

**From:** [Aaron Pauliuk](#)  
**To:** [Darryl Walker](#); [David Chesney](#); [Helen Fathers](#); [Erika Johanson](#); [Scott Kristjanson](#); [Anthony Manning](#); [Christopher Trevelyan](#)  
**Cc:** [Carl Isaak](#); [Tracey Arthur](#); [Debbie Johnstone](#)  
**Subject:** BYLAW 2351: Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital  
**Date:** February 23, 2021 9:25:05 PM  
**Attachments:** [Beachway Handout.pdf](#)  
[Beachway Petition.pdf](#)  
[Completed Petitions.pdf](#)

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Dear Mayor and Council

Please see below the email and attachments that were sent out starting February 1<sup>st</sup> inquiring into the support of the Beachway project. White Rock residents stepped up and helped out to gather support as they believe this is a greatly needed project for our city.

As of tonight I have **267** White Rock residents and or land owners in support of the project.

Please see attached Names, addresses and phone numbers on attached "Completed Petitions".

Tracey please add this as a submission to the Public Hearing for March 1<sup>st</sup>.

Thanks,

Aaron Pauliuk

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**Subject:** Petition for Beachway - Below Market Rental + Market Condos in White Rock one block from Peace Arch Hospital

Hi

I am sending this email to see if you would support this project, in January it received 1<sup>st</sup> and 2<sup>nd</sup> reading by White Rock Council, the Public Hearing is scheduled for March 1<sup>st</sup>.

Due to COVID it is going to be a virtual meeting and probably not a lot of people will attend.

In 2017 we did a door to door petition for signatures in support of higher density in the area by White Rock residents and received **204**.

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- Fourteen three story Town Houses on Maple St.

If you are a White Rock resident or White Rock land owner and support this development please fill it out and email it back, everyone in your house hold can be listed if they are in favor.

If you don't have a scanner you can take a picture and text it to me

I would like to ask that if you have any family or friends in W.R. you forward this email to them.

Aaron Pauliuk  
15674 North Bluff Road  
White Rock, B.C.



Virus-free. [www.avg.com](http://www.avg.com)

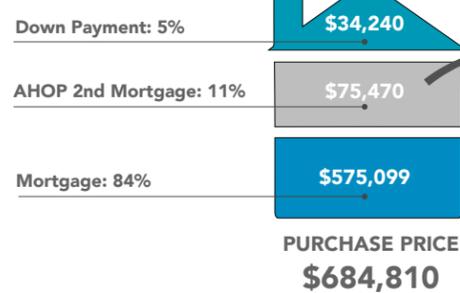
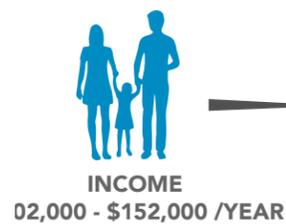
**Beachway will bring affordable homes to the community with ownership and rental options**

The project will transform six existing single family home lots into a vibrant new community with a mix of residential units for “growing up and growing old” in the same neighbourhood. Open and engaging public realm spaces are provided to enhance the character of the built environment, supporting the City of White Rock’s socially-oriented urban design principles.

The proposed use, height, and density are consistent with the East Side Large Lot Infill Area designation in the City of White Rock Official Community Plan (OCP).

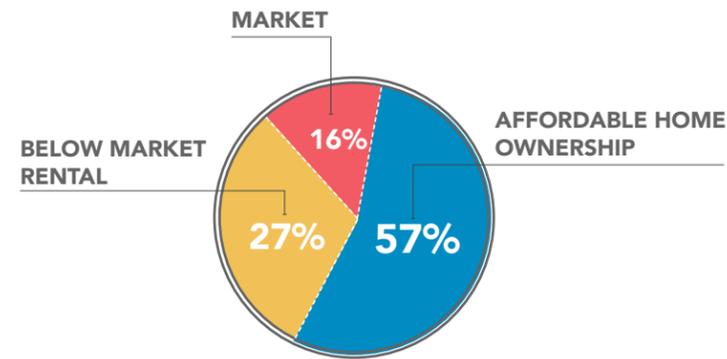
Affordable home ownership options includes 49 1 - 3 bedroom apartments. There are also 25 affordable rental units.

The Affordable Home Ownership Plan (AHOP), the Provider (Developer) provides funding for the 2nd mortgage, representing 11% of the total cost. When the unit is resold by the purchaser, this amount is transferred to the City. At an average purchase price of \$684,810, this will result in total future revenue of \$3,700,000 for the City of White Rock.



CITY OF WHITE ROCK  
\$75,470 x 49 UNITS  
=\$3,700,000

**Unit Mix = 84% affordable units & 16% market**



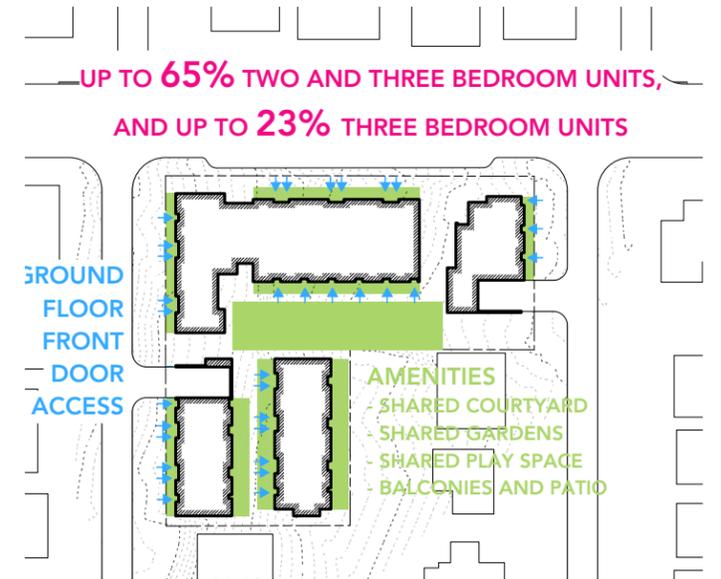
**Quick Summary**

Height: 2 - six storey buildings  
14 - three storey townhouses

6 Storey Total Homes:	74 (100%)
3-br:	6 ( 8%)
2-br:	45 (61%)
1-br:	23 (31%)
Rental:	25 (33.7%)
Density:	2.49

Townhouses Total Homes:	14
Density:	1.41

Total Parking: 140 + 1 Loading



**Community Benefits**

Community benefits include the following:

**BEYOND ART:** Striking architecture frames the gateway to White Rock along North Bluff Road.

**ENERGY PERFORMANCE:** The buildings’ energy performance is 30% better than 2016 building codes, which will result in lower utility bills for residents.

**WELLNESS BY DESIGN:** Indoor and outdoor social spaces nurture community connections; 2- and 3-bedroom homes (over 55% of total) invite families to make their home here.

**ENVIRONMENTAL STEWARDSHIP:** Construction will be made green through off-site assembly and innovative prefabricated timber materials, resulting in zero waste to landfill.

**OFFICIAL COMMUNITY PLAN ALIGNMENT:** The White Rock OCP—Imagine White Rock 2045—from 2017 encourages more housing in the East Side Large Lot Infill area.

**HOUSING CLOSE TO TRANSIT AND JOBS:** North Bluff Road is a major transit route, and the site is only a five minute walk to major employment centres, such as the Peace Arch Hospital. It’s also only a ten minute walk to shops and services at Semiahmoo Centre.



View of Courtyard looking east.



View looking west from North Bluff Road and Lee Street.

# BEACHWAY

## Petition

Mayor and Council

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As a member of the White Rock Community I would like you to know that I am in full support of this project.

	Name	Address	Phone
①	Andrew Green	14778 Thrift Ave White Rock	604-866-7062
②	Arielle Green	14778 Thrift Ave White Rock	604-809-2316
③	Nurt Crawford	15674 North Bluff RD White Rock	604-613-1929
④	Le. Christiansen	1593 Lee St White Rock	778-991-5052
⑤	P. Christiansen	1593 Lee St White Rock	778-991-5072
⑥	Jamal SARRAF	1570 Maple St	604-200-3848
⑦	Georgette HOURANI	1570 Maple St.	604-200-3848
⑧	Tyler Blackmore	15654 North Bluff RD.	778-681-8033
⑨	Brad Ovestordick	15654 North Bluff RD	604-612-0775
⑩	Lynn Sinclair	15490 Columbia Ave W.R.	604-340-2276
⑪	Alaron Pauluk	15654 North Bluff RD W.R.	604-813-3535
⑫	Jennifer Boyd	15655 Russell Ave W.R.	604-354-3449
⑬	Bill Mikalif	1553 Lee St	604-541-9549
⑭	LAM PADAM	15721 Russell Ave	778-861-0049
⑮	SHAMMA MAMAT	15721 Russell Ave	778-245-4708
⑯	Christine Hong	15750 Russell Ave	778-319-1761
⑰	Karl Pennerogst	15730 Russell Ave	604-366-1807
⑱	Lesley Gifford	15720 Russell Ave	778-772-2597

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	Name	Address	Phone
19	Denise Cohen	13902 Malabar Ave White Rock BC	604-802-2749
20	Roy Jackson	14862 Roper Ave	604-531-8707
21	Les Roper	15161 Roper Ave	" 308-1198
22	David Cohen	13902 Malabar Ave W/B. BC	604-202-2749
23	J. LEES	15676 RUSSELL AVE W/R	604-531-2908
24	J. LEES	" " "	" " "
25	T. Johnstone	983 Kent Street White Rock	604-802-8049
26	C. JOHNSTONE	" " " "	604-303-6723
27	VICTORIA BACH	17620 RUSSELL AVE " "	604-525-9120
28	Lura Garaje	15738 McBeth Rd Surrey	604-868-7579
29	RANJIT D	15288 Royal AVE	604-626-8424
30	BALJIT D	15288 Royal "	604-626-8424
31	Ryan McKenzie	14476 North Bluff RD.	604-536-0510
32	James Rockwell	1434 Oxford St WR	778-231-5021
33	Ludie Klymek	1434 Oxford St WR	778-231-5021
34	Michelle Lode	1580 Maple St WR	604-418-4547
35	Georgeloch	1580 Maple St WR	604-531-2890
X	Cole Brown	2729 158 St	604-209-3369

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	Name	Address	Phone
36	Tollason	15235 Pacific Ave	604 781 5920
37	D. SMISKO	15158 ROYAL AVE	604 729 2019
38	B. Dressler	15826 Russell Ave	604 445 0168
39	M n 4 m k	15157 - Pleasant	
40	J. Gale	1368 Foster St	
41	J. Danish	Roper Ave. 14899 Cedar.	
42	D. D'Saun.	15284 Buena Vista	
43	E. W. GUSIN	(15066) Victoria Ave. (PRIVATE)	236-800-4421
44	Peter Johns	7064 114th St Ritz BC	778-244-4423
45	Rich ARMSTRONG	1559 COLINA BA	778-837-2259
46	MARIN BOZIC	15862 MCBETH RD SURREY	778 829 5589
X	Mallory Manley	5837 Seppens Way	778-846-1625
47	Richard Manley	15517 McKim Dr.	607-573-9320
48	W. D. D. D.	15216 PACIFIC AVE	604-542-2670
49	A. D. D.	1031 Finlay St	
50	S. D. D.	1022 E. W. S. St	
51	G. W. S. S.	q/a Maple	778 887 2121
X	J. W. S. S.	6	

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	Name	Address	Phone
X	SKIN DEAN	15355 16TH AVENUE, Surrey, BC	778-302-6379
X	Collin Van Dun	6360 Ross Street, Vancouver, BC	778 988 8629
(52)	Sturmyrge	Market Arch Bluff road	778 575 862
(53)	Am	1570 black bay ave White Rock	607-817-8087
X	Brian Cheng	3532 150 Street Surrey BC	778 863 8548
(54)	Anna Reznik	205 1380 Gorge Sp White Rock	778 898 5043
(55)	Neel Chives	402-15025 Victoria Ave W.R.	778 228 0380
(56)	Lindsay Mawak	1050 Martin St W.R.	604.674.2170
(57)	Aiden Duffy	2890 57st	604.987.1391
(58)	Natalie Dobbs	White rock	604.600.5943
(59)	Allen Roden	13 White rock	778-534-9600
(60)	Robin Mida	White Rock	250-575-2000
(61)	Debra Goto	1370 EVERETT ST WR.	778-549-7405
(62)	Kate Meech	1066 Centre St.	604 866 3589
(63)	John	302-1225 HERKIN	604 889 5274
(64)	Dore Milno	223 16989 Road	604 538 2415
(65)	Alex Gwir	White Rock	604.441.441

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	Name	Address	Phone
(66)	Austin Jorgensen	14837 Buena Vista Ave, White Rock	604-765-5221
(67)	Lorelei Paule	15152 Russell Ave	778-411421
68	TREVELLINGEN	15170 PROSPECT	778-549-0803
69	KEVIN ELLINGSEN	15170 PROSPECT	778-840-1179
70	Mary-Lou	White Rock	778-847528
71	DAVE HOMER	White Rock	778-838-8101
72	MARLENE F	White Rock	778-549-9931
73	J. SOREY	11448 JOHNSTON	416-508-2548
X	Tanya McKay	14587 86 ave	778-316-4416
X	R. Jambour	116280 11 ave	604-538-3761
74	CHRIS SMITH	15251 ROYAL AVE	778-968-7430
75	ANDY KLINE	1225 NEEDLEW	604-542-5099
76	(J. STAIN)	WA	
77	ANDY CUFAR	WHITE ROCK	604-9104056
78	TRAVIS	White Rock	604-616-1900
79	Lynne Bost	WR	604-262-6587
80	Maxwell Povich	1243 67st Street	604-794-7303
81	LEE K... ..	1280 FIR ST	604-818-8396

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	Name	Address	Phone
82	Christina Row	302-15158 Royal Ave.	778-9887836
83	Geoff Ashew	1589 Martin St	778 847 8725
84	Cassie Dekker	1589 Martin St.	
X	Austin Kao	15288 76 Ave Surrey	604 710 2580
85	Michael Puchner	1558 First Street, White Rock, BC	778 229 8125
X	Marie Annady	1219 90 Douglas Surrey	978 239 0277
86	Sharon Symes	White Rock	604 90 2927
87	Kam Atkinson	15289 Marlin Dr.	604 714 1972
88	John Lavalley	15449 Marlin Dr	604-626-5493
89	James Paxon	15573 GOGGS AVE.	604 368 2413
90	Kimberly Kuarailo	15573 Goggs Ave	604-908-1605
91	J. Neelak	15365 PACIFIC	604 812 4491
92	Sean Ahern	206 1544 Fir St	604 377 1253
93	Erin MacCoy	1369 Winter St.	604-314-4217
94	PG McConville	1365 Fir St	604 388 3251
X	Nanci Sidon	2233 124th St. Surrey	604 319 0080
95	JANA NAJAL	14756 Gordon Ave	604 925 2544
96	Karen McFarlane	1473 104th St RD	778 386 5652

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	Name	Address	Phone
97	Susan Vollmar	104-1250 MARTIN STREET, WHITE ROCK	604-865-2941
98	Wayne Vollmar	104-1250 MARTIN STREET, WHITE ROCK	778-953-6865
99	Harp Sarah	1539 maple St w.R.	604-765-9557
100	Harp Sarah	1529 maple St w.R.	604-765-9557
101	Harp Sarah	1509 maple St. w.R.	604-765-9557
102	Harp Sarah	15631 Russell Ave w.R.	604-765-9557
103	Matt Weber	15704 North Bluff Rd w.R.	604-889-0705
104	Matt weber	15724 North Bluff Rd w.R.	604-889-0705
105	Matt weber	15728 North Bluff Rd w.R.	604-889-0705
106	Matt weber	15738 North Bluff Rd w.R.	604-889-0705
107	Matt weber	15748 North Bluff Rd w.R.	604-889-0705
108	Matt weber	15758 North Bluff Rd w.R.	604-889-0705
109	Matt weber	15770 North Bluff Rd w.R.	604-889-0705
110	Dave Paingtz	2-1426 Finlay St.	604-338-5279
111	Barbara Fraser Tilley	1-1426 Finlay St	604-538-3457
112	Trenor Tilley	1-1426 Finlay St	"
113	Elizabeth Tilley	1-1426 Finlay St.	"
114	Klondahottelle	4-1426 Finlay St.	604-531-4454

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	Name	Address	Phone
115	David Sexsmith	15154 Roper Ave	604-754-1238
116	Stephen Klever	15880 Columbia Ave W.R.	604 314 0420
117	Paula Perkins	14899 Marinal Dr	604-765-5378
118	Estrevez	7450 Dorcheta Dr	778 525 2507
119	Katherine Lyon	31-1415 Lamey Hill Rd	778 628 8389
120	Budget Perry Fox	1520 Vidal St.	2369900939
X	Markus		
121	H. Shaw	1330 Martin St.	604 868 6400
122	CEPARKES	15309 Royal Ave	236 989 1975
123	S Schappert	15484 Victoria Ave	778 953 2160
124	JERRY MILLER	15066 ROYAL AVE	778 837 5243
125	Chrystal	15010 Prospect	778 576 7914
X	LIZ Tracy	15325 25th Surrey	604 574 4192
126	Markus	M 15321 Russel	778 231 305
127	Krooke Colby	15066 Victoria	604 617 8478
128	Kelly Tournemile	15115 Prospect Ave WR BC	778-855-0878
X	Shawn Wang		236 880 5464
129	Victoria Bennett	4022 North Bluff Rd WR BC	604 837 3007

Kt.

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	Name	Address	Phone
130	Jasmin Khosay	15839 Cliff Ave White Rock	(604) 725-4076
131	Amos MacDonald	15839 Cliff Ave White Rock, BC	(604) 441-1670
132	Paige Read	1569 Cory Rd w.A. v4B3J1	778-883-0063
133	JAN FRASER	1592 STEVENS ST W.R.	604-535-9040
134	Bari McMillion	15291 Victoria Ave w.R.	604-727-8844
135	Wayne McMillion	15291 Victoria Ave w.R.	604-220-2858
136	Kanwar Dhanrait	1265 Stayte Road w.A.	604-355-6789
137	Gurpreet Dhanrait	1265 Stayte Road w.A.	" "
138	Harsimar "	" " " " " "	" "
139	Jag Hehar	1243 Stayte Road w.A.	Jag1hehar@gmail.com
140	Barb Howes	1592 Stevens St w.A.	604-535-9840
141	Derek Townsend	1570 Maple ST w.A.	604-687-2200
142	Benjamin Curry	1580 Maple ST w.A.	604-687-5325
143	Morgan Brewster	15664 North Bluff Rd w.A.	778-989-2739
144	Derek Townsend	1593 Lee St w.A.	604-687-2200
145	Alexa Brewster	15655 Russell Ave w.A.	604-786-4894
146	Harp Saran	1559 Maple St w.A.	604-765-9557
147	Harp Saran	1549 Maple St w.A.	604-765-9557

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Petition

*HALL [Signature]*

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	Name	Address	Phone
X	Stacy de Mann	12829 - 63B Ave Surra	604-594-1511
148	Therese	104-1327 Bett St White Rock	749-907-4660
149	K Pachapink	308-1319 MARTIN W.R.	604-307-5054
150	J. [unclear]	106-15210 Pacific Ave	405-616-6511
151	J. Michael	201-1355 Winter St W.R.	604-536-7513
152	Judy Bishop	215-1280 Fir St. White Rock	604-538-3513
153	Tom [unclear]	102-15469 Bering Vista Ave	778-388-8682
154	Traci Antonia	1350 Verall St.	581-777-9927
155	S Boock	939 Finlay St. White Rock	718-231-6719
156	Jonathan Page	14855 Bemista Ave	604-542-1967
157	M. McCall	103-1280 FIR ST.	604-881-5401
158	Darius	15744 victor Ave	604-5406
159	T. GARMAN	" " "	599-6379
160	S. Asch	1160 Oxford ST	250-689-8785
161	A. KUDENKA	15432 16A Ave.	604-833-9104
162	E. McGinn	912 Parker St	778-836-4110
163	Roy Low	14881 N Bluff rd	778-951-2121
164	J. M. [unclear]	14995 MANA DR	604-236-2000

KT

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	Name	Address	Phone
165	David Ritz	Marine Dr	604-614-1211
166	Fiona Wiseman	Fiona, 287 Johnston Rd	604-559-8362
167	[unclear]	WHITE ROCK	604-800-7022
168	[unclear]	WHITE ROCK	
169	Anthony L. Sept	White Rock	604-897-0124
170	Andrew McDonald	White Rock	604-230-1895
171	Alice Cameron	White Rock	604-838-1615
172	Jane Templeton	Winter St White Rock	
173	Doug Westcott	201 White Rock	403-331-5106
174	Kyle Mackinnon	White Rock	604-308-5357
175	P. Sihota	White Rock	6-782-4796
176	J. VAN STAVEREN	PARKER ST, WHITE ROCK, B.C	604-560-3613
177	E.L. Soper	#1 15156 Victoria Ave	604-531-1814
178	R. STEWART	15393 MARINE DR.	604-570-8076
179	D. Walsh	White Rock	604-617-3410
180	Johanna May	White Rock	
181	K. Whitmarsh	14772 Upper Roper Ave	604-470-1786
182	[unclear]	1341 Furber St	604-774-1728

# BEACHWAY

## Petition

Mayor and Council

Beachway is located one block from Peace arch Hospital from Maple to Lee St on North Bluff and 1570 & 1580 Maple St.

This area of North Bluff is an arterial route to the highway 99 interchange and on a major bus route. It also allows the city to achieve higher density without blocking the cherished views of the mature neighborhoods to the South.

Consisting of:

- One six story below market rental building owned and operated by a non-profit on North Bluff containing 25 units.
- One six story market condo building on North Bluff containing 49 units.
- Fourteen three story Town Houses on Maple St.

As a member of the White Rock Community I would like you to know that I am in full support of this project.

	Name	Address	Phone
183	ASH Kaban	1243 BFs 7 Street	604 327 7773
X	Felicia Menden	1938 1578 St	778-384-9481
184	hader c	604 778 954 - 9877	
X	CHRISM	1358 ROYAL AVE	604 365 3062
185	Alma Hamby	15085 MARINE DR	604-812-5787
186	S BITZER	15280 Royal ave	604-619-4449
187	Peter Murre	15392 COLUMBIA AVE	780 499 0700
188	Tracy Mikut		778 953 4248
X	W SOCKLE	15154 Royal Ave	778 336-4417
189	D Renaud	1831 LILAC DR.	
190	Chris Booth	209-1081 Market St.	604 705-0860
191	Jessie	Bay View 101	555-7755
192	Rebecca Spive	15210 Pacific Ave	604 440-7465
193	Wesley	2576 W 10th	604 260 0440
X	Will	15417 FOODS AVE	778 874-8683
194	Sandra	15127 Maple DR.	778-232-5700
195	A Macdonald	15341 Pacific Ave	

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	Name	Address	Phone
197	MIKE HOPLNAR	1590 LANCASTER ST.	604 614 7526
198	Shayara Hornak	1590 Lancaster Street White Rock	604-218-1008
199	Mike Pearce	#307 1119 Vidal St W.R.	
200	Debra Pearce	#307 1119 Vidal St W.R.	
201	Tracy Pauluk	15674 NORTHBLUFF Rd W.R.	604-783-1563
202	Katya Skinner	1464 Maple St. White Rock.	" 604-7290630
203	Nath Wilke		
204	Aman Chera	1440 maple Street, White Rock	778-246-2895
205	Mandeep Chera	1440 maple Street, White Rock	604-584-2895
206	Longal Jusul	15689 66th AVE White Rock	604-897-8837
207	Joshabbatville	4-1426 Finlay St. W.R.	604-531-4454
↓ new	208	Amyle Moya	5-1426 Finlay St white rock.
	209	Elis Lb	3-1426 Finlay St white rock 778-998-5319
	210		1495 Maple St White Rock 604-835-8007
	211		1495 maple Street white rock 604 649 4645
	212	Michelle Jackson	14862 Roper Ave W.R. 604-807-7112
	213	Josh Jackson	14862 Roper Ave W.R. 604-807-7112
	214	John Korponisky	H104 14934 Thrift Ave W.R. 604-230-4050

















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Name	Address	Phone
245 Karponish 244 EDGAR QUINN	13940 COLDICUTT AVE WHITE ROCK B.C. V4B3B2	604-531-2531
Theresa Karponish	#104 14934 Thrift Ave WR	604-230-4050
246 Anne Quinn	13940 Coldicutt Av, WHITE ROCK V4B3B2	604-531-2531
247 Mike Kitchen	15440 Russell Ave W.R.	604-240-0177
248 Lily Kitchen	15440 Russell Ave W.R.	604-240-0177
249 Stewart Peddemors	#305 1360 Martin St W.R.	604-329-6759
250 Lily Peddemors	#305 1360 Martin St WR	604-329-6759
251 Catherine Milby	15962 North Bluff Rd W.R.	604-536-7592
252 Andrew Milby	15962 North Bluff Rd WR	604-536-7592
253 Helen Ho	1071 Kent ST W.R.	778-689-4418
254 Ken Johnson	#202 15097 Marine Dr WR	604-240-6660
255 Debbis Johnson	#202 15097 Marine Dr WR	604-240-6660
256 Davis Johnson	1308 Stevens St WR	604-614-9515
257 Elia Delorme	1308 Stevens St WR	604-789-1407
258 Dave Sharpe	#201 15097 Marine Dr WR	604-240-6660
259 Gordy Sangha	14181 Whately Ave W.R.	604-763-6450
260 Linda Sangha	14181 Whately Ave WR	604-763-6450
261 AL Hippesley	#1502 1473 Johnston WR	604-240-0855

