	14810 BLACKBURN CRT	V4B-3H4
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Allen + Sean Bird

Address: 14254 Malabar Avenue White Rock

2. Do you agree with the proposed development application?
Yes ☐ No ☒ Undecided ☐

Please comment.

- built our home at 14254 Malabar 33 years ago... enjoy living here and especially value the feel of our neighborhood with 'large sized lots'.
 - We hope you will not allow our neighborhood to be ruined by agreeing with the developer who wants to profit personally by rezoning.
 - We know, for a fact, that if you allow this first one others are planning to apply for rezoning.
 - increased density = increased traffic and on street parking and both are a concern for ourselves and our neighbors.
 - Malabar is already a very busy street because of the increased density that was allowed on Bishop Road by the previous council.
- Please leave our street zoned RS-1... We do not want the proposed

RS-4...

Thank you for your participation. If you have any questions, please contact:

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cisaak@whiterockcity.ca

Kirpa Garcha
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604-762-8834

Thank you for
considering our
concerns...

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Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: LILLIAN BAER

Address: 14510 Blackburn Cres. White Rock V4B 3A4

2. Do you agree with the proposed development application?

Yes ☐

No ☐

Undecided ☐

Please comment.

Cannot agree with a developer splitting
the lot into 2 narrow, deep lots
where the houses would not fit
into the style of homes in the area.
The detriment to devalue neighboring
new homes by cutting the large lot
could set a precedent of subdividing
that does not conform to the zoning.

Thank you for your participation. If you have any questions, please contact:

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Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: ROY BAER

Address: 14510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

DOES NOT CONFORM TO THE SURROUNDING
AREA

Thank you for your participation. If you have any questions, please contact:

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Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Chris & Leslie Ann Hebb

Address: 14191 Malabar Avenue White Rock

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

the application We appreciated the opportunity to attend the meeting, listen to the property owner behind the application, learn from city staff and hear the viewpoints of other neighbours. Being at the meeting has solidified our opposition to ~~the~~ (1) We do not believe that dividing this lot into two parcels will result in housing that is consistent with the character of our neighbourhood. (2) We are concerned about the ability of our street to handle increased traffic especially parking (3) We do not think this will truly address the issue of housing affordability. (4) If the property had a lane access for

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RECEIVED

APR 09 2019

THE CORPORATION OF THE
CITY OF WHITE ROCK

garages and we had a firm proposal for the housing planned we would be more open to considering the sustainability of the proposal for the area

Feedback from, Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005

14234 Malabar Avenue

Tuesday April 2, 2019

Name: Greg Sherman

Address: 14283 Malabar Ave, White Rock

I DO NOT AGREE with the proposed development application.

I have been a home owner and resident on Malabar Ave for over 11 years. Our family's decision to move there was largely based on proximity to the ocean, ocean view and lot size. Most lots on these 2 blocks of Malabar are 10,000+ sf with 50ft+ frontages. These lots sizes are actually quite unique in the City of White Rock and by comparison, a contrast to average lot widths of 33 ft in east White Rock.

One day after moving into our home 11 year years ago, we were approached by a gentleman carrying a petition to stop a lot width variance permit and subdivision on the very lot we are discussing today. I signed the petition as did over 20 of my neighbours - the lone exception turned out to be the developer's daughter. The application was rejected a few weeks later by City Council.

From the owners' agents comments at the Public Information meeting it was apparent that the only motivation for this Application is to make a bigger profit. Obviously there is more money to be made from two lots vs. one by virtue of the increased buildable square footage it allows. It is why developers continually seek to raise density restrictions, whether splitting up a SF lot or increasing buildable sq footage in a multi-unit high-rise. I recognize the relatively new RS-4 zoning has merit however splitting up lots is clearly not consistent with the character or the charm of *this* unique street and immediate area. There are however plenty of places in White Rock and other areas of the Peninsula where smaller and more affordable lots, far more suited for the demand that exist, can be found for this purpose.

I also completely reject the agent's suggestion that subdividing would help bring in more taxes and that more affordable housing in this area is what the market is asking for. While increased densification does indeed bring a larger tax base, with some 1,200+ condo units already approved for, or presently under, construction in the City Of White Rock, adding one more clearly does not move the needle. Even a subdivided lot in this area would go for near \$1 Million –clearly not within the scope, nor intent of virtually all affordable housing legislation. Finally, there are a total of only two other lots in the immediate area that could even be considered for RF-4 zoning. Any proposed subdivision and, it follows, shrinking home frontages this dramatic would surely stand out for all the wrong reasons.

To conclude, I fully support a free economy with minimal regulations. There is however a reason that minimum lot sizes were established several years ago and have been deemed reasonable since. It is in part to preserve the area's value, but more so to preserve its unique character and aesthetics for those that call this area home. For the reasons I've now stated, and to echo my neighbours' resounding message of 11 years ago, I urge you to reject this application.

PUBLIC

Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: COLIN MC BRIDE

Address: 14273 MALABAR AVE WHITE ROCK

2. Do you agree with the proposed development application?

Yes ☐

No ☒

Undecided ☐

Please comment.

THE CHARACTER AND DENSITY OF NEIGHBOURHOOD
WILL BE NEGATIVELY AFFECTED!
MORE TRAFFIC, CRAMPED HOUSING AMONG LARGE
MULTI MILLION DOLLAR HOMES
BAD APPEARANCE - MORE VEHICLES IN SMALLER LOT
SIZE. SICK

Colin McBride

Thank you for your participation. If you have any questions, please contact:

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Feedback from Public Information Meeting
Rezoning, Subdivision and Minor Development, File No. 19-005
14234 Malabar Avenue

Tuesday April 2, 2019

1. Please provide your name and address. (please print clearly)

Name: Pamela Kinloch

Address: 14273 Malabar Ave, White Rock

2. Do you agree with the proposed development application?

Yes ☐ No ☒ Undecided ☐

Please comment.

It will negatively impact
character of neighbourhood.

April 15 / 19
PK Kinloch

Thank you for your participation. If you have any questions, please contact:

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Planner
City of White Rock
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MINUTE EXTRACTS REGARDING BYLAW 2361: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361
CIVIC ADDRESS: 14234 Malabar Avenue

Land Use and Planning Committee
 October 5, 2020

7. APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 14234 Malabar Avenue (ZON/MIP/SUB 19-005)”.

The following discussion were noted:

- Neighbours have expressed opposition to the proposed development
- The proposed project looks at ways of preserving single family dwellings
- With the land size, it was suggested that any project could impact surrounding views

2020/LU&P/036 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361,*” and
2. Recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361.*”

DEFEATED

Councillors Johanson, Kristjanson and Manning voted in the negative

Regular Council
 October 5, 2020

8.1.a BYLAW 2361 - WHITE ROCK ZONING BYLAW 2012, No. 2000, Amendment (RS-4 – 14234 MALABAR AVENUE) BYLAW, 2020, NO. 2361

Note: This item was defeated at the Land Use and Planning Committee meeting held earlier in the evening and it was noted considered at this time

8. **APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE
(ZON/MIP/SUB 19-005)**

The Committee reflected on the project and suggested that the proposal could be a good fit for a single-family neighbourhood.

Motion Number: Motion Number: 2020-LU/P-47 /It was MOVED and
SECONDED

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock
Zoning Bylaw, 2012,
No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;”
and

2. Recommend that Council direct staff to schedule the public hearing for “White
Rock Zoning
Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw,
2020, No.
2361;”

Motion CARRIED

Councillor Johanson voted in the negative

**8.1.c BYLAW 2361 – ZONING AMENDMENT BYLAW REGARDING
14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)**

The following recommendation was considered and defeated at the
October 5, 2020 Land Use and Planning Committee meeting and
was brought forward to be ratified by Council on October 19,
2020. At that time the Council referred the application back to the
October 26, 2020 Land Use and Planning. This bylaw was
presented for first and second reading.

Motion Number: 2020-559

THAT Council:

1. Give first and second reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*"; and
2. Direct staff to schedule a public hearing for "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*".

Motion CARRIED

Councillors Johanson and Kristjanson voted in the negative