

**ON TABLE
MARCH 1, 2021 - PUBLIC HEARING
ITEM 13**

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 #
Mary Ponsford	February 24, 2021	14371 Sunset Drive	Opposed	C-3
Bryan An	February 28, 2021	14401 Sunset Drive	Opposed	C-4
David De Camillis	February 26, 2021	14460 Magdalen Avenue	Opposed	C-5
Clarence Arychuk and Bea Hadikin	February 26, 2021	14276 Marine Drive	Comments	C-6
Peggy Hanna	March 1, 2021	Undisclosed	Opposed	C-7

From: [Mary Ponsford](#)
To: [Clerk's Office](#)
Subject: CD-65-14401 Sunset Drive
Date: February 24, 2021 2:41:50 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.

Dear Greg:

Thank you for forwarding the agenda package (Feb 8, 2021). My concerns have previously been addressed to the City and are included in this package.

I have studied the adjusted proposal for subdividing 14401 Sunset Drive. While the new driveway off Magdalen Crescent Lane and a paved sidewalk on Sunset Drive are certainly improvements, the intent of the proposal remains the same: the densification of this mature neighborhood for the proponent's personal benefit. This occurs at the expense of the adjacent properties. Why would the City grant rezoning to a modest sized lot on this busy and dangerous corner? The relevant roads remain narrow and steep. Without immediate street parking, encroachment onto neighboring blocks would become the norm.

A concerted (and expensive) effort was put forward against this development relatively recently. It is onerous on the local community to be required to mount opposition parties against rezoning their stable neighborhood once more. I urge Council to unambiguously deny this application.

Regards

Mary Ponsford
14371 Sunset Drive

From: [Bryan An](#)
To: [Clerk's Office](#)
Subject: Opposing statement against the development plan at 14401 Sunset Dr.
Date: February 28, 2021 1:11:34 PM
Attachments: [14401 21-02-25 revised.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.

Hi,

Please find the attached. I am emailing the opposing statement against the development plan at 14401 Sunset Dr.

Thanks...Bryan An

Bryan An & Jenny Lee

14440 Sunset Lane

604-542-5768

Feb 28, 2021

To: Planning Department

City of White Rock

RE: Development Application

14401 Sunset Dr.

I would like to strongly voice opposition against the development application of 14401 Sunset Dr. I urge the Planning Department to consider the fact that this application is not very different from the application that was submitted 4 years ago. Since it was rejected last time, the same decision should be made as there have been no fundamental changes in the circumstances. Please consider the following as you review the application:

1. The property is located at the bottom of a very steep hill and is bordered on both sides by exceptionally narrow roads, Sunset Drive and Magdalen Crescent Lane. Firstly, Sunset Drive, which has no sidewalks, narrows to single-lane width in front of the property. Secondly, Magdalen Crescent Lane is not only extremely narrow but also steeply declines downhill. The lane is barely wide enough for one vehicle and has no sidewalks. Despite the fact that the property is bordered by two narrow roads, the revised plan has a garage and driveway towards Magdalen Crescent Lane. This may increase the likelihood of accidents in the future.
2. A small subdivision would inevitably cause street parking, leading to encroachment onto neighboring blocks. As I mentioned above, the roads bordering the property are very narrow and downhill which would be troublesome. Again, this would likely lead to roadblocks and potential accidents, especially in the summer when there is more traffic.
3. The east lot of the revised plan has a garage from the south boundary of my property and my neighbor's which violates the minimum setback requirement of the City's zoning by laws.
4. The average lot size of properties most similar to the proposed property in this neighborhood is just below 8,000 sq ft. The lot sizes are consistent throughout the neighborhood while the proposed lot size is almost the half of the average size lot. If one property begins to fail to meet the minimum provisions, there will be more properties in the future that will fail to meet the minimum requirement.

I would like to point out that this Development Application does not meet the City's zoning by laws and imposes substantial legal costs and consequences on myself and the neighbors. This is unwarranted and unjust as it is using the city as an instrument. We find it difficult to accept a reason for this Development Application to pass and we strongly oppose this subdivision. Please seriously consider the reasons outlined above.

Sincerely,

Bryan An & Jenny Lee

From: [David De Camillis](#)
To: [Clerk's Office](#)
Subject: PH2: BYLAW 2373, 14401 Sunset Drive
Date: February 28, 2021 5:20:11 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.

My name is David De Camillis and my home address is 14460 Magdalen Ave

This area of White Rock is unique to the GVRD and the entire Fraser Valley for that matter. It is characterized by large lots, unbelievable south ocean views and architecturally exquisite new homes. We are located at the end of the line as far as traffic is concerned and so our streets are quiet and our neighbourhood tranquil. As the density in the lower mainland increases our homes will soar in demand because of what we are today. This is our heritage. let's protect it.

Chopping up an undersized lot and jamming in a couple of apple box type homes will only hurt all of us. If this is approved by the City then others will surely follow. You as Council of the City of White Rock have a duty to protect our heritage. You also have a duty in preventing the degradation of our community.

Step up to the plate and stop the steal!

Respectfully yours,

Dave De Camillis

From: [Clarence Arychuk](#)
To: [Clerk's Office](#)
Cc: [White Rock Council](#)
Subject: BL 2373 14401 Sunset
Date: March 1, 2021 9:21:55 AM

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I noticed that the rezoning application for the referenced property is scheduled for tonight. I have previously communicated with the City staff about the concerns I had with the development proposed. I was ensured by staff that the concerns would be forwarded to Council when the bylaw was ready. I want to reiterate them, for the Public Hearing, to ensure they are not forgotten, missed or their importance under emphasized.

There needs to be a sidewalk added to the north side of Sunset along the entire frontage of this site and east to Magdalen. It is a very tight little road and a very popular walking route in the neighbourhood; especially those returning from the beach. I have seen a number of near misses as cars come down the hill and squeeze out any pedestrians coming up the hill. I have looked at the mapping and grading of the area and a sidewalk can easily be added to the north side of the road. My other request is that the driveways to both lots not come out onto Sunset. If they did, it would compound my concerns previously mentioned.

Under normal circumstances, I would attend tonight's meeting and personally express these concerns. I hope that you, as City Clerk, will make them aware of them.

Clarence Arychuk &
Bea Hadikin
14276 Marine Drive.

Sent from my iPad

Sent from my iPad

From: [Clerk's Office](#)
To: [Debbie Johnstone](#)
Subject: Proposal 20-001 14401 Sunset Drive
Date: March 1, 2021 1:41:33 PM

-----Original Message-----

From: Peggy Hanna <kphanna@shaw.ca>
Sent: March 1, 2021 11:35 AM
To: Planning <planning@whiterockcity.ca>
Subject: Proposal 20-001 14401 Sunset Drive

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'm against this proposal. Crowding two houses on one lot would be a blemish in this neighbourhood. We pay a lot of taxes to live in this pristine location if we allow this proposal there will be more to follow, as people will want to start sub dividing their lots for more profit. We pay a lot of money to live in this beautiful neighbourhood with beautiful streets. I would hate to see this neighbourhood have cars parked all over the streets because we allow crowding two houses on one lot. These people who attempt to do this and developers don't care because they won't be living here. They will sell and move away or rent out the properties and have no concern for the aftermath.

Thank you,
Peggy Hanna