

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

**Minutes**



September 26, 2022, 5:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker  
Councillor Johanson  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

ABSENT: Councillor Chesney

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Anne Berry, Director of Planning and Development Services  
Debbie Johnstone, Deputy Corporate Officer  
Janessa Auer, Committee Clerk

PUBLIC: 32 approx.

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**1. CALL HEARING TO ORDER**

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

**2. DIRECTOR OF CORPORATE ADMINISTRATION READS A STATEMENT  
REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC  
HEARING**

**3. PUBLIC HEARING #1 - BYLAW 2438, WHITE ROCK ZONING BYLAW, 2012,  
NO. 2000, AMENDMENT (RT-1, 1091 STAYTE ROAD) BYLAW, 2022, NO.  
2438**

**CIVIC ADDRESS: 1091 Stayte Road**

**PURPOSE:** Bylaw 2438 proposes to Rezone the property from the “RS-1 One-Unit Residential Zone” to the “RT-1 Two-Unit (duplex) Residential Zone” at 1091 Stayte Road. If approved, it would allow for the construction of a duplex on the property.

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

- Notice was published in the September 15 and 22 editions of the Peace Arch News.
- **60** 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 September 13, 2022.

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

The Director of Planning and Development Services provided a PowerPoint presentation summarizing the application.

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

There were no submissions received for this application.

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

- K. Moore, White Rock, expressed concerns with the loss of trees for the project. It was further noted that the character of the proposed homes do not fit with the area.

At 5:15 p.m. information was noted and displayed on how to call in for anyone that did not register ahead of time.

At 5:22 p.m. it was identified that there were no further speakers regarding Bylaw 2438.

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 2438, WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RT-1, 1091 STAYTE ROAD) BYLAW, 2022, NO. 2438**

Public Hearing for Bylaw 2438 was concluded at 5:22 p.m.

10. **PUBLIC HEARING #2 - BYLAW 2439, WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-68 - 14937 THRIFT AVENUE AND 1441, 1443-45, AND 1465 VIDAL STREET) BYLAW, 2022, NO. 2439**

**CIVIC ADDRESS:** 14937 THRIFT AVENUE and 1441, 1443-45, and 1465 VIDAL STREET

**PURPOSE:** Bylaw 2439 proposes to rezone four properties from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 68". If approved, it would enable the proposed multi-building residential project that consists of 70 purpose built rental apartments ranging from 1 to 3-bedroom units to be built.

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

- Notice was published in the September 15 and 22 editions of the Peace Arch News.
- **908** 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 September 13, 2022.

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

The Director of Planning and Development Services provided a PowerPoint presentation summarizing the application.

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 September 21, 2022 (the date of the agenda publication) there were three (3) submissions:

- One (1) in support, and two (2) not in support of the application.

On Table submissions were received up until 12:00 p.m. (noon) Monday, September 26th. Twelve (12) submissions were received on table:

- Four (4) in support;
- One (1) petition with eight (8) signatures in support of the project and the affordable housing initiatives;
- Six (6) not in support; and,
- One (1) submission with comments.

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

- P. Rehal, applicant, addressed concerns noted with the project including privacy (ensuring adequate fencing/ screening and utilizing trees), tree protection (arborist will continue to advise to ensure there is minimal environmental impacts) and parking (adequate parking will be provided in an underground parkade). It was further noted that rental housing is of great need in the city.
- B. Devaney, White Rock, in support of the application, noted she lives in one of the properties that are now owned by the developer. The developer has maintained the building and kept residents up to date with changes. Supports this project as affordable housing is important for young families and seniors in this area.
- R. Johnston, White Rock, in favour of the current proposal, purpose-built rental is needed for the area. Large improvement since the last proposal that was brought forward – setback and density concerns have been addressed. Development addresses continued rental housing needs.
- H. Vytasek, White Rock, not in support of the application, noted comments from the Advisory Design Panel have not been addressed (were not in support of the project). Further concerns were noted with the length of the building (would like the building broken into two [2] separate buildings to follow the hillside), height, density, and overall design.

- J. Bergen, White Rock, not in support of the application, noted concerns with density, parking, unit pricing (suggested will not be affordable) and traffic.
- C. McGuire, White Rock, not in support of the application, noted this is not the right project for the area. Concerns were noted with traffic flow, the size of the development, park-area is not welcoming and inadequate parking for the building.
- D. Bower, White Rock, not in support of the application, expressed concerns with the loss of trees. The applicant is not following the City's Tree Preservation Bylaw and there was concern that more trees will be lost than what is noted in the application.
- G. Duly, White Rock, in support of this application, noted the development addresses the housing crisis across Canada. Rental housing in White Rock is needed as it is across Canada.
- B. Wilson, White Rock, not in support of the application, noted that there has not been enough changed in this application since it first came forward. Concerns were noted with the form and character of the building for the neighbourhood, parking, and traffic. It was further noted that the costs for the units will likely not be affordable for many.
- L. Xu, White Rock, spoke in support of the application, noting rental prices in White Rock are expensive. This project could help those looking to rent in the area.
- I. Vytasek, White Rock, not in support of the application, concerns with the narrowness of Vidal Street and the effect that the development will have on traffic in the area. Building design is not aesthetically pleasing - too long in its current form. Would prefer to see this split up into separate buildings.
- G. Wolgemuth, White Rock, in support of the application, suggested purpose-built rentals are needed in the area. The project is a four (4) storey building, which fits with the area.

At 6:18 p.m. information was noted and displayed on how to call in for anyone that did not register ahead of time.

- W. Merryl, White Rock, not in support of the application, noted environmental concerns with the project and the effect this building will

have on trees neighbouring the project. Further parking and traffic concerns were also noted.

- Ella, White Rock, in support of the application, the location is good and White Rock needs rental housing.
- D. Snell, White Rock, not in support of the application, noted that while rental housing is needed this is not the correct location for this project. Uptown location would be a better fit for this type of rental project.
- E. Poxleitner, architect for the application, spoke to the setback for the building. Vidal will appear wider because of the setback for the building with the road allowance. Also noted that the way the building has been designed will not look like one long development. In terms of traffic concerns, the parkade will be able to accommodate garbage trucks which will limit additional traffic congestion on Vidal.
- T. Harry, White Rock, asked questions on why people are objecting to the project - is it the size of the building or that it is for rentals? Currently resides in a rental building and has concerns on where people will go once older rental buildings are phased out. There is a need to build affordable rental apartments in this area.
- G. Romain, arborist for the project, spoke to the environmental concerns that were noted throughout the hearing. Root assessments have been done for the project and changes have been made to address these assessments. Suggested that the developer could provide a letter of assurance to say they have an agreement with the arborist to monitor the excavation to ensure that neighbouring tree roots are being protected.
- E. Klassen, White Rock, in support of the application, would like to ensure that the trees in the area are protected. Community needs rentals. Property needs to be revitalized and it is time to move forward with this type of project.
- M. Hofeman, White Rock, in support of the application, more rental housing in the area is needed. Further noted concern with the cost of apartment rental rates in White Rock. Rental rates in many cases are unaffordable. Would like to see this new project kept at reasonable rental rates.

The Mayor called for those wishing to speak for a second time to come forward:

- D. Bower, White Rock, not in support of the application, question as to why the materials provided in the package are not inclusive of all the trees in the area.

Staff noted the submissions by the arborists have been reviewed by staff and are acceptable. If the project were to proceed staff would be working through the conditions of adoption with the applicant and would secure tree deposits for all of these trees as they are identified.

- G. Wolgemuth, White Rock, in support of the application, noted that the project is four (4) stories and condos would fit with the area. Developer bought this at a time when more development was being considered so coming down to four (4) to six (6) stories is reasonable.
- H. Vytasek, White Rock, not in support of the application, understands the need for rental housing but has concerns with traffic and parking in the area. With more cars in the area, concerns were also noted with adequate access for first responders into the area (Vidal is already a narrow street).
- J. Bergen, White Rock, not in support of the application, noted concern with pricing for the rental units as they will not be affordable.
- B. Wilson, White Rock, not in support of the application, rental in this area is expensive. Reality will be that the builder will not be able to rent out these units at a price that will be reasonable to most.
- C. Hofeman, White Rock, in support of rental projects in the area that are affordable. Concerns were noted for those displaced in other rental buildings that this development may be their only option, so the units need to be affordable.
- P. Rehal, applicant, noted that residents of the Mauritz Manner (North Bluff Road), as part of the Tenant Relocation Agreement, will be provided compensation and discounted rental rates. In terms of traffic in the area, it was noted that the traffic consultant plans show widening of Vidal Street to address some of these concerns. Also was noted that garbage trucks, moving trucks etc. for the development will utilize the underground parkade to remove congestion from the street.
- G. Wolgemuth, White Rock, in support of the project, noted that this is not an affordable housing project. It is focused on rental housing, which White Rock needs.

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 2439, WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-68 - 14937 THRIFT AVENUE AND 1441, 1443-45, AND 1465 VIDAL STREET) BYLAW, 2022, NO. 2439**

Public Hearing for Bylaw 2439 was concluded at 7:06 p.m.

17. **CONCLUSION OF THE SEPTEMBER 26, 2022, PUBLIC HEARING**

The meeting was concluded at 7:06 p.m.



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Mayor Walker

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Debbie Johnstone, Deputy  
Corporate Officer