

**ON TABLE
MARCH 1, 2021 - PUBLIC HEARING
ITEM 19**

ON TABLE SUBMISSIONS:

**BYLAW 2351: White Rock Zoning Bylaw, 2012, No. 2000, Amendment
(CD-63- 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street)
Bylaw, 2020, No. 2351**

CIVIC ADDRESS: 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street

March 1, 2021

Author	Date Received	Civic Address	Status	Item #
Email with attached petition from A. Pauliuk. Petition has a total of 249 signatures	February 23, 2021	All noted they are White Rock residents/ property owners	Support	C-2
Email with attached petition from B. Curry. Petition has a total of 249 signatures	February 25, 2021 <i>Note: All petition signatures received under C-3 are the same as C-2, apart from one additional signature.</i>	All noted they are White Rock residents/ property owners	Support	C-3
Dale and Patricia Stinson	February 26, 2021	1558 Lee Street	Opposed	C-4
Bruce McDonald	February 26, 2021	1562 Lee Street	Opposed	C-5
Brian Wilson	February 26, 2021	708 Vidal Street	Opposed	C-6
Lauren Drescher	February 27, 2021	1552 Lee Street	Opposed	C-7
Nader Kerdari	February 28, 2021	1583 Parker Street	Opposed	C-8
Simron Mander	February 28, 2021	Undisclosed	Opposed	C-9
Amy Dhillon	February 28, 2021	Undisclosed	Opposed	C-10
Email with attached petition from M. Bhatti. Petition has a total of 55 signatures	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-11
Email with attached petition from E. Johanson. Petition has a total of 13 signatures	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-12
Email with attached petition from E. Johanson.	March 1, 2021	All noted they are White Rock residents/ property owners	Opposed	C-13

Petition has a total of 74 signatures				
Pat Petralla	March 1, 2021	#106-15020 North Bluff Road	Support	C-14
Chris and Christie Vinson	March 1, 2021	#218-14980 Vine Avenue	Support	C-15
Kenneth Jones	March 1, 2021	Undisclosed	Opposed	C-16
Roberta Columbin	March 1, 2021	14852 Beachview Avenue	Opposed	C-17
Aaron Pauliuk	March 1, 2021	Undisclosed	N/A	C-18
Mukesh Bhatti	December 18, 2020	1573 Parker Place	Opposed	C-19

Note: C-2 was originally included as correspondence in the Public Hearing Agenda package, noting there were 276 signatures. Upon further review, it should be clarified that there are 248 individual full names.

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](#)

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

Please see below the email and attachments that were sent out starting February 1st 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 1st.

Thanks,

Aaron Pauliuk

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 1st and 2nd reading by White Rock Council, the Public Hearing is scheduled for March 1st.

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**.

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

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Consisting of:

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- One six story market condo building on North Bluff containing 49 units.
- 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.

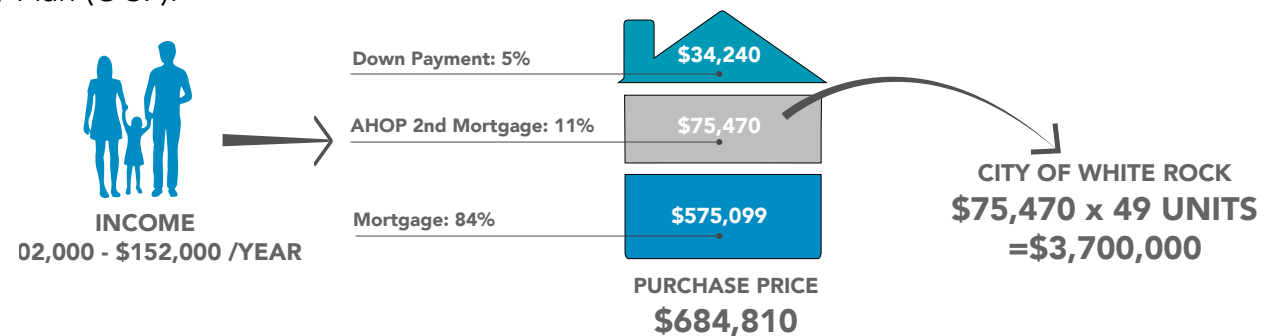


Virus-free. www.avg.com

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.

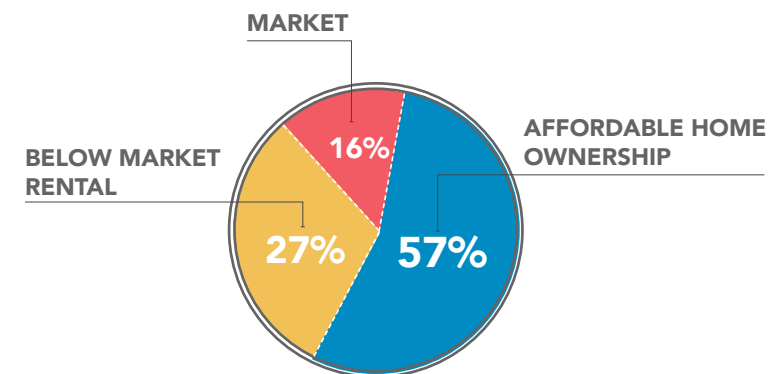
The proposed use, height, and density are consistent with the East Side Large Lot Infill Area designation in the City of White Rock Official Community Plan (OCP).



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

The Affordable Home Ownershop 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.

Unit Mix =
84% affordable units & 16% market



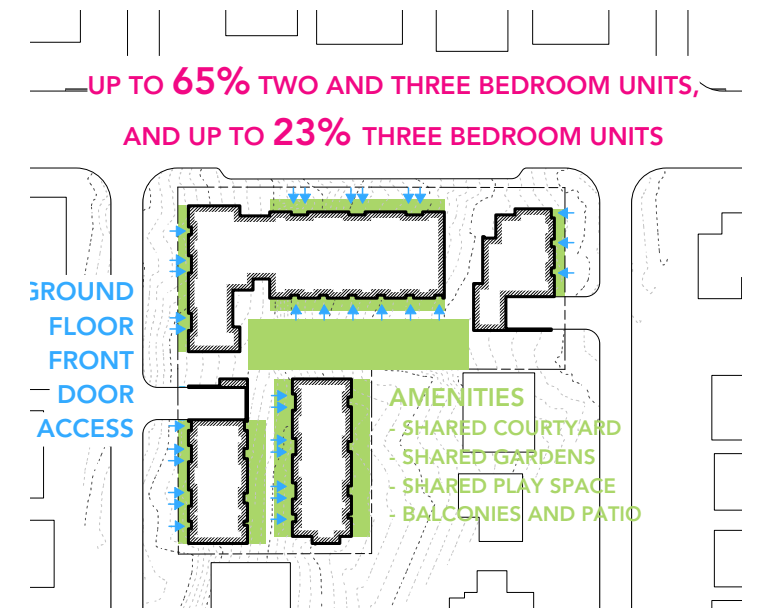
Quick Summary

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.



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	Nord Crawford	15674 North Bluff Rd White Rock	604-613-1929
④	W. Christiansen	1593 Lee St White Rock	778-991-5052
⑤	P. Christiansen	1593 Lee St White Rock	778-991-5072
⑥	Tamal SARRAF	1570 Maple St	604-700-3848
⑦	Georgette HOURANI	1570 Maple St.	604-200-3848
⑧	Tyler Blackmore	15654 North Bluff Rd.	778-681-8033
⑨	Brad Ovestoradiak	15654 North Bluff Rd	604-612-0775
⑩	Lynn Sinclair	15490 Columbia Ave W.R.	604-340-2276
⑪	Aaron Pauliuk	15654 North Bluff Rd W.R.	604-813-5335
⑫	Jennifer Boyd	15655 Russell Ave W.R.	604-354-3449
⑬	Bill Mikail	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 Heng	15750 Russell Ave	778-319-1761
⑰	Karl Pennerogst	15730 Russell Ave	604-366-1857
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	Lynne Gahage	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 Klinek	1434 Oxford St WR	778-231-5021
34	Michelle Lope	1580 Maple St WR	604-418-4547
35	Georgeloch	1580 Maple St WR	604-531-2890
X	Cole Brown	2729 158th	604-209-3369

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Name	Address	Phone
36 Tolleson	15235 Pacific Ave	604 781 5920
37 D. Smith	15158 Royal Ave	604 729 2019
38 B. Dressler	15826 Russell Ave	604 445 0168
39 M. H. H. H.	15157 - Pleasant	
40 J. Galt	1368 Foster St	
41 J. Danish	Roper Ave. near Cedar.	
42 D. D. D.	15284 Buena Vista	
43 E. E. E.	(15066) Victoria Ave. (PRIVATE)	236-800-4421
44 J. J. J.	7064 1184 St. R. R. R.	778-241-4423
45 R. R. R.	1559 Columbia	778-837-2259
46 M. M. M.	15862 MCBETH RD SURREY	778-829-5588
47 M. M. M.	3837 Sappors Way	778-846-1625
48 J. J. J.	15517 M. M. M.	604-533-8320
49 J. J. J.	15210 PACIFIC AVE	604-642-2670
50 B. B. B.	1031 Finlay St	
51 S. S. S.	1022 E. E. E.	
52 J. J. J.	919 Maple	778-887-2123

53

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	Name	Address	Phone
X	SKIN DEAN	15355 16TH AVENUE, Surrey, BC	778-302-6379
X	Collin Van Den	6360 Ross Street, Vancouver, BC	778 988 8629
52	Sturmy	1572 North Bluff road	778 575 862
53	any	1572 North Bluff ave White Rock	607-817-8087
X	Brick cheng	3532 150 Street Surrey BC	778 863 8548
54	Anna Reznik	205 1380 Gorge St White Rock	778 898 5043
55	Nigel Chivers	402-15025 Victoria Ave W.R.	778 228 0380
56	Lindsay Mawh	150 Martin St W.R.	604.674.2172
57	Aiden Duffy	2890 57st	604.987.1391
58	Natalie Dobbs	White rock	604.600.5843
59	Allen Roden	18 White rock	778-534-9600
60	Robin mda	White Rock	250-575-0000
61	Dea Gato	1370 OVERALL ST WR.	778 549-2405
62	Pat Mook	1066 Centre St.	604 866 3589
63	Hyun	302-1225 KERRLIN	604 887 5274
X	Dore Milwa	223 16989 Road	604 538-2415
64	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	Lois LePrie	15152 Russell Ave	778-411421
68	TREVELLINGER	15170 PROSPER	778-549-0803
69	KEVIN ELLINGSEN	15170 PROSPER	778-840-1079
70	Mary-Lou	White Rock	778-847538
71	Dave Homer	White Rock	778-838-8101
72	M. Roth F	White Rock	778-549-9931
73	J. Doherty	1148 Johnston	416-508-7548
X	Tanya McKay	14587 86 ave	778-316-4946
X	R. Jambour	116280 11 ave	604-538-3761
74	CHRIS SMITH	15251 ROYAL AVE	778-968-9430
75	ANDY KLINE	1225 McLELLAN	604-542-5099
76	QUINN	W911	
77	ANDY CLARK	WHITE ROCK	604-9104056
78	TRAVIS	White Rock	604-616-1900
79	Lynne Bost	White Rock	604-262-6587
80	Maxwell Paving	1243 67th Street	604-794-7303
81	LEE K. H. C.	1280 FIRE ST	604-818-8395

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	Name	Address	Phone
82	Christina Row	302-15158 Royal Ave.	778-988-7836
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 Fiedler	1558 West Street, White Rock, BC	778-229-5125
X	Marie Annaby	1279 90 St Surrey	978-239-0277
86	Sharon Symes	White Rock	604-90-2227
87	Kam Attiwar	15289 Marine Dr	604-714-1972
88	John Gwaller	15249 Marine Dr	604-626-5493
89	James Paxon	15573 GOGGS AVE.	604-368-2413
90	Kimberly Kaurailo	15573 Goggs Ave	604-908-1605
91	J. N. Delane	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 McConchie	1365 Fir St	604-388-3251
X	Nicki Sidon	233 124th St. Surrey	604-319-0080
95	JANA NASE	14756 Gordon Ave	604-925-2544
96	Kevin McFarlane	1473 104th Ave RD	778-326-5652

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	Name	Address	Phone
97	Susan Vollmer	104-1250 MARTIN STREET, WHITE ROCK	604-865-2941
98	Wayne Vollmer	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	Blue Pongitz	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	Klondahotville	4-1426 Finlay St.	604-531-4454

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115	David Sexsmith	15154 Roper Ave	604-754-1238
116	Stephen Klever	15880 Columbia Ave W.R.	604 314 0420
117	Paul Perkins	14899 Marine Dr	604-765-5378
118	Esther Newns	7450 Dorchestra Dr	778 829 2304
119	Katherine Lyon	31-1415 Camery Hill Rd	778 628 8339
120	Budget Perry Fox	1520 Vidal St.	236 990 0939
X	Markus		
121	H. Shaw	1330 Martin St.	604 868 6400
122	CEPARICES	15309 Royal Ave	236 999 1975
123	S Schappert	15484 Victoria Ave	778 953 2160
124	JERRY MILLER	15066 Royal Ave	778 837 5243
125	Crystal	15010 Prospect	778 957 6714
X	Liz Troy	15325 Shore Survey	604 374 4192
126	Michael	M 15321 Russell	678 231-305
127	Krooke Colby	15066 Victoria	604 617 8478
128	Kelly Turnermilk	15115 Prospect Ave WR. BC	778 855-0078
X	Shawn Wang	-	236 880 5464
129	Victoria Bennett	14022 North 81st Rd WR BC	604 537 3007

 $K+$

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	Name	Address	Phone
130	Jasmin Khosay	15839 Cliff Ave White Rock	(604) 725-4076
131	James MacDonald	15839 Cliff Ave White Rock, BC	(604) 441-1870
132	Paige Read	1569 Cory Rd W.A. V4B3T1	778-883-0063
133	JAN FRASER	1592 STEVENS ST W.R.	604-535-9040
134	Bari McMillen	15291 Victoria Ave W.R.	604-727-8844
135	Wayne McMillen	15291 Victoria Ave W.R.	604-220-2858
136	Kanwar Dhamrait	1265 Stayte Road W.A.	604-355-6789
137	Gurpreet Dhamrait	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 Saron	1559 Maple St W.A.	604-765-9557
147	Harp Saron	1549 Maple St W.A.	604-765-9557

BEACHWAY

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HALL [Signature]

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	Name	Address	Phone
X	Stacy McNamee	12829 - 63B Ave Sura	604-594-1511
148	Theresa [unclear]	104-1327 Bett St White Rock	749-907-4661
149	R. Zachary	308-1319 MARTIN W.R.	604-307-5054
150	J. [unclear]	106-15210 Pacific Ave	405-616-6511
151	J. Michael [unclear]	201-1355 Winter St W.R.	604-536-7513
152	Trudy Bishop	215-1280 Fir St. White Rock	604-538-3543
153	Don [unclear]	103-15169 Buena Vista Ave	778-388-8662
154	Traci Antonio	1350 Verall St.	581-777-9927
155	J. Boock	939 Finlay St. White Rock	718-231-6779
156	Jonathan Page	14853 Bernista Ave	604-542-1967
157	M. McKeel	103-1280 Fir ST.	604-881-5401
158	Darius	15544 Victor Ave	611-5406
159	T. GARMAN	" " "	599-6379
160	S. Ascel	1160 Oxford ST	250-689-8785
161	A. KEDONKA	15432 16A Ave.	604-833-9104
162	E. McGinn	912 Parker St	778-836-4110
163	Bonnie [unclear]	14881 N Bluff Rd	778-951-2121
164	D. [unclear]	14995 Main Rd	604-236-2060

KT

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- 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
165	GrandRitz	Marine Dr	604-674-1211
166	Eileen Wiseman	1287 Johnston Rd	604-559-8362
167	W. R. K.	WHITE ROCK	604-800-7021
168	W. R. K.	WHITE ROCK	
169	Anthony L. Sept	White Rock	604-897-0124
170	Andrew McDonald	Wh. Rock	604-230-1895
171	Lance Cameron	W. Rock	604-838-1615
172	Jane Templeton	Winter St White Rock	
173	Doug Westcott	241 White Rock	403-331-5106
174	Kyle Matheson	White Rock	604-308-5357
175	P. Sihota	White Rock	6-782-4776
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. Wain	W. R.	604-617-3410
180	Jeanne May	White Rock	
181	G. Whitmarsh	14772 Upper Roper Dr	604-470-1786
182	J. H.	1341 Fern St	604-779-1728

BEACHWAY

Petition

Mayor and Council

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	Name	Address	Phone
183	ASH Kaban	1243 BFs 7 Street	604 327 7773
X 184	Felicia Mena	1938 1528 St	778-384-9481
184	hader C	604 778 954 - 9877	
X 185	CHRISM	1358 ROYAL AVE	604 365 3064
186	Adam Hamby	15085 MARINE DR	604-812-5787
187	S BITZER	15280 Royal ave	604-619-4449
188	Peter Mura	15392 COLUMBIA ave	780 499 0700
X 189	Tracy Mikitt		778 953 4248
189	W. SOCKLE	15154 Kover Ave	778 336-4417
190	S. Renaud	1831 LIZAC DR.	
191	Chris Boff	209-1081 Market St.	604 785-0860
192	Jessie	Bay View 101	555-7755
193	Rebecca Sprue	15210 Pacific Ave	604 440-7465
X 194	Ally	2576 W. 10th	604 264-0449
194	Ally	15417 COORS AVE	778 874-8683
195	S. B. B.	15127 MARINE DR.	778-232-5700
196	A. Macdonald	15341 Pacific Ave	

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	Name	Address	Phone
197	MIKE HORNAR	1580 LANCASTER ST.	604 614 7526
198	Shawna 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	Kate 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	Conal Jussal	15688 66th AVE White Rock	604-897-8837
207	Josha Bhattacharjee	4-1426 Finlay St. W.R.	604-531-4451
208	Angela Moya	5-1426 Finlay St White Rock	
209	Elis L	3-1426 Finlay St White Rock	778-798-5319
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 149134 Thrift Ave W.R.	604-230-4050

- One six story market condo building on North Bluff containing 49 units.
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	Name	Address	Phone
215 →	W. Curran	14152 Oxenham Ave	604-538-3705
216 →	G. Arnold	14152 Oxenham Ave.	604-538-3705

[illegible]

Petition

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[illegible]

Petition

[illegible]

Petition

[illegible]

Petition

[illegible]

Petition

	Name	Address	Phone
237	Gary Holowaychuk	14331-Sunset Dr White Rock BC V4B 2V3	604-816-8804
238	Megan Knight	14331-Sunset Dr. White Rock	604-531-6455
239	Ken Rubberg	102-1160-Oxford Street, White Rock	778-868-2755
240	Lorraine Rubberg	102-1160-Oxford Street, White Rock	778-399-1489
241	Vincent Rubberg	102-1160-Oxford Street, White Rock	778-292-7919

Petition

[illegible]

BEACHWAY

Petition

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

Petition

[illegible]

249 Petition Signatures Received for C-3

Note: All petition signatures received under C-3 are the same as C-2, apart from one additional signature.



February 25, 2021

Clerk's Office - City of White Rock
15322 Buena Vista Avenue, White Rock, BC
V4B 1Y6

Attention: Clerk's Office

**Re: Submission of Petitions and Registrants to Speak in Support of the Beachway Project,
Located at 15654/15664/15674 North Bluff Road, 1593 Lee Street, and 1570/1580 Maple
Street, White Rock B.C.**

We have enclosed the following items of support to be include in the on-table documents or to speak at the public hearing:

- List of speakers (that we are aware of) that will be calling in support of the project.
- Compiled list of the petitions (previously submitted by a resident).
- Additional petitioner.

We are sincerely looking forward to Monday's hearing in the hopes that we will be able to provide much needed affordable housing to the White Rock community.

1100 West Capital Partners

Ben Curry

BEACHWAY

Petition

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MIKE HOYNAK	1590 LANCASTER ST.	604-614-7526
Shawna Hornak	1590 Lancaster Street White Rock	604-218-1008
Mike Pearce	4307 1119 Vidal St W.R.	
Debra Pearce	4307 1119 Vidal St W.R.	
Tracy Pauliuk	15674 NORTHBLUFF Rd. W.R.	604-783-1563
Kathy Skinner	1464 Maple St. White Rock.	604-729-0630
Nath Wilks		
Aman Chenn	1440 maple Street, White Rock	778-246-2895
Mandeep Chenn	1440 maple Street, White Rock	604-584-2895
Gurpal Jassal	15688 6665 AVE White Rock	604-897-8137
Johanna Hatfield	4-1426 Finlay St. W.R.	604-531-4454
Angela Morgan	5-1426 Finlay St White Rock	
Elis L	3-1426 Finlay St White Rock	778-998-5319
John	1495 Maple St White Rock	604-835-8007
Michelle Jackson	14862 Roper Ave W.R.	604-649-4645
Josh Jackson	14862 Roper Ave W.R.	604-807-7112
John Korponisky	4104 149134 Thrift Ave W.R.	604-807-7112
		604-230-4050

new

BEACHWAY

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ASH Kaban	1743 BFs7 Street	604 327 7773
Pelonez, Maria	1938 1528 St	778-384-9481
hallet	604 778 954 - 9877	
CHRISM	1358 ROYAL AVE	604 365 3064
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BITZER	15280 Royal ave	604-619-4449
Peter Mura	15392 COLUMBIA AVE	780 499 0766
Tracy Albit		778 953 4848
WISOCKI, E	15154 Royal Ave	778 336-4417
Z. Renand	1831 LIZAC DR.	
Chris Smith	209-1081 Martin St.	604-785-0860
Jessie Spru	152101 Pacific Ave	555-7255
Tracy	2576 W 10th	604-440-7465
Aluc	15417 GOOBS AVE	778 874-8683
Sam Brown	15127 Maple Dr.	778-232-5110
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Name	Address	Phone
Jasmin Khosay	15839 Cliff Ave White Rock	(604) 725-4076
Ames MacDonald	15839 Cliff Ave White Rock, Bc	(604) 441-1670
Paige Read	1569 Cory Rd w.A. V4B3T1	778-883-0063
JAN FRASER	1592 STEVENS ST W.R.	604-535-9040
Bari McMillen	15291 Victoria Ave w.R.	604-727-8844
Wayne McMillen	15291 Victoria Ave w.R.	604-220-2858
Kanwar Dhamrait	1265 Stayte Road w.A.	604-355-6789
Gurpreet Dhamrait	1265 Stayte Road w.A.	" "
Harsimar "	" " " "	" "
Jag Hehar	1243 Stayte Road w.A.	Jag1hehar@gmail.com
Barb Howes	1592 Stevens St w.A.	604-535-9840
Derek Townsend	1570 maple ST w.A.	604-687-2200
Benjamin Curry	1580 maple ST w.A.	604-687-5325
Morgan Brewster	15664 North Bluff Rd w.A.	778-989-2739
Derek Townsend	1593 Lee St w.A.	604-687-2200
Alexa Brewster	15655 Russell Ave w.A.	604-786-4894
Harp Saran	1559 maple st w.A.	604-765-9557
Harp Saran	1549 maple st w.A.	604-765-9557

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Name	Address	Phone
Susan Vollmer	104-1250 MARTIN STREET, WHITE ROCK	604-865-2941
Wayne Vollmer	104-1250 MARTIN STREET, WHITE ROCK	778-953-6365
Harp Sarah	1539 maple St w.R.	604-765-9557
Harp Sarah	1529 maple St w.R.	604-765-9557
Harp Sarah	1509 maple St. w.R.	604-765-9557
Harp Sarah	15631 Russell Ave w.R.	604-765-9557
Matt Weber	15704 North Bluff Rd w.R.	
Matt Weber	15724 North Bluff Rd w.R.	
Matt Weber	15728 North Bluff Rd w.R.	
Matt Weber	15738 North Bluff Rd w.R.	
Matt Weber	15748 North Bluff Rd w.R.	
Matt Weber	15758 North Bluff Rd w.R.	
Matt Weber	15770 North Bluff Rd w.R.	
Patricia Paingiz	2-1426 Finlay St.	604-338-5279
Barbara Fraser Tilley	1-1426 Finlay St	604-538-3457
Trenor Tilley	1-1426 Finlay St.	"
Elizabeth Tilley	1-1426 Finlay St.	"
Klondikeville	4-1426 Finlay St.	604-531-4451

BEACHWAY

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Name	Address	Phone
Andrew Green	14778 Thrift Ave White Rock	604-866-7062
Axielle Green	14778 Thrift Ave White Rock	604-809-2316
Burt Crawford	15674 North Bluff RD White Rock	604-613-1929
R. Christiansen	1593 Lee St White Rock	778-991-5052
R. Christiansen	1593 Lee St White Rock	778-991-5072
Samal SABRAH	1570 Maple St	604-700-3848
Georgette HOURANI	1570 Maple St.	604-200-3898
Tyler Blackmore	15654 North Bluff RD.	778-681-8033
Brad Ovestordick	15654 North Bluff RD.	604-612-0775
Lynn Sinclair	15490 Columbia Ave W.R.	604-340-2376
Aaron Pauluk	15654 North Bluff RD W.R.	604-813-3535
Jennifer Bayard	15655 Russell Ave W.R.	604-354-3449
Bill Mikal	1553 Lee St	604-541-4549
LAM PADAM	15721 Russell Ave	778-861-0049
SHARMA MAMAT	15721 Russell Ave	778-245-4708
Christine Hene	15750 Russell Ave	778-319-1761
Karl Pedersen	15730 Russell Ave	604-366-8057
Lesley Gifford	15720 Russell Ave	778-772-2597

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Name	Address	Phone
Denise Cohen	13902 Malabar Ave White Rock BC	604-802-2749
Roy Jackson	14862 Roper Ave	604-531-8707
David Cohen	15161 Roper Ave	" 308-1198
J. LEES	13902 Malabar Ave W.R. BC	604-202-2749
J. LEES	15676 RUSSELL AVE W/R	604-531-2908
J. LEES	" " "	" " "
T. Johnstone	983 Kent Street White Rock	604-802-8049
C. JOHNSTONE	" " "	604-303-6723
VICTORIA BACH	17620 RUSSELL AVE " "	604-525-9120
Lynne Grahame	15738 McBeth Rd Surrey	604-868-7579
RANJIT D	15288 Royal AVE	604-626-8428
BALJIT D	15288 Royal "	604-626-8424
Ryan McKenzie	14476 North Bluff RD.	604-536-0510
James Rockwell	1437 Oxford St WR	778-231-5021
Lynne Klinek	1434 Oxford St WR	778-231-5021
Michelle Leck	1580 Maple St WR	604-418-4509
Georg Leck	1500 Maple St WR	604-531-2890
Cole Brown	2729 158th	604-209-3369

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[illegible]

Petition

[illegible]

Petition

[illegible]

Petition

[illegible]

Petition

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BEACHWAY

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Name	Address	Phone
GAYE JOHNSON	14495 Blackburn Crescent	778-908-3204
GLEN JOHNSON	14495 Blackburn Crescent	604-506-4825
CHRISTINE STEVARD	14495 Blackburn Crescent	604-538-3204
Morganne Johnson	15437 Oxenham	604-454-8494
Brandon Bell	15437 Oxenham	604-818-1034
Billie Colton	15377 Pacific Ave.	778-240-7390
Dustin Bullinger	15377 Pacific Ave.	778-875-5488

1537
St

BEACHWAY

Petition

WALL 200

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Name	Address	Phone
<i>Suzanne Mann</i>	<i>12824 - 63B Ave Sura</i>	<i>604-594-1511</i>
<i>Theresa Mann</i>	<i>104-1327 1st St White Rock</i>	<i>709-907-4660</i>
<i>Rachapind</i>	<i>308-1318 MARTIN NR.</i>	<i>604-307-5054</i>
<i>S. Mann</i>	<i>106-15210 Pacific Ave</i>	<i>401-616-6811</i>
<i>J. Michael</i>	<i>201-1355 Winter St. W.R.</i>	<i>604-536-7513</i>
<i>Trudy Butch</i>	<i>215-1280 Fir St. White Rock</i>	<i>604-538-3543</i>
<i>Tommy El</i>	<i>103-15169 Spring Vista Ave</i>	<i>778-388-8662</i>
<i>Traci Antonio</i>	<i>1350 Noran St.</i>	<i>581-777-9927</i>
<i>S. Boock</i>	<i>939 Finlay St. White Rock</i>	<i>718-231-6719</i>
<i>Terrell Page</i>	<i>14855 Burnside Ave</i>	<i>604-542-1967</i>
<i>M. McCre</i>	<i>103-1280 FIR ST.</i>	<i>604-581-5401</i>
<i>Darius</i>	<i>15144 Victor Ave</i>	<i>615-5456</i>
<i>T. Gorman</i>	<i>" " "</i>	<i>599-6379</i>
<i>S. Asch</i>	<i>1160 Oxford ST</i>	<i>250-689-8785</i>
<i>A. Kytanka</i>	<i>15432 16A Ave.</i>	<i>604-833-9104</i>
<i>E. McGinn</i>	<i>912 Parker St</i>	<i>778-836-4110</i>
<i>Bonnie Long</i>	<i>14881 N Bluff St</i>	<i>778-981-2723</i>
<i>D. Mair</i>	<i>14995 Martin Dr</i>	<i>604-236-2060</i>

KT

BEACHWAY

Petition

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Andrew McDonald	White Rock	604-230-1895
Lance Cameron	White Rock	604-838-1615
Jane Templeton	Winter St White Rock	
Doug Westcott	301 White Rock	403-34-5106
John Watson	White Rock	604-308-5351
P. Shofa	White Rock	6-782-4716
J. VAN STAVEREN	PARKER ST, WHITE ROCK, B.C	604-560-3613
E.L. SOPOR	#1 15156 Victoria Ave	604-531-1014
R. STEWART	15393 MARINE DR.	604-970-8070
D. WALKER	White Rock	604-617-3410
Joanne May	White Rock	
K. Whitmarsh	14772 Upper Roper Rd	604-970-1786
John	1541 Fulton St	604-775-1728

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
SKIA DEAN	15355 16TH AVENUE, Surrey, BC	778-302-6379
Collin Van Den	6360 Ross Street, Vancouver, BC	778 988 8629
Shumway	1570 North Bluff Road	778 578 862
Cheng	1570 North Bluff Ave White Rock	607-817-8087
Brich Cheng	3532 150 Street Surrey BC	778 863 8948
Anna Kestrick	205 1380 George St White Rock	778 898 5073
Nigel Chivers	402-15025 Victoria Ave W.R.	778 228 0380
Lindsay Macdonald	1050 Martin St W.R.	604.674-2171
Aiden Duffy	2890 57th	604.982.1391
Natalie Dobbs	White Rock	604.600.5843
Allen Roden	18 White Rock	778-831-9603
Robyn Mcla	White Rock	250-575-2000
Scott Gole	1370 EVERETT ST WR.	778-549-2445
Pat Moch	1066 Centre St	604 866 3589
Theresa	302-1225 KERRLIN	604 889 5244
Shere Milne	223 166th Road	604 538-2415
Alex Gair	White Rock	604-541-4411

BEACHWAY

Petition

Mayor and Council

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Name	Address	Phone
Austin Jorgensen	14852 Buena Vista Ave, White Rock	604-765-5221
Lois LePake	15152 Russell Ave	778-411421
TROVINGSTON	15170 PROSPERITY	778-549-0803
KEVIN ELLINGSEN	15170 PROSPECT	778-840-1079
Mary-Lou	White Rock	778-847588
Dale Homer	WHITE ROCK	778-838-8101
Meredith F	White Rock	778-549-9931
J. Doherty	1148 Johnston	416-508-2548
Tanya McKay	11587 86 ave	778-316-4948
R. Jambour	16280 11 ave	604-538-3761
CHRIS SMITH	15281 ROYAL AVE	778-985-7430
ANDY KEINE	1225 NEELIN	604-542-5099
G. J. (M. J.)	W. A. I.	
ANDY CLEARY	WHITE ROCK	604-910-4056
Travis	White Rock	604-616-1190
Lynne Bist	W. A.	604-262-6387
Maxwell Ruvik	1243 67th Street	604-799-7303
LEE FRANK	1280 FIRE ST	604-818-8395

BEACHWAY

Petition

Mayor and Council

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Name	Address	Phone
Christina Rowe	302-15158 Royal Ave.	778-988-7836
Geoff Askew	1589 Martin St	778-847-6725
Cassie Dekker	1589 Martin St.	
Austin Kao	15288 76 Ave Surrey	604-710-4580
Michael Puchner	1558 West Street, White Rock, BC	778-229-8525
Maril Annaby	12750 20 Ave Surrey	978-239-0277
Sharon Symes	White Rock	604-902-2927
Kam Atkinson	15289 Maxwell Ave.	604-719-1972
Jake Lavallee	15549 Marine Dr	604-626-5493
James Paxon	15573 GOGGS AVE.	604-368-3413
Kimberly Kuwailo	15573 GOGGS Ave	604-908-1605
T. W. Deland	15365 PACIFIC	604-812-4491
Sean Ahern	206 1544 Fir St	604-377-1253
Erin MacIsaac	1369 Winter St.	604-314-4217
KE McConchie	1365 Fir St	604-388-3251
Nicki Sidor	233 124th St. Surrey	604-319-0080
JANA NASR	14756 Gordon Ave	604-925-2544
Karen McFarlane	1473 - 104th St RD	778-386-5652

BD

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
David Sexsmith	15154 Roper Ave	604-754-1238
Stephen Klever	15880 Columbia Ave W.R.	604 314 0420
Paul Perkins	14899 Marine Dr	604-765-5578
Esther Lewis	7458 Dorchester Dr	778 229 2507
Katherine Lyon	31-1415 Lamey Mill Rd	778 628 8389
Bridget Perry-Gee	1520 Vidal St.	236 990 0939
Markus		
H. Shaw	1330 Martin St.	604 868 6400
CEARLES	15309 Royal Ave	236 999 1975
S Schappert	15484 Victoria Ave	778 953 2160
JERRY MILLER	15066 Royal Ave	778 837 5243
Chrystal	15010 Prospect	778 957 6794
Liz Trejo	15325 28th Surrey	604 374 4192
Mike	M 15321 Roper	678 231-305
Krooke Colby	15066 Victoria	604 617 8478
Kelly Tournemille	15115 Prospect Ave WR BC	778-855-0078
Shawn Hargreaves	-	236 880 5464
Victoria Bennett	14022 North Bluff Rd WR BC	604 537 3007

Kt.

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
Pollason	15233 Pacific Ave	604 781 5920
D. SMITH	15158 ROYAL AVE	604 729 2019
B. Dressler	15826 Russell Ave	604 445 0168
M. H. H. H.	15157 - P. H. H. H.	
J. H. H. H.	1368 Foster St	
J. H. H. H.	Roper Ave. 14889 Cedar.	
R. H. H. H.	15284 Buena Vista	
EWING	(15066) Victoria Ave. (PRIVATE)	236-800-4421
Peter Jones	7064 1184 St Ritz BC	778-241-4423
Rich ARMSTRONG	1559 COLUBA	778-837-2259
MARIN BOZIC	15862 MCBETH RD SURREY	778-829-5588
Mellory Manley	5837 Sappers Way	778-846-1625
John H. H. H.	15517 McKim Dr.	604-533-9320
W. H. H. H.	15210 PACIFIC AVE	604-542-2010
B. H. H. H.	1031 Finlay St	
S. H. H. H.	1022 E. W. H. H. St	
J. H. H. H.	419 Maple	778-887-2123
J. H. H. H.		

22

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.

[illegible]

From: [DALE STINSON](#)
To: [Anthony Manning](#); [Clerk's Office](#); [Christopher Trevelyan](#); [Darryl Walker](#); [David Chesney](#); [Erika Johanson](#); [Scott Kristianson](#)
Subject: Bylaw 2351 Amendment
Date: February 26, 2021 10:50:08 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.

We are not in support of bylaw #2351 amendment and major application. You will be creating a huge traffic headache from the 111 parking spaces exiting onto Lee St, plus an additional 138 parking spaces exiting onto Lee St from proposed development #19-017 (between Lee and Kent St). I was told there will be no other exits off North Bluff by Greg in the planning department. Turning left onto North Bluff during traffic times can be difficult, so a lot of people go down Lee St to Russell instead. Please reconsider the size of this project or the driveway placement. If it goes ahead it will be dangerous for families with small children along Lee St.

Dale and Patricia Stinson
1558 Lee St
Bylaw # 2351
WE DO NOT SUPPORT THIS ITEM

From: [Bcammac](#)
To: [Clerk's Office](#)
Subject: PH 3:BYLAW 2351, 15654/64/74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street
Date: February 26, 2021 11:37:40 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.

To the Mayor and Council of White Rock,

I OPPOSE the Public Hearing/ Meeting item.

Parking, and access to parking, is still an issue.

The parking supply is presented as 139 spaces for the development.

The original application listed parking, as follows:

Townhouses	28
Apartment Site	84
Visitor	15
Total	127

The addition of 12 spaces would give 96, for 74 units, which sounds insufficient.

It would seem reasonable that most units would have 2 occupants and 2 cars.

Visitor parking of 15 spaces, for 74 apartments and 14 townhouses, is also insufficient.

With lack of parking, the overflow would certainly end up on Lee and Maple Streets.

Access to parking is apparently from Lee Street, about 50 feet from the corner of Lee and North Bluff Road (NBR).

At peak times, it seems possible that traffic could back up on NBR, waiting for cars ahead to access parking ramp.

Turning left onto NBR can take several minutes, forcing traffic back into neighborhood on Lee Street.

Lee Street is one block long, with no curbs, sidewalks or street parking to speak of.

This would turn a quiet street into a very busy one.

I feel that the development is too large for the land available, requiring reduced setbacks.

It would completely overwhelm adjacent properties and the neighborhood, and result in reduced property values and livability.

Therefore, I OPPOSE THIS APPLICATION.

Respectfully,

Bruce McDonald
1562 Lee Street,
White Rock V4B 4P9

From: [Brian Wilson](#)
To: [Darryl Walker](#); [David Chesney](#); [Helen Fathers](#); [Erika Johanson](#); [Scott Kristjanson](#); [Anthony Manning](#); [Christopher Trevelyan](#)
Cc: [Clerk's Office](#)
Subject: Bylaw 2351: White Rock Zoning Bylaw 2012, No. 2000 Amendment--Public hearing March 1st, 2021
Date: February 26, 2021 2:22:12 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.

Questions, comments for the Mayor and Councillors regarding the above proposed bylaw amendment pertaining to the 'affordable housing' development at North Bluff Road, Maple and Lee Streets.

1. Why does White Rock need this development? This project is comprised of 25 'affordable rental' units in a six storey building plus 'below market priced' 49 stratified apartments in another six storey building and 14 strata town-homes. The project is considered 'an affordable rental' development because **nearly 30 %** of the total number of units are intended to be owned or managed by non-profit groups and occupied by low and moderate income households. Therefore, **based upon the occupancy of a single building the entire project qualifies for 'density bonus' and 'community amenity contribution' reductions**. Is this logical? How can this be considered financially sound by the City?

2. BC Housing suggests that \$ 1,400/month for a one bedroom and \$ 2,000/month for a two bedroom is considered 'affordable rent'. Based upon the CMHC's rule of thumb that households should not pay more than 30 % of gross monthly income on housing a household will need to earn between \$ 5,000 and \$ 7,000 a month to qualify for 'affordable rents'. What income level is considered 'low' and 'moderate' ? Is 'affordable rent' the same as 'market' rent? Likely not. What are the proposed rental rates for this project's 'affordable rental units'? **Please confirm whether-or-not the rental component of this development will be priced as 'market' or 'below market'. If 'below market' what discount will be offered?**

3. **The rental covenant for the rental building is only 10 years.** Why is it not in perpetuity if the the City is providing the very attractive development incentives mentioned above?

4. **When a tenancy changes what is to be used as the base rate for the new occupant?** The expiring rent? Current 'market rent' ?

5. The strata units are to be offered at 10 % below 'market values' as shown in the City's documents: \$ 475,000 for a one bedroom, \$ 600,000 for a two bedroom and \$ 660,000 for a three bedroom. Are these 'below market' prices considered 'affordable' ? **How is it possible to predict a 'market value' for units that won't be built for three years into the future? Also, many builders/developers offer incentives of at least 10 % off 'original market prices' for new projects.** Will there be any real savings to the buyers under this proposal? 'Market value' is not the same as 'construction cost'.

6. ***When an original or future owner sells a stratified unit how will the 'below market selling/purchase values' be established for the seller and new buyer?*** It's presumed that the City doesn't wish to pass along a windfall gain to any seller who has benefited from an increase in the housing market.

7. ***Are 'affordable rental' and 'below market value' strata units assessed differently than 'market value' for property tax purposes by the authorities?*** If so, what are the differences and what is the impact on City finances?

8. ***The amended resident/guest off-street parking requirement for the development is not adequate---especially if the monthly rent does not includes one parking stall.*** Does it? If not then the lack of availability of on-street parking in the area will definitely be an issue.

The Council, and Planning Dept., believe the City of White Rock needs 'affordable housing' of the type to be provided by this particular development. However, until the City clearly differentiates between what it considers to be 'affordable' and 'market' housing then it will be difficult to convince me and likely other residents that there is a clear and present need for such projects. I can not offer my support until I've reviewed Council's responses to my questions.

Regards
Brian Wilson
708-Vidal Street,
White Rock

Beachway (North Bluff, Maple & Lee)

https://www.whiterockcity.ca/AgendaCenter/ViewFile/Agenda/_07272020-947

From: Lauren Drescher <Laurendrescher@outlook.com>

Sent: February 27, 2021 9:10 AM

To: Bylaw Enforcement Animal Control <Bylaw@whiterockcity.ca>; White Rock Council
<whiterockcouncil@whiterockcity.ca>

Subject: Bylaw 2351

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,

i am Lauren Drescher and I am writing on behalf of myself and my husband, Sean Drescher. We are the owners of 1552 Lee Street.

We do not support Bylaw 2351 in regards to the accessible parking for the new development on Lee Street. We have three young kids, a four year old and two year old twins. We walk in the neighbourhood daily. The idea of a driveway that services so many vehicles for one complex as well as another planned driveway across the street is concerning. Our street does not have sidewalks, the influx of so many vehicles feels very unsafe.

Thankyou

Lauren Drescher

From: [Nader](#)
To: [Clerk's Office](#)
Subject: Mar 1, 2021 Public Hearing-Opposing 6-Storey Building Development Project on North Bluff Rd/Maple St/Lee St
Date: February 28, 2021 10:07:44 PM
Attachments: [WR City Mar 01 Public Hearing-Objection to Development Project-2021-02-28.pdf](#)

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 Madam/Sir,

I am writing this to strongly oppose the subject development.

My wife and I bought our house (1583 Parker Place White Rock BC V4B4S6) in 2017 and planned to move to the neighborhood and live in this house for the rest of our life. To make our decision to buy this house we researched a lot and considered the quiet and all other aspects of the neighborhood. We even walked into the City and asked about the current and future zoning of the area and we were told that there is no plan to change the zoning. Now it seems with several development projects that are being done the city is not what we expected anymore. For sure we understand that the development is part of each city's nature and a must to maintain the city's affordability and look, but I believe it is not wise to change the city demography in such a destructive manner and convert a beautiful city into a crowded town that nobody can have a peaceful life. It is not fair to our next generation too. They have the right to live in a peaceful, safe, and stress-free environment. Just look at the Altus project and imagine the area when all the units are occupied. Thanks to previous counselors of the city one block of our city have already been ruined by over-development and that should end. I hope the new team of the city councilors that promised to put an end to the previous team destructive decision does not approve this project.

If this project goes ahead for sure I will not move to this City anymore and I believe the City is responsible for ruining my plan by providing not enough information about potential rezoning info, and the cost of the opportunity (of living in this neighborhood) I am going to lose, and the cost of the project impact on the value of my property for the benefit of the developer.

Best Regards,
Nader Kerdari P.Eng. PMP

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1583 Parker PL V4B-4S6

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name:

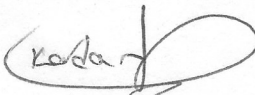
Nader Kerdani

Other occupants (if any) in home opposed:

Saeedeh Imani Farahani
Navin Kerdani

Signature(s):

1. Nader Kerdani



2. Saeedeh Imani



3.

Phone number(s):

778-320-6846 (Nader)

778-892-3815 (Saeedeh)

Note: Two (2) submissions received by the same resident, and are both listed under C-9.

From: [SIMRON MANDER](#)
To: [Clerk's Office](#)
Subject: PH 3: BYLAW 2351, 15654/ 64/ 74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street
Date: February 28, 2021 10:32:45 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,

I am writing this email in response to the development as outlined in the title. I am resident of White Rock and I am opposed to this development with my reasoning outlined below:

- One of my big concern would be parking as currently the plan is to have 14 townhouses and 74 units making a total of 88 extra dwellings. That could potentially mean each location could apply for 4 parking permits each totally 352 extra cars in the small area. This could be a logistical nightmare for parking.
- To my understanding the current water system was designed a long time ago without the future potential of such a drastic increase in demand. With 88 units and roughly 250 + increase in population the current infrastructure cannot support this. There could be major damage to the existing infrastructure.
- Despite having 139 parking spots underground, that would not deter family and friends from parking on the main roads which would impact the current residential area from increase in the number of vehicles on the road and huge influx in population.
- There would be a huge Increase in traffic due to population change and larger number of students attending an already overburdened school system.
- Traffic and noise would increase due to the number of vehicles owned by the extra people residing in the area.
- With the 6-storey high rise, this give rise to privacy issue with the houses located right next to the development.
- With the 6-story building ,this would drastically decrease property values of the houses within the vicinity of the development as it would be less desirable to live there.
- The fire risk increases for the houses located next to the multifamily unit complex.
- Shadowing and view impacts would be a huge issue considering most of the properties are single-family homes
- This development would far to dense.
- Altus has already impacted many resident's privacy and this would just add to the issue, with the lack infrastructure for such a development.

Sent from [Outlook](#)

On Sun., Feb. 28, 2021, 10:43 p.m. SIMRON MANDER, <simron_uk@hotmail.com> wrote:

I am Owner in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (Eslia). I am opposed to any further high rise developments currently being approved for the Eslia. One Block of our city has already been ruined by over development (Altus)

Pleser do not ruin any more!!!!!!

Simron Mander

Other occupants in home opposed:

Ameeta

From: [Amy D](#)
To: [Clerk's Office](#)
Subject: PH 3: BYLAW 2351, 15654/ 64/ 74 North Bluff Road/ 1570/80 Maple Street and 1593 Lee Street
Date: February 28, 2021 10:36:02 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,

I am writing this email in response to the development as outlined in the title. I am resident of White Rock and I am opposed to this development with my reasoning outlined below:

- One of my big concern would be parking as currently the plan is to have 14 townhouses and 74 units making a total of 88 extra dwellings. That could potentially mean each location could apply for 4 parking permits each totally 352 extra cars in the small area. This could be a logistical nightmare for parking.
- To my understanding the current water system was designed a long time ago without the future potential of such a drastic increase in demand. With 88 units and roughly 250 + increase in population the current infrastructure cannot support this. There could be major damage to the existing infrastructure.
- Despite having 139 parking spots underground, that would not deter family and friends from parking on the main roads which would impact the current residential area from increase in the number of vehicles on the road and huge influx in population.
- There would be a huge Increase in traffic due to population change and larger number of students attending an already overburdened school system.
- this development is far too dense given the surrounding properties
- Traffic and noise would increase due to the number of vehicles owned by the extra people residing in the area.
- With the 6-story building this would drastically decrease property values of the houses within the vicinity of the development as it would be less desirable to live there.
- The fire risk increases for the houses located next to the multifamily unit complex.
- Shadowing and view impacts would be a huge issue considering most of the properties are single-family homes
- Altus has already impacted many resident's privacy and this would just add to the issue, with the lack infrastructure for such a development.

From: [Mukesh Bhatti](#)
To: [Clerk's Office](#)
Cc: [Darryl Walker](#); [David Chesney](#); [Helen Fathers](#); [Erika Johanson](#); [Scott Kristjanson](#); [Anthony Manning](#); [Christopher Trevelyan](#); [Carl Isaak](#); [Tracey Arthur](#); [Debbie Johnstone](#)
Subject: Petition against 6 Stories on North Bluff Road
Date: March 1, 2021 2:17:55 AM
Attachments: [door to door.pdf](#)
[letters.pdf](#)

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.

Not in our back yards please!

See all the attached (and one below) as part of a grassroots petition, from just this weekend, against 6 stories on North Bluff Road.

We have gathered 53 actual signatures from residents and owners (from the 1500 blocks only) that neighbour White Rock's "East Side Large Lot infill area" that are against 6 stories on North Bluff Road.

There may also be some others, from the 1500 block, that will send you something directly...and hopefully before the 12pm deadline.

I trust this can be submitted for tonight's public hearing, noting that this petition conforms to the aspects of Council and Committee Procedure Bylaw, 2018, No. 2232.

Please register me to speak as well as I would like to book at least 5 minutes at tonight's hearing. I do plan to follow the Public Hearing & Public Meetings guidelines on the city's website regarding speaking with a petition. I have included a draft of my speaking notes...just in case there is a chance I do not get to. I understand this was a problem for residents during the Altus public hearing; when the previous council only had time to listen to the developer and friends of.

Unless it is a matter of urgent nature, please contact me after 3pm today as I do have a busy day of work meetings before then.

Thanks,

Mukesh Bhatti

778-549-6853

----- Forwarded message -----

From: **Alice Jope** <alice.jope@gmail.com>

Date: Fri., Feb. 26, 2021, 8:42 p.m.

Subject: Petition against 6 Stories on North Bluff Road

To: <mkb702@gmail.com>

Cc: Alice Jope <alice.jope@gmail.com>

Please find attached scan of the petition left in my mailbox



Petition against 6 stories on North Bluff Road.

Date	Legible Full Name	Address	Signature	Phone Number
FEB 26	Stella Richter	1558 PARKER Place	Stella Richter	
Feb 26	Makesh Bhatti	1573 Parker Place	Makesh Bhatti	778-544-6253
Feb 26	Derek Blades	1540 Maple	Derek Blades	
Feb 26	Karen Praeger	1540 Maple Street	Karen Praeger	778-241-7679
Feb 26	Kristi Crowder	15674 North Bluff	Kristi Crowder	
Feb 27	Nader Kerdari	1583 Parker pl	Nader Kerdari	778-320-6846
Feb 27	Saeedeh Imami	1583 Parker pl	Saeedeh Imami	778-812-3815
Feb 27	Navin Kerdari	1583 Parker pl	Navin Kerdari	778-320-6846
Feb 27	Madeline Raponi	1530 Lee Street	Madeline Raponi	778 242 2298
Feb 27	Quinn Raponi	1530 Lee Street	Quinn Raponi	604-961-0234
Feb 27	Michael Dussan	1536 LEE ST	Michael Dussan	604 767 6640
Feb 27	Shaoting Zhang	1548 Lee St	Shaoting Zhang	778 891 5347
Feb 27	Kuiyi Huang	1548 Lee St	Kuiyi Huang	778 891 5402
FEB 27	Bruce McDonald	1562 LEE ST	Bruce McDonald	
Feb 27	John H. Ayer	1583 Lee St	John H. Ayer	604 720 0012
Feb 27	Max Rees	15765 Russell	Max Rees	778 896 5807
Feb 27	Ann Palkay	1523 Parker Place	Ann Palkay	604-535-0720
Feb 27	Dwight Murben	1538 Parker Place	Dwight Murben	992-5410
Feb 27	V. Vanderburg	1548 Parker Place	V. Vanderburg	604 536 7383
Feb 27	Aleena Vanderburg	1548 Parker Pl	Aleena Vanderburg	604 836 2175

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March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of 1596 Parker Place

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

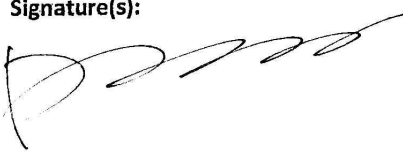

Legible Full Name:

YAN ZHANG

Other occupants (if any) in home opposed:

phoebe Cong

Signature(s):

 / 

Phone number(s):

778-899-0586

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1553 Parker Place White Rock

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name:

David Whitmey
Natalie Whitmey

Other occupants (if any) in home opposed:

2 x minors

Signature(s):



Feb 27/2021



Feb 27/2021

Phone number(s):

604 689 3600

778 688 7955

daide moving pictures talent.com

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1552 LEE STREET WHITEROCK.

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name: Sean Drescher
Lauren Drescher

Other occupants (if any) in home opposed:

Signature(s): Sean Drescher
Lauren Drescher

Phone number(s): 778-908-6434
604-961-9504

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1520 Lee St

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

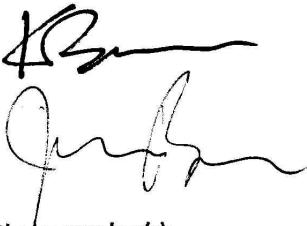
Legible Full Name:

Kevin Boyle

Other occupants (if any) in home opposed:

Jennifer Boyle

Signature(s):



Phone number(s):

604. 717. 9686

March 1, 2021

Petition against 8 stories on North Bluff Road.

I am the owner/occupant of

1560 MAPLE STREET WHITE ROCK BC
V4B4N5

ALICE JOPE

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name:

Alice Jope

Other occupants (if any) in home opposed:

Signature(s):

Alice Jope

Phone number(s):

604-781-3400

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1588 Parker Place

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name:

KEVIN BROWN

Patti Gagne

Other occupants (if any) in home opposed:

Signature(s):

K. Brown

Patti Gagne

Phone number(s):

604-531-7693

March 1, 2021

Petition against 6 stories on North Bluff Road.

I am the owner/occupant of

1593 Lee St.

in White Rock, BC and live adjacent to the East Side Large Lot Infill Area (ESLLIA).

I am opposed to any further high rise developments currently being approved for the ESLLIA.

One block of our city has already been ruined by over development (see Altus).

Please do not ruin any more!

Legible Full Name:

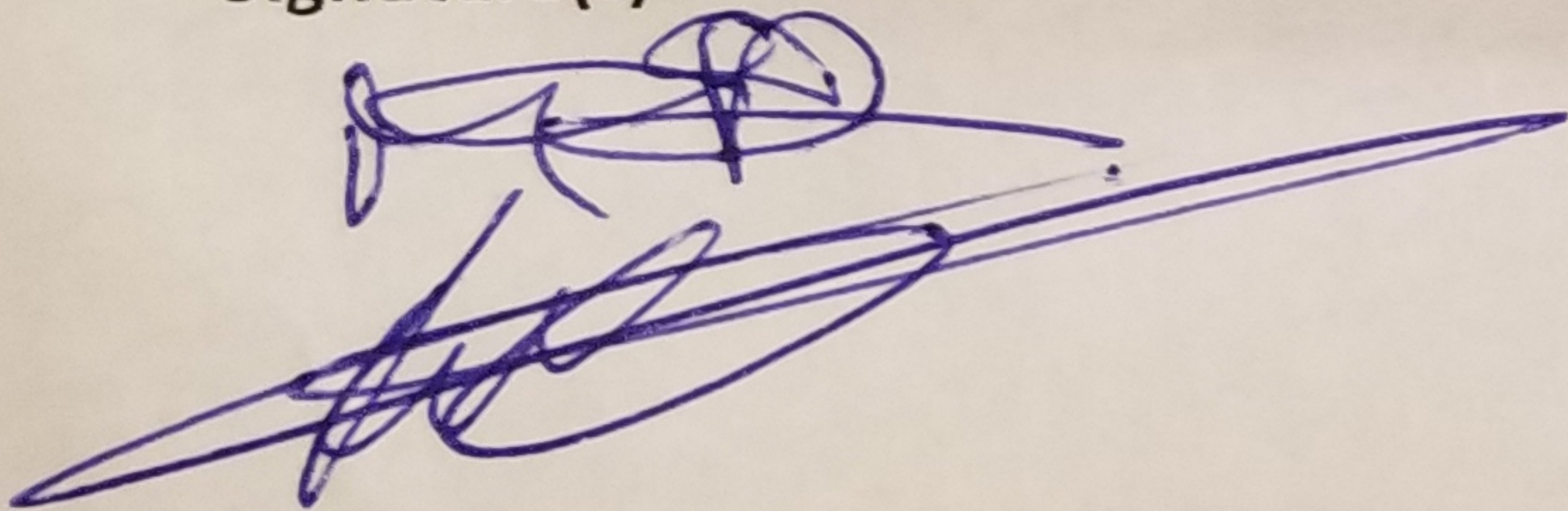
Marnie Christiansen
Reid Christiansen

Other occupants (if any) in home opposed:

OCEAN
LONDON

christiana

Signature(s):



Phone number(s):

778 991 5072 (Reid)
778 991 5052 (Marnie)

Recipient: City of White Rock

Letter: Greetings,

Save our City by the Sea from over-densification!

I am opposed to the Beachway 1 project in White Rock. This is just the first of many mid-rises being proposed in mature neighbourhoods. It will change the character of the neighbourhood forever, will strain the infrastructure, increase the need for City services, create more traffic problems, increase assessments, and more. While it may generate short-term revenue, in the long term it increases the tax burden for all property owners.

Protect the existing residents who moved to White Rock for its small town charm.

Comments

Name	Location	Date	Comment
Suki Tasire	White Rock, Canada	2021-02-27	"Totally against this development"
Stephen Crozier	White Rock, Canada	2021-02-28	"This building is wrong in so many ways. I honestly thought it was a joke when I first saw it. City by the Sea? I don't think so."
Mukesh Bhatti	White Rock, Canada	2021-02-28	"No Joke Stephen! I have seen your posts in PAN and respect your opinions. The thing is that 3 of the 7 councilors (2 left over from before and the mayor appear to vote yes to every development application. Out of the new 4 remaining councilors, that we voted in a couple years ago, only one needs to go rouge and this thing passes on Monday night!"
Debbie Magson	White Rock, Canada	2021-02-28	"I'm signing because I don't want to see 6 stories in this area. This development will tower over the homes to the south and that's just not right for our residents. Stop this development please, a precedent need not be set."
Liam Maynard	White Rock, British Columbia, Canada	2021-02-28	"There should be no increase in density outside of twon centre!"
Brandon Magson	White Rock, Canada	2021-02-28	"This development will Tower over the homes behind it. Not fair to those owners, such as myself whatsoever. We don't need more densification of our city by the sea."
Taj Singh	Whiterock, Canada	2021-02-28	"This development doesn't suit the neighbourhood; it's too big and will put strain on services and facilities."
Steve Dhillon	Surrey, Canada	2021-02-28	"To support the local residents"
Myra Merkal	White Rock, Canada	2021-02-28	"Avoid overcrowding of all amenities, especially roads."
Kenneth Jones	White Rock, Canada	2021-03-01	"White Rock already is one of the most densely populated areas in Canada. Any increase should be in the Town Centre, to support local businesses, not sprawled out into our single family residential districts.The proposed area should be limited to 2 to 3 story homes with very little density increase.Stop the speculators, who have already driven up our taxes, and left derelict homes to force our neighbours to sell to them (called Block-Busting)."
Aroon Shah	White Rock, BC, Canada	2021-03-01	"I am concerned about density without first addressing concerns about present traffic, infrastructure issues"
Nader kerdari	Surrey, Canada	2021-03-01	"I am signing this because I believe there are smarter options to tackle the city issues like affordability."
Darcia Steeves	White Rock, Canada	2021-03-01	"As a life-long resident, I am disgusted at the betrayal of our once dear little town! It's too late for uptown (Hilltop as we used to call

Name	Location	Date	Comment
			it)It is ruined already. Hands off the beach area! There should be a moratorium on the ugly monster called "development!"

Recipient: City of White Rock

Letter: Greetings,

Save our City by the Sea from over-densification!

I am opposed to the Beachway 1 project in White Rock. This is just the first of many mid-rises being proposed in mature neighbourhoods. It will change the character of the neighbourhood forever, will strain the infrastructure, increase the need for City services, create more traffic problems, increase assessments, and more. While it may generate short-term revenue, in the long term it increases the tax burden for all property owners.

Protect the existing residents who moved to White Rock for its small town charm.

Signatures

Name	Location	Date
Erika Johanson	White Rock, BC, Canada	2021-02-26
Vickie Darts	White Rock, Canada	2021-02-26
Roberta Colombin	White Rock, BC, Canada	2021-02-26
Dave Stonoga	White Rock, British Columbia, Canada	2021-02-26
Tikiri Herath	Vancouver, Canada	2021-02-27
Suki Tasire	White Rock, Canada	2021-02-27
Dennis Peach	Surrey, British Columbia, Canada	2021-02-27
Maren Darboven	White Rock, Canada	2021-02-27
Carter Zygmunt	White Rock, Canada	2021-02-27
Rick Thygesen	Harrison Mills (formerly White Rock), British Columbia, Canada	2021-02-27
Mukesh Bhatti	White Rock, British Columbia, Canada	2021-02-27
Henry Vytasek	White Rock, British Columbia, Canada	2021-02-27
Gurpreet Bhatti	White Rock, British Columbia, Canada	2021-02-27
Jeevan Dosange	Vancouver, British Columbia, Canada	2021-02-28
Harjinder Gill	White Rock, Ontario, Canada	2021-02-28
Shammi Dhaul Dhaul	Surrey, British Columbia, Canada	2021-02-28
Harj Chahl	Whiterock, British Columbia, Canada	2021-02-28
Bulvinder Purewal	Surrey, Canada	2021-02-28
Terry Purba	Surrey, Canada	2021-02-28
Tejinder Gulati	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Lenore Black	Markham, Canada	2021-02-28
Brandon Magson	White Rock, British Columbia, Canada	2021-02-28
Bal Bisla	Surrey, Canada	2021-02-28
Bhupindra Bains	Surrey, British Columbia, Canada	2021-02-28
M Sharma	White rock, British Columbia, Canada	2021-02-28
Maria Magson	Surrey, Canada	2021-02-28
Deborah Magson	White Rock, British Columbia, Canada	2021-02-28
Ajit Amar	White Rock, British Columbia, Canada	2021-02-28
Mohammad Hamad	White rock, British Columbia, Canada	2021-02-28
Baljeet Judge	Abbotsford, Canada	2021-02-28
Stephen Crozier	White Rock, Canada	2021-02-28
Sanjeev Parmar	White Rock, British Columbia, Canada	2021-02-28
Christy Fox	Whiterock, British Columbia, Canada	2021-02-28
Omar Mohammad	White rock, Canada	2021-02-28
Sandip Parhar	Delta, British Columbia, Canada	2021-02-28
Rosalind Semple	Surrey, British Columbia, Canada	2021-02-28
Stewart Auchterlonie	White Rock, British Columbia, Canada	2021-02-28
Ethan Boone	St. John's, Canada	2021-02-28
Liam Maynard	White Rock, Canada	2021-02-28
Donna Searls	Surrey, British Columbia, Canada	2021-02-28
Doreen Gardner	Wasaga Beach, Canada	2021-02-28
Gary Schnell	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Cassidy Diehl	Surrey, British Columbia, Canada	2021-02-28
Eliza Lee-Cardinal	Edmonton, Canada	2021-02-28
Mike Bal	White Rock, British Columbia, Canada	2021-02-28
Gary Sandhu	Surrey, Canada	2021-02-28
Harpaul Singh	Surrey, British Columbia, Canada	2021-02-28
Amanjyot Saini	Surrey, British Columbia, Canada	2021-02-28
Joe Phillipson	Surrey, British Columbia, Canada	2021-02-28
Arvinder C	White Rock, British Columbia, Canada	2021-02-28
Steve Lutti	Surrey, British Columbia, Canada	2021-02-28
Austin Pledger	White Rock, British Columbia, Canada	2021-02-28
Wayne Sanders	White Rock, British Columbia, Canada	2021-02-28
Adrienne Park	White Rock, British Columbia, Canada	2021-02-28
John Welsh	Kettering, Northamptonshire, Canada	2021-02-28
Jeral Anderson-Pearce	Toronto, Canada	2021-02-28
walter schultz	galesburg, Canada	2021-02-28
Judy Bruce	Wasaga Beach, Canada	2021-02-28
Alex George	Burlington, Canada	2021-02-28
Gwendolyn Gail Stenersen	Pembroke, Canada	2021-02-28
Taj Singh	Canada	2021-02-28
Parveen Parmar	White rock, British Columbia, Canada	2021-02-28
sharlene ramage	Langley, Canada	2021-02-28
Trevor Marples	Surrey, British Columbia, Canada	2021-02-28

Name	Location	Date
Kobi Norman	Red Deer, Canada	2021-02-28
Aasher Abbas	Toronto, Canada	2021-02-28
ENA Boersema	Welland, Canada	2021-02-28
Merisha Maraj	Maple, Canada	2021-02-28
Roger Bockstael	White Rock, British Columbia, Canada	2021-02-28
Gurprit Saran	Surrey, Canada	2021-02-28
Kim Kane	Woodstock, Canada	2021-02-28
Khemraj Kasse	Kitchener, Canada	2021-02-28
Steve Dhillon	Surrey, Canada	2021-02-28
Jayne Potvin	Surrey, British Columbia, Canada	2021-02-28

From: [Pat Petrala](#)
To: [Clerk's Office](#); [Pat Petrala](#)
Cc: [Planning](#)
Subject: Support - BYLAW 2351, 15654/64/74 North Bluff Rd/ 1570/80 Maple St & 1593 Lee St
Date: March 1, 2021 10:34:52 AM
Attachments: [Beachway Maple N Bluff complex.docx](#)

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.

White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6,
 Emailing clerksoffice@whiterockcity.ca with the applicable subject line:
 PH 3: BYLAW 2351, 15654/64/74 North Bluff Rd/ 1570/80 Maple St and 1593 Lee St
 Extract report: <https://pub-whiterockcity.escribemeetings.com/FileStream.ashx?DocumentId=734>

YOU can comment - CITY HALL: You may **phone 604-541-2127** to register your support / or that you are not in support of the Public Hearing/ Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted). When you call-in, please be prepared to provide the following information: • The public hearing item • Your first and last name • Civic address • Whether you are in support of or not in support of the item OR EMAIL clerksoffice@whiterockcity.ca

Greetings Council – hope more people call/write to support this

I **support the plan** for this renewal of properties assembled of old bungalows which has evolved since July 23, 2018, granted started under prior council – perhaps that is the rancour clouding valid potential, and resisted despite positive input from Housing Hub Branch of BC Housing. The adjustments made with staff and Design committee input are sensible, being on a bus route and new neighbours will enjoy walkable 10-minute access to many services, retailers and more on both sides of “the invisible line” 16th.

The affordable housing component is **not social housing rents** of \$600 to 800/month rent which is what some appear is ONLY type desirable in White Rock NOT realistic. I read about positive outcomes of the 25 affordable rental units (below market for a term); 49 affordable ownership units delivered through the AHOP would see units sold at a minimum of 10% below market value (North Bluff Flats Building).

I think as Peace Arch Hospital expands and the economy rebuilds - the mix of diverse processionalists working from home and wanting to work close to home is most appropriate. I know we can anticipate new neighbours will be contributing in our community. Sensible growth, renewal and positive partnerships makes sense in 2021 as White Rock will not be a merely a pensioners or commuter bedroom community like it was in 1980.

I hope NO respondents actually walked the site like I did, read the reports and grasp the potential. I observe some folks do not do homework merely endorse as told, many neighbours do not engage – yet likely passive support as often the NIMBY are more vocal and organized, and thus in my opinion any conclusions as to numbers supporting any position has flaws.

I support this project, the location, the height and the plan as it has evolved.

Sincerely
Pat Petrala
#106 – 15020 North Bluff Road, White Rock

PS. I looked at who would buy or rent these and would be in their range as middle range.

- <https://www.jobbank.gc.ca/marketreport/summary-occupation/993/ca>

Dental Hygienist wage entry level \$41,148 to specialist \$62,503

Registered nurses and registered psychiatric nurses (NOC 3012) usually earn between \$24.04/hour and \$48.00/hour in Canada. People working as a "registered nurse (R.N.)" are part of this group. median Wage in Canada \$38.14/hour - \$46/hour

Bank Teller; Retail Sales Clerk; at Min wage \$15.75 hour - entry level - \$24,000 to 41,000 salary with commissions, bonus &/or annual increases. Often the age level and lifestyle encourage room-mates for shared expenses like rentals/1st time buyer homes.

Sent from [Mail](#) for Windows 10

Mayor and Council

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.

[illegible]

From: [Kenneth Jones](#)
To: [Clerk's Office](#)
Subject: Public Hearing-Mar. 1, 2021-PH 3 Bylaw 2351,
Date: March 1, 2021 11:46:26 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 strongly oppose this increased density in our neighbourhood.
Heights should be restricted to a 3 storey maximum and townhouses only facing the street, not double rows of townhouses.

Kenneth "Ken" Jones

From: [Roberta Colombin](#)
To: [Clerk's Office](#)
Cc: [Erika Johanson](#); [Scott Kristjanson](#); [Christopher Trevelyan](#); [Anthony Manning](#)
Subject: Bylaw 2351 North Bluff Road/Maple//Lee Street
Date: March 1, 2021 11:58:47 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.

To: City Clerk, Council

I am writing to indicate I do not support this project, due to the height and the density. We need to slow down and take care as to what we will unleash upon the neighbourhood and the city at large. I appreciate there is an “affordable” component to this project, but at 6 story’s in a single family neighbourhood the answer for me has to be NO thank you.

I appreciate also my submission is late and hope not too late to be registered.

Roberta Colombin
14852 Beachview Avenue
White Rock, BC V4B 1N7

From: Aaron Pauliuk <apauliuk@telus.net>

Sent: Sunday, February 28, 2021 11:20 PM

To: Darryl Walker <DWalker@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Debbie Johnstone <DJohnstone@whiterockcity.ca>

Subject: BYLAW 2351: Petition for Beachway - Serious Concern

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 Mayor and CAO Mr. Ferrero

It was just brought to my attention tonight a current Councillor Erika Johanson started a petition on Friday against our project that she has and will vote on!

https://www.change.org/p/city-of-white-rock-save-our-city-by-the-sea-from-over-densification?recruiter=64322507&utm_source=share_petition&utm_medium=facebook&utm_campaign=share_petition&recruited_by_id=896b3697-bef3-4bc0-b916-18a6b6d9be39&utm_content=fht-27568688-en-ca%3A0

As an elected official you cannot fetter your discretion prior to a public hearing.

The attached oath of office she signed when she became a councillor states "I will faithfully perform the duties of my office and will not allow any private interest to influence my conduct in public matters"

Under the circumstances I am requesting Erika Johanson not be allowed to speak or vote on BYLAW 2351 Beachway at the Public Hearing March 1st and her petition be thrown out.

Please advise

Aaron Pauliuk
604-813-3535

From: Mukesh Bhatti <mkb702@gmail.com>
Sent: Monday, December 14, 2020 5:50 PM
To: Athena von Hausen <AvonHausen@whiterockcity.ca>
Subject: Developments in White Rock

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 Athena,

Thank you for taking my call this afternoon. It was very nice chatting with you.

Further to our discussion, I ask that you please reiterate my concerns (many that we seemed to be in mutual agreeance on) with your colleagues and the higher ups. Please also share that our family has recently attained occupancy, for our new owner built home, at 1573 Parker Place and plan to be here for a very long time. We are hopeful that more families will look at East White Rock as a great and relatively affordable area to reside. Unfortunately, apartment buildings do not generally attract families like ours.

Some of the other concerns we discussed were:

1. The proposed 6-story height of the buildings on North Bluff which touch existing residential neighbourhoods.
2. Why 3 buildings as opposed to 1 or 2 have been proposed between Lee and Kent. Is it to maximize ocean views and profits while further encroaching onto our backyards?
3. Heights of buildings to be allowed in denser areas going forward compared to what is being proposed for North Bluff residential area?
4. How are we planning on transiting heights from higher density into existing single family areas?
5. Market value of rents and for who (seniors, single, couples or families) in apartments vs residential stock and/or laneway homes?
6. Aging low-rise rental stock (ie. Russel & Fir) that should be redeveloped and better utilized for more apartments and condos.

Futher to the 1st point, the 5 story condo development on the corner of NB and 140, the previous council allowed, shows it is very difficult to transition from mid-level multi-family to single family areas...even when there is a alley in between. It is also important to point out is that developer started off asking for well over 10 stories, then came down to 8 or something and was finally allowed 5. Maybe someone should ask the residents on Coldicutt how they feel about being looked down upon by that building?

To summarise, town centre is where the city should be densifying. Both sides of our city should remain as single family residential areas, with some low rise multi-family where appropriate,

including North Bluff.

Maybe the City can consider more family friendly 3-4 story townhouse developments on the outer edges of town instead of misplaced high-rises? Looking at what is going on the North side of 16th avenue is evidence of what our side could look like in comparison to what is currently happening across the street from the hospital.

Athena, it was amazing to be able to talk to someone such as yourself that genuinely understood what I was talking about with my concerns. I hope whomever my concerns are passed on to is able to show the same compassion you did.

All the best to you over the holidays and the other position in the New Year.

Stay safe.

Mukesh Bhatti

778-549-6853