

Correspondence

BYLAW 2467: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-46 – 1454 OXFORD STREET) Bylaw, 2023, No. 2467

CIVIC ADDRESS: 1454 Oxford Street

May 15, 2023

Author	Date Received	City of Residence	Status	Item #
J. Shah	May 3, 2023	White Rock	Support (with comments)	C-1
D. Tennant	May 4, 2023	Delta	Support (with comments)	C-2
P. Kealy	May 4, 2023	White Rock	Opposed (with comments)	C-3
B. & C. Batch	May 5, 2023	Undisclosed	Opposed (with comments)	C-4
J. Glennie	May 5, 2023	Undisclosed	Support (with comments)	C-5
B. Hadikin	May 5, 2023	White Rock	Support (with comments)	C-6
C. Arychuk	May 5, 2023	White Rock	Support (with comments)	C-7
L. & R. Barclay	May 6, 2023	White Rock	Opposed (with comments)	C-8
J. & R. Corrigan	May 7, 2023	White Rock	Opposed (with comments)	C-9
S. Clemas	May 8, 2023	White Rock	Support (with comments)	C-10
D. Chen	May 8, 2023	White Rock	Support (with comments)	C-11
Anonymous	May 8, 2023	White Rock	Support (with comments)	C-12
X. Lu	May 8, 2023	White Rock	Support (with comments)	C-13
J. Yung	May 9, 2023	White Rock	Opposed (with comments)	C-14
A. Manning	May 9, 2023	White Rock	Support (with comments)	C-15
C. Sherman	May 9, 2023	Undisclosed	Opposed	C-16
Rebecca	May 9, 2023	White Rock	Support (with comments)	C-17
D. Petersen	May 10, 2023	White Rock	Opposed	C-18
J. Calenda	May 5, 2023	Victoria	Support (with comments)	C-19

From: [REDACTED] Shah
To: Clerk's Office
Subject: Bylaw 2467
Date: May 3, 2023 3:31:41 PM

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Hi,

Regarding the proposed Tower B on Oxford Street. I wanted to send this email as a show of support for Isle of Maan's Vision here.

As a White Rock resident (residing at [REDACTED]) I feel that forward development is the only way for White Rock to grow as a city and be a destination for others to live.

A few of the main points here to move this forward.

1. Increase in Amenity Contribution of \$2,320,661.46 to the City
2. Increase in Development Cost Charges of \$877,757 for Infrastructure upgrades
3. Increase in number of homes in the 1000 ft² to 1500 ft² range
4. Marketing campaign targeted at White Rock residents only for first 60 days of Tower B Sales Launch (Price hold and Inventory Hold)
5. Traffic Impact Assessment indicating "additional traffic generation is not anticipated to have a significant impact on the roadway network
6. It's a beautiful building designed by award-winning architect Chris Dikeakos Architects & Associates to maximize South West views on the bay
7. Local developer with deep roots in the community:
 - Peace Arch Hospital donations and continued GALA Sponsorships
 - Sources Food Banks
 - Member of South Surrey White Rock Chamber of Commerce
 - Participation in 2021 Affordable Housing Summit hosted by White Rock
 - Sponsorships to local arts organization PACA
 - Platinum Sponsor for White Rock Promenade Sculptures Competition
 - White Rock Pride Society Sponsorships

Thanks for taking the time to read my email.

Regards,

[REDACTED] Shah
[REDACTED]
[REDACTED]

From: [D \[REDACTED\] Tennant](#)
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 4, 2023 10:45:04 AM

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Dear White Rock Clerk,

I am writing this email in support of the Isle of Mann Nautilus Project at 1454 Oxford Street. I work in South Surrey and am very aware of the lack of housing variety on the peninsula, including in White Rock. The Nautilus contains mid-size homes (1000 to 1500 sq ft) that will be marketed to White Rock residents only for the first two months of sales. Isle of Mann is a company that gives back to the community, including generous donations to the local hospital and to other local charities. The amenity contribution from the Nautilus project will give the City additional funds to support affordable housing in the future. The Nautilus and the people who live there will help the community be vibrant and will bring additional business to local stores.

Sincerely,

D [REDACTED] Tennant

[REDACTED]
Delta, BC
[REDACTED]

From: P [REDACTED] Kealy
To: Clerk's Office
Subject: Re Public Hearing for the Oxford Towers May 15, 2023.
Date: May 4, 2023 3:07:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor and Councillors,

I am opposed to the change that the developer is seeking to change the number of units on one of his towers. Many taxpayers were opposed to the towers but the Coalition council of the day (which included Mayor Megan Knight and Bill Lawrence) pushed the proposal through.

My main objection is that we are one of the most dense cities in Canada and way behind in keeping up with the infrastructure needed to sustain any more people. The traffic is horrendous and residents are so frustrated trying to navigate around the highrise construction (voted for by the Coalition) that has been going on constantly since 2018, and is still going on.

It is very clever of the developer to offer the proposed smaller units to White Rock taxpayers first, but I doubt if the over-taxed citizens can afford the them. What the citizens of White Rock need is affordable housing.

I would suggest that the developer just build the tower that is practical for him and donate the remaining land for a park. This would reduce the traffic entering Oxford Street which is already a very busy street and backed up most mornings.

P [REDACTED] Kealy
[REDACTED]
White Rock, B.C.
[REDACTED]


From: [E \[REDACTED\] BATCH](#)
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 5, 2023 12:04:37 PM

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To whom it may concern, We are very concerned about the impact of traffic and population growth in our City. Our streets are already too busy and there doesn't seem to be any way to widen the roads. We are against the rezoning of building B, Bylaw 2467 as it will have a huge negative impact on our City. We reject the amendment of Bylaw 2467.

E [REDACTED] and C [REDACTED] Batch

Sent from my iPhone

From:  [Glennie](#)
To: [Clerk's Office](#)
Subject: In Support, Bylaw 2467
Date: May 5, 2023 2:37:53 PM

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Hello Clerks Office Team,

This email is to show my support to increase the number of units in the second tower of the Nautilus project.

Using an award-winning architect, I have confidence the project will be an added value to the community.

Best,

 Glennie

From: [E. HADIKIN](#)
To: [Clerk's Office](#)
Subject: Bylaw #2467
Date: May 5, 2023 6:33:24 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I currently live in White Rock at [REDACTED] and have lived in the city since 2005. My telephone number is [REDACTED]

I wish to indicate my strong support for the Nautilus project. The location is a good fit for increased density. Isle of Mann is a development company with deep roots in our community who builds quality and attractive buildings.

E. Hadikin

Sent from my iPad

From: C [REDACTED] Arychuk
To: Clerk's Office
Subject: BL 2467
Date: May 5, 2023 10:12:55 PM

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I reside in White Rock at [REDACTED] and want to convey to Council my support for the Nautilus project. It is a very attractive building close to amenities and offers a number of benefits to the community. It is exactly the type of development that should be encourage as we deal with a housing crisis. More units are needed in our community and this application is an excellent place to start.

C [REDACTED] Arychuk
[REDACTED]

Sent from my iPad

From: L [REDACTED] Barclay
To: Clerk's Office
Subject: Bylaw 2467
Date: May 6, 2023 3:16:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council,

We live at [REDACTED] and have the following objections to an increase of Units from 43 to 125 at 1454 Oxford Proposed two building multi family development.

Not sufficient Infrastructure to support increase in population from 43 to 125 units'

- impact on increased street parking, already limited, traffic noise.
- traffic congestion all coming out onto Oxford Street, already a busy Street.
- do we have enough coverage for Police & Fire Department, Schools, Utilities, with increase in population?

Leave it at 43 please.

Sincerely,

L [REDACTED] and R [REDACTED] Barclay
[REDACTED]

From: [Corrigan](#)
To: [Clerk's Office](#)
Subject: BYLAW 2467
Date: May 7, 2023 10:20:41 AM

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Being a resident to the adjoining street for 14 yrs we and many of the neighbors were quite in opposition of these towers.

We banded together to voice our dismay but the games of postponements constantly had so many of us confused as to what actual dates of the hearing . They were able to convince the prior council to approve it to our opposition. Frankly I don't know how many of the neighbors showed do to confusion of dates. Some postponements were done within 6 hours. I suspect the builder was quite aware of the opposition and kept putting it off.

So we are here 5 years later and they want to triple the amount of units in one of the towers. I feel to this days these 2 towers are not consistent with neighborhood and simply traffic and parking can not absorb the initial designs.

If you try and make a left onto Oxford above thrift be prepared for a long wait and a risky turn into traffic.

With the recent completion of the Miramar plus new business opening in the square there as well as the New Tower on Thrift next to Oxford traffic congestion is extreme. Currently Medical staff park on thrift as there is very limited parking at Evergreen with Dr's and Visitors taking most spaces.

The traffic currently stream leads down Thrift to Oxford . Then you have 2 school zones to go through for access to Hwy 99

With the amount of cars parking on Oxford now it makes for a tight passage for a 2 lane road.

I currently cant understand after 5 years there is no shovel in ground . Is there not a time Limit.

Previous council approved this and we know what happened to them upon re election.

Tripling the units in one tower means tripling the amount of cars I firmly believe.

Is the design going to be able to facilitate Underground Parking that amounts to 2 cars per unit ?

The infrastructure of 2 lane roads can not support this .

To complete the building as originally approved I foresee a nightmare for traffic and pedestrians as well as students walking to the schools.

The actual building of this next to a retirement home and residential houses I foresee a serious safety issue with cements trucks , huge machinery , workers etc. where they going to park ?

We Clearly Do Not Approve this request !

J [REDACTED] and R [REDACTED] Corrigan

[REDACTED]
White Roc

From: S [REDACTED] Clemas
To: Clerk's Office
Subject: Bylaw 2467
Date: May 8, 2023 10:13:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello City of White Rock,

I was born in Peace Arch Hospital, raised on Gordron Avenue and continue to rent in White Rock now as a young adult prepared to start a family. The Nautilus project stands to provide something our community desperately needs, more local housing. As someone who has tried to purchase an apartment locally before, young buyers are competing with foreign buyers, investors and apartments usually have multiple competing offers. The Marketing campaign targeted at White Rock residents only for the first 60 days of Tower B Sales Launch (Price hold and Inventory Hold) may be the only opportunity for me to purchase an apartment locally so I can stay near my family. Many of the new developments are completely out of range for local residents, and this price and inventory hold may be one of the only opportunities for me to stay in my community and care for my grandparents as they age. As someone who works for UNITI and has deep roots in the local community, I urge you to consider this application. I have spent much of my career advocating for inclusion and accessibility within our community, and I would like the opportunity to remain here.

Warmest Regards,

S [REDACTED] Clemas

From: [S \[REDACTED\] Chen](#)
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 8, 2023 4:03:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern:

As a long-term resident of White Rock, I am writing to express my strong support for the Nautilus rezoning application. I believe this project has the potential to create much-needed job opportunities for local residents like myself.

The construction of the towers would require skilled workers, architects, engineers, and technicians. By prioritizing local hiring, this project can offer employment opportunities to our fellow citizens, reducing unemployment rates and improving the economic well-being of our community.

I urge you to consider the positive impact this project would have on our local workforce and the overall economy of White Rock. Your support for this endeavor would be greatly appreciated.

Thank you for your consideration.

Best regards,
D [REDACTED] Chen
Residence at: [REDACTED], white rock

From: [REDACTED]
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 8, 2023 5:07:58 PM

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To whom it may concern

I am the residence of address: [REDACTED] white rock

I am writing as a concerned resident of White Rock to express my strong support for the proposed construction of the Nautilus towers in our community. I believe this project holds tremendous potential to address our housing needs while bringing numerous benefits to our town.

The towers would offer modern amenities and convenient access to urban services, attracting new residents and contributing to the economic growth of our community. Additionally, the project would create job opportunities for local residents, stimulating our local economy and improving the standard of living for our fellow citizens.

I kindly request that you consider our voices and support this project, which promises to enhance the livability and prosperity of our beloved town. I would be more than happy to discuss this further or provide any additional information that may be required.

Thank you for your attention to this matter.

Sincerely,

White Rock Resident

From: [lu x](#)
To: [Clerk's Office](#)
Cc: [X Lu](#)
Subject: Bylaw 2467
Date: May 8, 2023 9:42:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concerns

I am the resident of [REDACTED], White Rock

As an environmentally conscious resident of White Rock, I am writing to express my enthusiastic support for the proposed construction of a concrete residential tower in our community. I believe this project aligns perfectly with our sustainability goals and can contribute to responsible development.

The towers would promote sustainable practices by minimizing land use, preserving green spaces, and reducing the reliance on car-dependent transportation. Additionally, the implementation of energy-efficient technologies

As an environmentally conscious resident of White Rock, I am writing to express my enthusiastic support for the proposed construction of a concrete residential tower in our community. I believe this project aligns perfectly with our sustainability goals and can contribute to responsible development.

The towers would promote sustainable practices by minimizing land use, preserving green spaces, and reducing the reliance on car-dependent transportation. Additionally, the implementation of energy-efficient technologies

Best Regards,

X [REDACTED] Lu

Sent by iPhone

From: [REDACTED] Yung
To: Clerk's Office
Subject: Bylaw 2467
Date: May 9, 2023 10:35:32 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members of the city of White Rock,

Re: Bylaw 2467 White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-46-1454 Oxford Street) Bylaw 2023, No.2467

I am **NOT supportive** of the proposed application to amend the White Rock Zoning bylaw to allow for an increase in the number of permitted units in Building B.

I am a resident of White Rock and live on the portion of Russell Avenue that intersects with Oxford Street. This intersection is already becoming increasingly busy. Increasing the population density by increasing permitted units from 43 to 125 will add to this issue. There are two schools just north of North Bluff Road on Oxford Road and increased road traffic will also have a negative impact on our children's safety.

As a side note, this building development was previously approved in 2017; however, I do not believe proper consultation was conducted with local residents. Any local resident that I have had the pleasure of meeting since we've moved here in 2021 have expressed disapproval and disappointment in this building development plan. However, since it was approved and will be moving forward, I would like the opportunity to at least have our voices heard in shaping how this building development will affect our community. My family wants to see this building development keep their larger units to encourage more families with children to reside here. Families with young children will more likely put down roots and invest in their community.

In short, we would like to see a lower-density, more family-friendly area.

Thank you for considering our input.

Regards,
J [REDACTED] Yung

From: A [REDACTED]
To: Clerk's Office
Subject: Bylaw 2467
Date: May 9, 2023 12:45:20 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the proposed changes to the Nautilus development at 1454 Oxford Street.

When Forge first brought this project forward as the Elegant, I opposed it but a majority of council in 2016 thought differently. As much as I would have preferred the project to not go ahead, it did. The two towers are here to stay, but the city now has an opportunity to deliver a better development.

Since the initial approval, the project has been sold to Isle of Mann, a local builder invested here socially as well as financially. IOM has a proven track record of thoughtful development that creates community and has a history of generous charitable giving. The changes being considered reflect that:

- marketed exclusively to local residents for 60 days
- more units sized for families
- more units priced for young professionals
- increased property tax revenue to the city
- increased CACs of \$2.4 million
- increased DCCs of \$900,000

IOM was also one of the few developers that participated in the city's Affordable Housing Workshop in April 2022.

Before Nautilus is completed, though, there are a number of infrastructure improvements that the city must include:

- upgrade the traffic lights at Oxford/148th and North Bluff/16th, in partnership with Surrey, to include dedicated left-turn signals that improve traffic flow
- install a lighted, pedestrian-controlled crosswalk on Oxford between Russell at Goggs, identical to the one on Thrift at Overall, so pedestrians from Nautilus and Evergreen Baptist can safely access the southbound bus stop on Oxford
- complete the planned footpath on city right-of-way between Oxford and Foster

In addition, the city must update its DCC rates. Inflation has risen 23% since they were last adjusted in 2015. The amounts collected from any development do not adequately reflect today's cost of labour and material.

Thank you for your consideration in approving IOM's request.

Yours sincerely,

A [REDACTED] Manning

[REDACTED]
White Rock, BC [REDACTED]

From: [C \[REDACTED\] Sherman](#)
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 9, 2023 3:14:30 PM

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I am Opposed to adding any additional units to these buildings.

Regards

C [REDACTED] Sherman

From: [REDACTED]
To: [Clerk's Office](#)
Subject: Bylaw 2467
Date: May 9, 2023 7:56:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

As a passionate resident of White Rock, I wholeheartedly support the proposed changes at 1454 Oxford Street. It addresses our housing needs while fostering growth and a brighter future for our community. With thoughtful design, it can enhance our landscape, adding modernity while preserving our unique charm. The project will stimulate our local economy, creating job opportunities and supporting local businesses. I kindly request your support in embracing progress and shaping the future of White Rock. Together, let's build a thriving and vibrant community we can be proud of.

Rebecca
Resident at: [REDACTED] White Rock

From: [D \[REDACTED\] Petersen](#)
To: [Clerk's Office](#)
Subject: BYLAW 2467
Date: May 10, 2023 8:23:30 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 33 year resident of White Rock, strongly opposed to the expansion of 82 extra units to the two building development at 1454 Oxford Ave., White Rock.

D [REDACTED] Petersen
[REDACTED]

“Do the best you can until you know better.
Then when you know better, do better.”
Maya Angelou

From: [White Rock Council](#)
To: [Clerk's Office](#)
Subject: FW: 1454 Oxford - Public Hearing May 14, 2023 - UNANIMOUS SUPPORT!
Date: May 10, 2023 10:04:33 AM

From: [REDACTED] Calenda [REDACTED]
Sent: May 5, 2023 9:28 AM
To: Megan Knight <mknight@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Elaine Cheung <echeung@whiterockcity.ca>; Ernie Klassen <eklassen@whiterockcity.ca>; Bill Lawrence <blawrence@whiterockcity.ca>; Michele Partridge <mpartridge@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: White Rock Council <whiterockcouncil@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: 1454 Oxford - Public Hearing May 14, 2023 - UNANIMOUS SUPPORT!

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I continue to be devoted to White Rock. Serving as your Interim Director of Planning and Development Services was an honour and the highlight of my urban planning career so far. Perhaps it's the Sirens of Semiahmoo that continue to call? Go figure!

The staff report on the 1454 Oxford Street Rezoning is brilliant, thorough and complete. The application continues to be consistent with your OCP as written. It represents urban neighbourhood planning best practises version 2023. Accordingly, it deserves to be supported on its own merits.

THINK of what this application means to White Rock. More housing. More tax base assessment value. More VOLUNTARY community amenity contributions. More business. More eyes on the street and 'live in' customers for your city centre. And more implementation of your OCP. About time!

Some of the neighbours will bring up traffic concerns. Be reminded that Oxford and Vidal are major streets in White Rock. They are designed to carry lots and lots of traffic; much more traffic than will be generated by this development. The Traffic Impact Report shows there will be **30 more traffic movements during peak hours** from the 78 additional units. That's nothing! No surcharging of the roads. And no parking issue as the development provides many more parking spaces than needed to accommodate the entire development including both towers.

I draw your attention to the following paragraph from the report.

However, the Applicant is voluntarily offering an amenity contribution for the application in the amount of \$2,320,661.46. The rationale for the CACs is based on a prorated per dwelling unit rate based on the \$3.6M previously paid for an application of 121 dwelling units between towers A & B ($\$29,752.07 \times 78$ additional dwelling units = \$2,320,661.46)

You are reminded that the proposed \$2.3M+ CAC is completely voluntary. Not required by the OCP and/or the zoning bylaw and/or any other policy. **It's a gift!** Some on Council may be tempted to negotiate a higher CAC. I recommend against that. We are in a housing emergency and this developer is willing to rezone his already fully approved application to produce 78 more units. That's 78 more homes for the citizens of White Rock who can't otherwise afford a single family house anywhere. Same building form, more parking than needed etc. Don't look a gift horse in the mouth.

Please give this one your unanimous approval and continue to move White Rock forward. That's where the smart money is.

Thanks and ciao for now.

J

J **Calenda, MCIP (Retired), DTM**

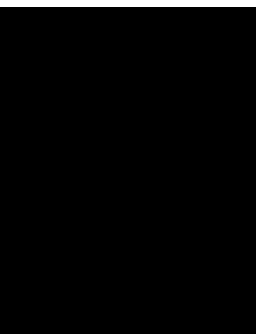
Consulting City Planner

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Cell: [REDACTED] Email : [REDACTED] Address: [REDACTED] Victoria, BC, [REDACTED]



PS. Here is the link to the April 1st Whole Home Show and MMH in Victoria. FYI.

<https://www.iheartradio.ca/cfax-1070/shows/the-whole-home-show-with-tony-joe-1.2342888>