



Email Correspondence: Virtual Public Information Meeting

Below is a table outlining email correspondence (questions) that was received by the City of White Rock regarding the Virtual Public Information Meeting for the project numbered: **19-017**.

Email Correspondence Total
3

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

Height:

A six-storey development is in compliance with the OCP for height in the East Side Large Lot category. Only two blocks to the east is the site of a 13-storey building.

Parking:

Including the car-share rationale, we feel Beachway 2 would provide enough parking and transportation options. For construction and trade purposes, Waterstock owns lands on the Surrey side of North Bluff road that will house the parking during construction.

Density:

Waterstock Properties are great champions of Floor Space Ratio (FSR) compliance. Beachway 2 fits into the allowable 2.5 FSR in the East-Side Large Lot designation.

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: **19-017**. 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 Anonymous	Timestamp 9/10/2020 0:39
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Content:

I think it is a good fit. Height is only 69.55 feet and it is medium density.

Response:

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



2)

Identity	Timestamp
Anonymous	9/10/2020 0:48

Content:

White Rock desperately needs affordable, long term rental accommodations. The designated location seems perfect!

Response:

Thank you for the support! We are excited to bring the rental component to the area.

3)

Identity	Timestamp
Anonymous	9/10/2020 0:54

Content:

*Below market rentals are not the same as affordable housing. It is just used to get the extra 3 stories of height for all buildings.
For Beechway 1 they were going to turn the affordable units property over to BC Housing ?*

Response:

Any correspondence on Beachway 1 is available on the White Rock website. Beachway 2 has been proactive in understanding all avenues with regards to affordable housing.

4)

Identity	Timestamp
Anonymous	9/10/2020 1:02

Content:

A bit too much density . Townhouses would be better like the ones yuo built in Surrey.

Response:

We feel Beachway 2 offers a great mix for people in all stages of life. First time homebuyers, downsizers, and essential workers (especially hospital employees) were at the forefront of the design discussion.

5)

Identity	Timestamp
Anonymous	9/10/2020 1:07

Content:

A good mix of units.

Response:

Thank you for your support!

6)

Identity	Timestamp
Anonymous	9/10/2020 1:13

Content:

From experience people living in two and three bedroom apartments need at least 2 parkade stalls each . So around 260 stalls are needed.



Response:

Including the car-share rationale, we feel Beachway 2 would provide enough parking and transportation options.

7)

Identity	Timestamp
Anonymous	9/10/2020 1:16

Content:

When you cut down parking stalls the parking goes out to the street in the form of permit parking . Basically this project will be eligible for 584 residents only parking passes. This project will add huge street parking issues.

Response:

Including the car-share rationale, we feel Beachway 2 would provide enough parking and transportation options. The location strategically placed on the artery that is North Bluff road to encourage different modes of transportation. The RapidBus will also be implemented to support this.

8)

Identity	Timestamp
Anonymous	9/10/2020 1:17

Content:

How many levels of underground parking?

Response:

There will be two levels.

9)

Identity	Timestamp
Erin Carter	9/10/2020 1:19

Content:

This looks great! As a local Realtor, I'd love to see more affordable housing options in White Rock.

Response:

Thank you for your comment, Erin!

10)

Identity	Timestamp
Anonymous	9/10/2020 1:20

Content:

What will north bluff road look like in 5 years?

Response:

Waterstock, and all developers, work diligently with the municipality to ensure the infrastructure is upgraded as needed.



11)

Identity	Timestamp
Anonymous	9/10/2020 1:23

Content:

I appreciate the presentation and certainly you have envisioned living in this development. What about people living on connected streets (i.e.: Parker) who have lived here a long time and may not be excited about having six stories looking down into their properties?

Response:

Thank you for your support and envisioning living in this development. White Rock has seen exponential growth (in height) of new developments over the past few years. Beachway 2 is compliant with the OCP designation East-Side Large Lot and we feel strongly in keeping within the designated height and density parameters.

12)

Identity	Timestamp
Anonymous	9/10/2020 1:24

Content:

Are you going to use Government Loans?

Response:

Waterstock’s Founding Principal, Raghbir Gurm, spoke to this note in the PIM presentation and is available to the public on the White Rock Website. Any financial questions will not be will be deferred to further correspondence.

13)

Identity	Timestamp
Anonymous	9/10/2020 1:26

Content:

Tell me about the electric care shared program? That sounds exciting! What type of cars would there be and would this be provided to the community?

Response:

We are excited about the car-share program as well! There are a few different options that are going through the due diligence necessary to be implemented in White Rock. We feel this will be a great start to bringing emissions down.

14)

Identity	Timestamp
Anonymous	9/10/2020 1:26

Content:

how will this development affect the market value of our existing bordering properties?



Response:

Waterstock feels that Beachway 2 will add positively to the community. These units are a different offering than the surrounding properties and feel that it will bring economic benefit to the entire community and contribute to surrounding market value.

15)

Identity	Timestamp
Anonymous	9/10/2020 1:26

Content:

Nice looking project and needed in W.R. We need more affordable housing people cannot afford to buy into the new towers currently under construction and we are blocking no WR views with Surrey to the North

Response:

Thank you for your comment and the support!

16)

Identity	Timestamp
Anonymous	9/10/2020 1:27

Content:

My wife works at Peace Arch Hospital and there's very little new rental in the neighbourhood, especially larger rental units where you can actually raise a kid. How would you qualify for the affordable housing component for this project?

Response:

This is the grouping of citizens we are aiming to apply to. When it comes to the affordable rentals, parameters of qualification will be introduced as the project gets closer to that stage. We are excited to hear more people becoming interested in this!

17)

Identity	Timestamp
Anonymous	9/10/2020 1:28

Content:

Very excited about about the car share program!! Can you tells us more about the fleet and the charging infrastructure. Will it be accessible for the general community?

Response:

Thank you for your comment! We are excited to have this come to the community as well. This was touched upon in the Public Information Meeting and various sources on the internet.

18)

Identity	Timestamp
Anonymous	9/10/2020 1:28



Content:

Times are changing... this project will reduce emissions and create housing options and transportation options for young adults. A lot of my friends don't want cars... or they cant afford cars and houses.

Response:

Thank you for your comment, we are excited to present this project!

19)	Identity	Timestamp
	Anonymous	9/10/2020 1:29

Content:

Did you look at the option of building town houses? If so what was the reason you did not choose to include this in the project

Response:

Waterstock wanted to offer a great mix of affordable housing options for people of the area while being compliant with the OCP designation.

20)	Identity	Timestamp
	Anonymous	9/10/2020 1:31

Content:

Car share is the way of the future!

Response:

Thank you for your comment – we agree!

21)	Identity	Timestamp
	Anonymous	9/10/2020 1:31

Content:

I love the idea of a "100 mile build" utilizing local trades and materials. Ive never heard of this before... it shows the type of planning that has gone into this project.

Response:

Thank you for your comment! As members of this community, we understand the importance of local business and environmentally sound options for building.

22)	Identity	Timestamp
	Anonymous	9/10/2020 1:33

Content:

Love the design and the fact that the main floor is wrapped with step up 2 level suites.



Response:

Thank you for your comment! We are excited to get the opportunity to present this to the community.

23)

Identity	Timestamp
Anonymous	9/10/2020 1:35

Content:

Yes can see now

Response:

Thank you for joining the Public Information Meeting and taking the time to comment.

24)

Identity	Timestamp
Anonymous	9/10/2020 1:35

Content:

Good presentation, can you please explain why town houses were not included in on the plan?

Response:

Thank you for taking the time to comment and we are pleased to hear that you enjoyed the presentation. We wanted to offer an affordable and expansive unit mix to ensure options were available to the surrounding community.

25)

Identity	Timestamp
Anonymous	9/10/2020 1:35

Content:

Agreed RE: the car use decrease, I didn't gas my car for a month. The proposed parking is more than enough IMO

Response:

Thank you for your support and taking the time to comment!

26)

Identity	Timestamp
Anonymous	9/10/2020 1:39

Content:

How will transit service the densification of the area?

Response:

The location strategically placed on the artery that is North Bluff road to encourage different modes of transportation. The RapidBus will also be implemented to support this.



27)

Identity	Timestamp
Anonymous	9/10/2020 1:40

Content:

How wheelchair accessible units will there be in the rentals units and in the owner units.

Response:

Shelley Craig, a Principal at Urban Arts Architecture spoke to this in the presentation but was unsure of the actual count. Waterstock and UAA are great champions of accessible units.

28)

Identity	Timestamp
Anonymous	9/10/2020 1:42

Content:

These homes are older now and we need to regenerate the area.

Response:

Thank you for joining the Virtual Public Information Meeting and writing a comment!

29)

Identity	Timestamp
Anonymous	9/10/2020 1:43

Content:

For people my age (39) with two kids, this project would allow us to live close to my mom who never fails to remind us how rarely we see her...we prefer townhomes to singlefamily anyway, we don't have time to worry about things like grass mowing and roof maintenance. Whats the price ranges.?

Response:

Thank you for writing a thoughtful comment. This is one of the demographics that Waterstock wanted to reach. The prices will be below \$800,000 to purchase, with affordable rental rates established by the city of White Rock.

30)

Identity	Timestamp
Anonymous	9/10/2020 1:47

Content:

what is the estimated time period of construction and how will the noise and dust be mitigated?

Response:

We are hoping to start construction as early as 2021. As members of the community, Waterstock implements all the safety standards in compliance with the BC Building Code to mitigate noise and dust.



31)

Identity	Timestamp
Anonymous	9/10/2020 1:49

Content:

After reading the ocp, this is literally in lock step with what the city has asked for. Is the only holdup the parking? Or does the city not want to follow its own dictates?

Response:

Thank you for taking the time to write a comment. Waterstock are great champions of operating within the parameters of the OCP designation. We are currently at the first stage of the process in bringing this forward to the community and we look forward to working with City Staff and the community to bring this forward to the City Councillors.

32)

Identity	Timestamp
Anonymous	9/10/2020 1:55

Content:

When you say “eyes on the street” what does that mean and how was it used for the design?

Response:

Eyes on the street simply refers to safety. We wanted to create a space where families and individuals would always feel safe. This is a big component of the design by eliminating blind corners and creating porous spacing.

33)

Identity	Timestamp
Anonymous	9/10/2020 1:56

Content:

What sort of plans does the developer have for Construction worker parking during construction.

Response:

Waterstock owns lands on the Surrey side of North Bluff road that will be staged for the use of construction workers and vehicles during that time.

34)

Identity	Timestamp
Anonymous	9/10/2020 1:57

Content:

thanks yes it does



Response:

Thank you for joining the Public Information Meeting and taking the time to comment.

36)	35) Identity	Timestamp
	Anonymous	9/10/2020 2:00

Content:

I don't see any West Coast Architectural components such as the Sanctuary at Horseshoe Bay. Its too boxy?

Response:

Thank you for taking the time to join the Public Information Meeting but we are unsure of how to answer this question. We will defer to Urban Arts architecture and if you wish further information, we recommend you reach out directly.

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, one (1) form was filled out, and was in support of Beachway 2. Below is a breakdown of the comments and responses:

1)	Identity	Timestamp
	Unknown	Unknown

Content:

Excellent location for this type of housing. Rental component Provided much needed.

Response:

Thank you for taking the time to look over the project and to write in a comment. We feel strongly that Beachway 2 will provide a great mix of affordable homes for people at all stages of life.