

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



Minutes

May 15, 2023, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight
Councillor Chesney
Councillor Cheung
Councillor Klassen
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan

STAFF: Anne Berry, Acting Chief Administrative Officer / Director of Planning and Development Services
Tracey Arthur, Director of Corporate Administration
Candice Gartry, Director of Financial Services
Kari Laing, Director of Human Resources
Ed Wolfe, Fire Chief
John Woolgar, Director of Recreation and Culture
Rebecca Forrest, Manager of Cultural Development
Corrine Haer, Acting Director of Engineering and Municipal Operations
John Stech, Manager of Community Recreation
Ralph Volkens, Manager of Parking Services
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 41 (approximately)

1. CALL HEARING TO ORDER

The public hearing meeting was called to order at 4:04 p.m.

**BYLAW NO. 2467 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000,
AMENDMENT (CD-46 - 1454 OXFORD STREET) BYLAW, 2023, NO. 2467**

CIVID ADDRESS: 1454 Oxford Street

PURPOSE: The two building multi-family development at 1454 Oxford Street was approved by Council in 2017. As this development has been previously approved this application specifically proposes to amend the White Rock Zoning Bylaw to allow for an increase in the number of permitted units in Building B only (from 43 to 125 units). The increase in units of Building B would be accomplished by a reconfiguration of floor plans to create smaller units. No change in building height or floor area is proposed.

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

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

- Notice was published in the May 4 and 11 editions of the Peace Arch News
- 385 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 May 2, 2023

4. **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.

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

As of 8:30 a.m. on May 10, 2023 there have been **nineteen (19)** submissions received.

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
Author	Date Received	City of Residence	Status	Item #
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

Note: Submissions received between 8:30 a.m. on May 10, 2023 and 12:00 p.m. (noon) on May 15, 2023 will be presented "On Table" at the Public Hearing.

Nineteen (19) submissions were included in the agenda package:

- 12 in support; and
- 7 not in support

On table there were sixty-one (61) submissions received:

- 31 in support;
- 27 not in support;
- 2 with comments; and,
- A photograph of a petition with 34 signatures stating *"we the residents of the hillside demand that the City and/or developer install a traffic light at the corner of Oxford and Russell"*

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

- M. Hillman, Burnaby, in support of the application, would like to see it proceed to assist with the housing supply and offer more affordable housing options; further in support of the unit pre-sale opportunity being offered to White Rock residents and with the increased amenity contribution.
- J. Stewart, White Rock, in support of the application, noted that this is needed in the area due to the housing shortage and stated additional units will assist with the City's tax base, does not anticipate a large impact on the community.

- S. Robinson, White Rock, not in support of the application, noted concerns with infrastructure stating it is not sufficient to support an increase in high-rises, medical services, fire and police matters.
- I. Mankey, White Rock, not in support of the application, noted concerns with the density and height for the area (not in close proximity to the Town Centre). Stated that additional units cannot be managed with current infrastructure and suggested that shorter buildings with smaller units be considered.
- T. Ellis, White Rock, not in support of the application, noted concerns with infrastructure and traffic stating that traffic in the area is already busy and the increase in people will add to the wear and tear on the city.
- G. Sangha, White Rock, in support of the application, stated this is needed due to there currently being a national housing crisis. Noted the proposal is not changing the Official Community Plan and the additional units are being offered without an increase to the height of the building.
- S. Peddemors, Parksville, in support of the application, stated that the project will add to the housing stock that is needed in the community; and further that when the original project was approved larger units made sense, changes in the market and in the housing-crisis no longer indicate this and the smaller units can help.
- J. Kudryk, Surrey, in support of the application, stated this will assist with the current housing shortage.
- D. Fung, Vancouver, principle of Bundt and Associates for the project, stated they do not anticipate a change in traffic patterns for the area to be large; and further that the development is providing 409 stalls for 203 units to help lessen concerns with street parking and noted that the project is on a transit route (will assist with traffic concerns).
- C.J. Sidhu, White Rock, in support of the application, spoke to the need for additional housing in the community. Stated that this is a reasonable way to increase units without increasing height.
- L. Todd, White Rock, providing suggestions/ comments on the application, stated that smaller units would fit the needs of the community. Would like to see a mix of options for affordable housing (subsidized, geared to income etc.). Concerns noted with additional traffic / congestion and that the infrastructure needs to be addressed including traffic lights.

- R. Mann, Surrey, the Applicant, is an advocate for affordable housing and has been working with the city to address this (joint effort with many different organizations). Stated that the increase in amenity contributions (2.5 million) could go towards an affordable housing project in the city and that they have been working with staff to ensure that the infrastructure in the area can handle the loads of the proposed building.
- C. McGuire, White Rock, not in support of the application, concerns noted with the development in relation to traffic, infrastructure, schools, fire services and hospitals (not equipped for this); and further that there is too much growth in the area already.
- T. Scott, White Rock, not in support of the application, noted concerns with traffic in the area, stating that both traffic and infrastructure need to be addressed prior to adding more density.
- R. Livingstone, White Rock, provided comments on the application, noted traffic concerns, and suggested that ingress/ egress be moved from Oxford Street to the street behind.

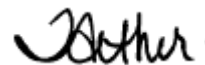
At 5:01 p.m. after calling for anyone else to speak it was determined there were no further speakers.

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

n/a

8. **CONCLUSION OF THE MAY 15, 2023 PUBLIC HEARING**

The meeting was concluded at 5:01 p.m.



Mayor Knight

Tracey Arthur, Director of Corporate Administration