

On Table
Public Hearing - February 1,
2021
PH1 - 14234 Malabar Avenue

ON TABLE SUBMISSIONS:

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

CIVIC ADDRESS: 14234 Malabar Avenue

February 1, 2021

Author	Date Received	Resident Address	Status	Item #
Keith and Gail Brooks	January 28, 2021	14233 Malabar Ave, White Rock, BC V4B 2Y5	Comments	C-1
Rick and Bernadette Weston	January 31, 2021	14194 Malabar Avenue	Opposed	C-2

From: [Keith Brooks](#)
To: [Clerk's Office](#)
Cc: gailbrooks7@icloud.com
Subject: PH#1, Bylaw 2361, 14234 Malabar Avenue for Notice of Public Hearing Monday, February 1st, 2021 to be read at.
Date: January 28, 2021 4:04:17 PM

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My wife, Gail Brooks, and I, Keith Brooks, live at and own the property 14233 Malabar Ave, White Rock, BC V4B 2Y5, Canada, which is directly across from said subject property above and we have the following comments:

1. We could support this variance subdivision subject to the following Architectural guidelines.
 - A. That only low height plants are planted between the houses and in line with the new shared property line for the two new lots running north south direction. This would help salvage some of the current view we have.
 - B. Keep a pitched roof on the North/South running side of the new houses and new lots to be built similar to the one used next door to this property at 14244 Malabar.
 - C. Our lot is 11,486.56 sq ft. This means that a much bigger house will be built compared to the two new houses that would be built if approved on the each of the two new 6383 sq ft. The two new houses would tend to bring the value down of a new house built on our lot as they would be so much smaller. Keeping a view corridor would help mitigate this negative for us.

Please bring forward and read at above mentioned meeting.

Keith and Gail Brooks
14233 Malabar Ave, White Rock, BC V4B 2Y5, Canada


From: bernadette_weston@hotmail.com
To: [Clerk's Office](#)
Subject: PH, Bylaw 2361, 14234 Malabar Avenue
Date: January 31, 2021 5:45:30 PM

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Name: Rick and Bernadette Weston
Address: 14194 Malabar Avenue

WE DO NOT AGREE WITH THE PROPOSED DEVELOPMENT APPLICATION.

We have been home owners on Malabar Avenue for over 35 years, in fact my family has lived in White Rock since the early 1900's. We have remained here mainly due to this unique street which encompasses lots of 10,000 + sf, and gives all around us the privacy we enjoy. Unfortunately over the past 10 years our 180 degree view , has now shrunk to almost zero, because of “ big box “ houses! We are not adverse to change, we realize it is inevitable, however we completely disagree with the senseless rezoning such is evident in this proposal.

We were part of the attempted rezoning of this same lot, 11 years ago. We were part of a small group of concerned neighbours taking the petition around the neighbourhood and gained many signatures against the proposal. Council agreed and rejected the proposal .

So what has changed ? What is different now than 11 years ago? The very same issues are in play here. This is still a lovely charming street with large lots, housing single family dwellings. This is exactly why our neighbours purchased properties here, paying a healthy price for the opportunity of having a large, private lot on a clearly residential street, Malabar Ave.

On our street alone we have 3 developers that have seen fit to remove an existing structure and rebuild on the same lot. Now this developer realizes a profit could be made if the city approves and rezones the above property. Again why?

Who benefits? Surely not this neighbourhood, as the property could then house potentially 4 families. Think of it, 2 new homes , with 2 legal suites equals 4 families each with 2 cars. So now instead of 3-4 cars you now will potentially see 6-8 cars!!

Malabar Ave is distinctive in that it is the main thoroughfare for pedestrians travelling in an east/west direction. It is the only alternate route possible for : seniors with walkers, children going back and forth to school, young mothers with infants, local cyclists, the Tour de WR ,dog walkers ,also hundreds of avid pedestrians on their daily exercise. They choose this street to avoid the always busy North Bluff, and Marine Drive. Why? Because they feel safe here, because all of us on this street have ample spots for parking on our lots and most importantly these are single dwelling properties so cars are not a huge issue here.

This is one of the main reasons the above proposed subdivision should not go through. Traffic has increased in the past 11 years and because of this 2 stop signs have been placed on Malabar Ave, one at the intersection of Kerfoot and the other at the end of Phoenix, exactly where this new subdivision is being proposed. So how much sense does that make??

This proposed subdivision is not in the best interests of this unique part of Malabar , no it is in the self interest of a developer! Is it fair to subject once more this neighbourhood with a variance that would surely not be in keeping with the charm of this single family , large lot neighbourhood? We've already been through this once and it was rejected by council!

Surely there are other areas in White Rock that would be more suitable for this developer, without over developing and irrevocably changing ours!

We strongly urge this council to **reject the proposal!**