

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



Minutes

July 24, 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: Jim Gordon, Acting Chief Administrative Officer / Director of
Engineering and Municipal Operations
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Kari Laing, Director of Human Resources
Ed Wolfe, Fire Chief
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 81 (approximately)

1. CALL HEARING TO ORDER

The hearing was called to order at 4:03 p.m.

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

CIVIC ADDRESS: 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street

PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone four
properties from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit

(Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the "Comprehensive Development Zone (CD) 68" to enable a proposed multi-unit residential project that consists of purpose-built rental and affordable housing apartments ranging from studios to 3-bedroom units to be built.

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 July 13 and 20 editions of the Peace Arch News
- 911 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 11, 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.

Amendments from the June 26, 2023 Regular Council meeting have been provided in the proposed bylaw and noted, including:

- An additional 41 parking stalls added (meeting the minimum requirement of 209 off-street parking stalls);
- Inclusion of EV parking stalls and regular stalls being roughed in for future EV use; and,
- The Housing Agreement tenure has been changed from 12 to 15 years.

It was clarified that there was an error on the site map for the bylaw (the omission of Everall Street) due to a problem with the GIS mapping system. The requirements for the statute of the notice have still been met, as the lands that are the subject of the bylaw have been clearly described.

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 July 19, 2023 there have been **five (5)** submissions received.

Author	Date Received	City of Residence	Status	Item #
E. Malischewski	July 14, 2023	White Rock	Comments	C-1
B. Revel & J. Murphy	July 14, 2023	White Rock	Support	C-2
J. Routledge	July 17, 2023	White Rock	Support	C-3
R. Johnston	July 18, 2023	White Rock	Opposed (with comments)	C-4
D. Bower	July 19, 2023	White Rock	Opposed	C-5

On Table there were fifty-four (54) submissions received:

- Four (4) in support;
- Forty-One (41) not in support; and,
- Nine (9) with comments.

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

- G. Schwartz, White Rock, not in support of the application, noted he was in support of the four (4) story development on this site but not six (6) stories. Expressed concerns with the development process, traffic, parking, density, infrastructure, environmental (limiting greenspace and shadowing) and fire.
- L. Schwartz, White Rock, not in support of the application, was in support of the original proposal but not six (6) stories. Concerns were noted with referring to this development as "affordable housing", and with the development process (has already come for a public hearing).
- G. Hedberg, White Rock, not in support of the application, stated with future development already coming forward White Rock is already doing its part to address housing issues. Further noted concerns with density, street parking and fire safety.
- G. Johnson, White Rock, not in support of the application, stated concerns with safety (fire concerns for a six-story wood-framed building) and parking.
- C. McGuire, White Rock, not in support of the application, noted concerns with traffic, schools (not enough in the area), lack of recreation facilities in the area(ex. pools), dogs (would like to see a place for dogs to relieve themselves), shadowing for neighbours across the street, height and density.
- B. Wilson, White Rock, not in support of the application, stated this is the wrong project in the wrong place. Safety concerns were noted for residents and neighbours of the building in terms of fire. The proposed rooftop was also noted relating to noise and safety.
- C. Boily, White Rock, not in support of the application, concerns with speeding vehicles and noise pollution in the area. Suggested traffic calming measures be put in place.
- A. Nicmans, White Rock, not in support of the application, noted concerns with lack of green space in the community. Stated no outdoor green grass space is being offered by the developer and what is being offered is on a busy corner (Thrift and Vidal). Concerned with overall loss of green space within the city.

- B. Nicmans, White Rock, not in support of the application, noted concerns with the two (2) additional stories being requested for site. Stated overall height will reduce the amount of sunlight for neighbouring properties. Tree retention and safety concerns (fire) were also noted.
- D. Bower, White Rock, not in support of the application, concerns with the trees / tree study. Stated the city's Tree Bylaw would not be adhered to with this project. Further concerns were noted with fire safety (potential risk with the wood-framed development and many trees in the area).
- S. Baptie, White Rock, not in support of the application, noted concerns with the development process. Stated bringing this application back takes away from other staff priorities. Would like to see townhomes built in the area rather than the proposed development.
- W. and S. Buono, White Rock, not in support of the application, noted that they accepted the original proposal (four [4] stories) but not six (6). A public hearing on this application (for the four [4] story development) has already occurred and stated bringing this back again is unfair to the community.
- J. Bergen, White Rock, not in support of the application, noted he echoes the concerns noted already by neighbours.
- G. Wolgemuth, White Rock, not in support of the application, does not support of six (6) storeys for the site, stated this is a high-density project and that infrastructure is not in place to accommodate it.
- W. Merrell, White Rock, not in support of the application, stated the map on the bylaw is incorrect and is misrepresented in the documents. Questioned if an assessment has been done on widening Vidal Street for the parkade or an environmental study for the effect this will have on the ravine. Concern was noted for the trees in the area – would like to see they be retained.
- N. Frie, White Rock, not in support of the application, would like to see townhomes on the site, not in support of a larger proposed development.
- L. Zubor, White Rock, not in support of this application, expressed concerns with density, parking, greenspace, and safety for the area. Stated infrastructure is not in place for the development.

- C. Shields, White Rock, in support of the application, stated there is a housing shortage in White Rock, and this type of development is needed, particularly for young families.
- J. Milobar, White Rock, not in support of the application, echoes concerns noted by his neighbours.
- C. Smart, White Rock, not in support of the application, noted concerns in regard to environment, fire safety for a taller wood-framed building and density.
- H. Peers, White Rock, in support of the application, stated housing and rental housing is needed in the area. Noted having the housing agreement in place will give security of a home for new families. Suggested that tenants of the development would be near amenities in South Surrey.
- K. Jones, White Rock, not in support of the application, noted concerns with density and noted several other projects that have been approved which include rentals, does not feel this additional housing is needed. Concern that the Advisory Design Panel did not approve the application.
- A. Bennet, White Rock, not in support of the application, stated this is not an affordable housing project. Concerns with price of the project and noted that likely this will not be able to remain affordable housing.
- G. Quinn, White Rock, not in support of the application, noted concerns held by the Beverly building including safety (fire), parking, road width, traffic (North Bluff traffic study needs to be expanded) and density in the area.
- W. Svavdfeldt, White Rock, not in support of the application, noted concerns with traffic and parking.
- E. Johanson, White Rock, not in support of the application, spoke to concerns with density. Suggested this proposal should be forwarded to the Advisory Design Panel for their input. Stated the Housing Agreement needs to identify the type of affordable housing being offered.
- E. Poxleitner and N. Lim, Architect and Project Managers for the application, noted amendments to the application including the 209 parking stalls and 25 of EV stalls. Will consider the 2-metre road dedication if required by the City. Stated the traffic study has been updated (noted development is expected to bring only one (1) additional car per minute). Garbage collection will be on-site and will not impede

traffic. Further noted that the fire code has been updated to address concerns with fire safety.

- D. Jerke and G. Romaine, Landscape Architects and Arborists for the project, noted there will be a children's plaza (slides, swings) added for the community (not just for the development). They will be adding 25 trees to the site. Rainwater management and a habitat for pollinators and wild birds will be provided through the green roof; and further an arborist will be on site to ensure the tree protection zone is respected throughout the building process.
- B. Lightowlers, White Rock, not in support of the application, spoke to safety concerns (fires), noted this is a neighbourly area - asked that Council listen to the public with their comments for this project.
- K. Grant, Surrey, in support of the project, spoke to concerns with the increase in prices for rentals. Noted he has been priced out of the White Rock market due in part to a lack of affordable housing options and would like to see this project go ahead.
- H. Weibe, White Rock, provided comments on the application, stated that concerns noted tonight need to be addressed.

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

- B. Wilson, White Rock, not in support of the application, stated that the Advisory Design Panel never approved this project in its previous form (four [4] stories/ 70 units).
- A. Nicmans, White Rock, not in support of the application, noted there are younger families who can afford and do live in White Rock.
- W. Merrell, White Rock, not in support of the application, stated that the homes on the development property are overgrown – concern with the upkeep of the area by the developer. Stated that the empty houses could have been used for rentals while waiting for the development to begin.
- G. Hedberg, White Rock, not in support of the application, stated concerns with the maintenance of the properties boarded up for the development. Noted similar concerns in other areas of the city.
- E. Johanson, White Rock, not in support of the application, stated the Advisory Design Panel did not support this project and this new amendment (being six [6] stories) has never been sent to the Advisory Design Panel for review.

- L. Schwartz, White Rock, not in support of the application, noted that they are in support of four (4) stories for this site. Clarified that just because they don't support six (6) stories does not mean they are not in support of rental or affordable housing.
- B. Nicmans, White Rock, not in support of the application, noted concerns with the developer in regard to the lack of care that is being taken for vacant properties awaiting development.
- K. Jones, White Rock, not in support, noted within the Official Community Plan this is a transition area (not an area with higher density housing).
- R. Dominic, Vice-President of Weststone Group, speaking a first time, provided an overview of current properties that the developer is building in the lower mainland. Stated that their developments are focused on the needs of the community.
- W. Schwartz, White Rock, not in support of the application, speaking a first time, noted concern with the six (6) storey building not fitting this particular property due to concerns with safety (fire), the environment (ravines), and traffic. Stated Vidal is a unique street, and this is not the location for a larger development.

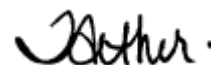
At 6:18 p.m. it was determined there were no further speakers.

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

8. **CONCLUSION OF THE JULY 24, 2023 PUBLIC HEARING**

The meeting was concluded at 6:19 p.m.

Mayor Knight



Tracey Arthur, Director of Corporate Administration