

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



Minutes

July 18, 2022, 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 (arrived at 5:08 p.m.)
Councillor Trevelyan

ABSENT: Councillor Manning

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 13 (approx.)

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

The Public Hearing was called to order at 5:00 p.m.

2. **DIRECTOR OF CORPORATE ADMINISTRATION READ A STATEMENT
REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC
HEARINGS AND PUBLIC MEETING FOR THE EVENING**

3. **PUBLIC HEARING #1 - BYLAW 2434: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD ZONE 62 - 1453 STAYTE ROAD) BYLAW, 2022, NO. 2434**

CIVIC ADDRESS: 1453 Stayte Road

PURPOSE: Bylaw 2434 proposes to rezone the subject property from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 62". If approved, it would enable the development of the proposed townhouse project in the form of 20 units which are 3 storey ground-oriented units with a roof top deck (ranging from 288 sq.ft. to 808 sq.ft.).

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

- Notice was published in the July 7 and 14 editions of the Peace Arch news.
- 154 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 July 5, 2022.

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

Note: Public information package can be viewed online [HERE](#).

Councillor Kristjanson arrived at the meeting at 5:08 p.m.

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 July 13, 2022, there have been two (2) submissions.

Note: Submissions received between 8:30 a.m. July 13, 2022, and 12:00 p.m. (noon), July 18, 2022 will be presented "On-Table" at the Public Hearing.

Author	Date Received	City of Residence	Status	Item #
P. Kealy	July 7, 2022	White Rock	Opposed	C-1
C. McGurrin	July 13, 2022	White Rock	Opposed	C-2

Summary of On-Table submissions:

- On-Table submissions were received up until 12:00 p.m. (noon) Monday, July 18th.
- There have been eleven (11) submissions On-Table, ten (10) in opposition and one (1) in support.

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

- J. Mah, White Rock, not in support of the application stating concern with density, impact on climate and tree canopy, traffic (volume, speed, congestion and pollution), the traffic pattern (left turn difficult to make resulting in those using Thrift Avenue), parking and creating parking issues on nearby residential streets and with the proposed height (solid shade and privacy issues caused by the roof decks).
- C. North (and D. King), White Rock, not in support of the application stating concern with density on the size of lot (out of place in the neighbourhood), height - four storey (rooftop deck adds the extra story), traffic and exit onto Stayte Road.
- K. Jones, White Rock, not in support of the application, stating concern with density, height (rooftop decks add an extra storey), traffic, parking; and further for the lot no more than ten (10) units, the proposal is not compatible with the residential neighbourhood.

Requested Council not approve any project for construction without a completed Construction Parking Plan.

- The Project Architect answered the following question from a Member of Council: How will the additional traffic be addressed? In consideration of this the project did move the ingress/ egress further north, each unit has two parking stalls, and the development has included four (4) visitor parking stalls.

At 5:25 p.m. information was noted and displayed on how to call in for anyone that did not register ahead of time.

There were no callers and no further speakers regarding Bylaw 2434.

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

N/A

9. **CONCLUSION OF PUBLIC HEARING #1 - BYLAW 2434: WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (CD ZONE 62 - 1453 STAYTE ROAD) BYLAW, 2022, NO. 2434**

The Public Hearing for Bylaw 2434 was concluded at 5:30 p.m.

10. **PUBLIC HEARING #2 - BYLAW 2435: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD ZONE 67 - 15704, 15724/28/38/48/58/70 NORTH BLUFF ROAD) BYLAW, 2022, NO. 2435**

CIVIC ADDRESS: 15704, 15724/28/38/48/58/70 NORTH BLUFF ROAD

PURPOSE: Bylaw 2435 proposes to rezone the subject properties from "RS-1 One Unit Residential Zone" to "Comprehensive Development Zone (CD) 67". If approved, it would enable the proposed multi-building residential project that consists of 87 units a mixture of townhomes and apartments ranging from studios to 3-bedroom units to be built.

The Public Hearing was called to order at 5:31 p.m.

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

- Notice was published in the July 7 and 14 editions of the Peace Arch news.
- 90 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 July 5, 2022

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

Note: Public information package can be viewed online [HERE](#).

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 July 13, 2022, there have been two (2) submissions.

Note: Submissions received between 8:30 a.m. July 13, 2022, and 12:00 p.m. (noon), July 18, 2022 will be presented "On-Table" at the Public Hearing.

Author	Date Received	City of Residence	Status	Item #
P. Kealy	July 7, 2022	White Rock	Opposed	C-1
M. Stewart	July 11, 2022	White Rock	Opposed	C-2

Summary of On-Table submissions:

- On-Table submissions were received up until 12:00 p.m. (noon) today, Monday, July 18th.
- There have been four (4) submissions received On-Table. Three (3) in opposition, and one (1) submission was combined correspondence from 15 individuals, all noting their support for the project.

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

- K. Jones, White Rock, not in support of the application noting concern with the density, close proximity to single family residential homes, height (overshadow nearby homes), resulting impact for access to Maccaud Park and the proximity of the building(s) will block sunlight, parking, difficult access onto North Bluff Road. Would like to see for the site lower density, with a step back from Maccaud Park and more trees on the site.

Requested Council not approve any project for construction without a completed Construction Parking Plan.

At 5:42 p.m. information was noted and displayed on how to call in for anyone that did not register ahead of time.

- S. Craig, Urban Architecture, called into the meeting and provided a summary project overview and it was noted to address construction parking they planned to use prefab construction resulting in shorter on-site construction, however a plan can be put in place to address concerns of nearby residents.
- Speaking a second time K. Jones, White Rock, inquired if the powerlines on North Bluff Road would be brought underground.

D. Wade, on behalf of the Developer stated they would need to confirm this noting on the North side of the road there are transmission lines and they

cannot be moved underground. They would need to ensure that this is note the case on the South side.

Staff confirmed the Works and Servicing Agreement would be a condition of approval; and a Construction Parking Plan would be determined at the building permit stage.

There were no further callers and no further speakers regarding Bylaw 2435.

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

N/A

16. **CONCLUSION OF PUBLIC HEARING #2 - BYLAW 2435: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD ZONE 67 - 15704, 15724/28/38/48/58/70 NORTH BLUFF ROAD**

The Public Hearing for Bylaw 2435 was concluded at 5:55 p.m.

17. **PUBLIC MEETING #3 - DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE**

CIVIC ADDRESS: 15385 SEMIAHMOO AVENUE

PURPOSE: The proposed Development Variance Permit (DVP) allows for the installation of an oversized fascia sign and a combined fascia sign (fascia sign and electronic message board sign) at the residential care facility and Peninsula United Church development (currently under construction).

The Public Meeting was called to order at 5:56 p.m.

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

- Notice was published in the July 7 and 14 editions of the Peace Arch news.
- 224 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was place on the public notice posting board on July 5, 2022

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

Note: Public information package can be viewed online [HERE](#).

20. **THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

Note: Submissions received between 8:30 a.m. July 13, 2022, and 12:00 p.m. (noon), July 18, 2022, will be presented "On Table" at the Public Hearing.

There have been no submissions for this Public Meeting to date (none published in the agenda package, and none received on table).

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

- J. MacDonald, Surrey, on behalf of the Church, answered an inquiry by a Member of Council in regard to the brightness of the light on the sign at night and the impact to nearby residents.

The sign is dimmable, if any concerns are noted they are willing to work with the neighbours to address them, and further noted the purpose of the screen is there to announce activities and after a certain time it may not need to be on.

At 6:03 p.m. information was noted and displayed on how to call in for anyone that did not register ahead of time.

- C. King, White Rock, called into the meeting and stated concern with the oversized sign and electronic board and the impact on the residential area south of the site, the sign is not consistent with the nearby homes, inquired if it is necessary the sign be oversized and be erected on the south side of the building.
- Speaking a second time K. Jones, White Rock, asked for Council support for the proposal and inquired if changing of the location of the sign (facing west instead) was an option to be taken into consideration.
- P. Heslop, on behalf of the Church, noted the location was selected to not confuse between the church and residential entrances. Willing to not have the sign on in the evenings due to there not being a lot of traffic in the area to see it.

There were no further callers and no further speakers regarding Development Variance Permit 445.

22. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION**

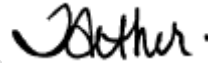
N/A

23. **CONCLUSION OF PUBLIC MEETING #3 - DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE**

The Public Meeting for Development Variance Permit 445 was concluded at 6:12 p.m.

24. **CONCLUSION OF THE JULY 18, 2022 PUBLIC HEARING/MEETING**

The meeting for the evening was concluded at 6:12 p.m.



Mayor Walker

Tracey Arthur, Director of Corporate Administration