

## Public Hearing of White Rock City Council

### Minutes



March 1, 2021, 6:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker  
Councillor Chesney  
Councillor Fathers  
Councillor Johanson  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Jim Gordon, Director of Engineering and Municipal Operations  
Carl Isaak, Director of Planning and Development Services  
Debbie Johnstone, Deputy Corporate Officer  
Greg Newman, Manager of Planning

---

1. **CALL HEARING/ MEETING TO ORDER**

The Public Hearing Meeting was called to order at 6:01 p.m.

2. **DEPUTY CORPORATE OFFICER READS A STATEMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC HEARINGS/MEETING FOR THE EVENING**

3. **PUBLIC HEARING #1 - BYLAW 2371 - ACCESSIBLE PARKING STANDARDS**

**BYLAW NO 2371:** *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2020, No. 2371*

**PURPOSE:** Bylaw 2371 proposes to amend the White Rock Zoning Bylaw in regard to accessible parking. A text amendment is being proposed to determine the dimensions and layout of accessible parking spaces in private developments.

4. **THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:**

- Notice was published in the February 18 and 25 editions of the Peace Arch news
- A copy of the notice was placed on the public notice posting board on February 15, 2021

5. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

**Note:** Corporate report dated January 11, 2021 and minutes extract provided for information.

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

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **no** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

**Summary of Submissions for Bylaw 2371 (Not Including the Phone-in for the Evening)**

- On table submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- No submissions received on-table
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there has been one (1) vote registered (n support)

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

There were no speakers registered / no speakers called in given the opportunity to speak to Bylaw 2371.

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

N/A

9. **CONCLUSION OF PUBLIC HEARING #1 - BYLAW 2371 - ACCESSIBLE PARKING STANDARDS**

The public hearing for Bylaw 2371 was concluded at 6:16 p.m.

10. **PUBLIC HEARING #2 - BYLAW 2373 - 14401 SUNSET DRIVE**

**BYLAW NO 2373:** *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65-14401 Sunset Drive) Bylaw, 2020, No. 2373*

**CIVIC ADDRESS:** 14401 Sunset Drive

**PURPOSE:** Bylaw 2373 proposes to rezone the property from 'RS-1 One Unit Residential Zone' to 'CD – Comprehensive Development' to permit the subdivision of the 24.99 m wide lot into two (2) 12.49 m wide lots to allow for the construction of two (2) new single family dwellings.

The public hearing for Bylaw 2373 was called to order at 6:16 p.m.

11. **THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:**

- Notice was published in the February 18 and 25 editions of the Peace Arch news
- 63 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on February 15, 2021

12. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

**Note:** Corporate report dated February 8, 2021 and minutes extract provided for information.

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

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **two (2)** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented "On Table" at the Public Hearing.

Author	Date Received	Civic Address	Status	Item #
M. Carlson	Feb 11, 2021	Applicant	Support	C-1 (Note: Two items of correspondence and survey map)
S. Mueller	Feb 23, 2021	Resident	Opposed	C-2

**Summary of Submissions for Bylaw 2373 (Not Including the Phone-In for the Evening):**

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **five (5) on-table** submissions (four (4) opposed and one with comments)
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been two (2) votes registered (both in opposition).

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

- G. Wolgemuth, 1520 Vidal Street, White Rock, spoke in support of the project, stating there are no elevation impacts, the height and exterior works for the area as well as the covenant in relation to no suites / available parking.
- M. Carlson, Applicant and resident of the subject site, spoke about the project / outlined it's progress including working with the neighbours.

At 6:33 p.m. there was a call made for additional speakers and information was given and presented as to how to call in.

At 6:37 p.m. it was noted there were not additional speakers.

**15. CONCLUSION OF PUBLIC HEARING #2 - BYLAW 2373 -14401 Sunset Drive**

As there were no further speakers for Bylaw 2373 the public hearing was concluded at 6:37 p.m.

16. **PUBLIC HEARING #3 - BYLAW 2351 - 15654/64/74 NORTH BLUFF ROAD/  
1570/80 MAPLE STREET AND 1593 LEE STREET**

**BYLAW NO 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

**PURPOSE:** A Zoning Amendment and a Major Development Permit application have been submitted to allow for the construction of one six-storey multifamily building containing 25 rental units, one six-storey building containing 49 stratified units, and 14 townhome units. The project is recognized in the Official Community Plan (OCP) as an “affordable rental development” as 30 percent of the units would be “owned or managed by non-profit groups and designed to be affordable for low and moderate income households”; this component of the project enables density of up to 2.5 FAR and height of up to six storeys per OCP policy 11.2.1.c. The required parking supply (139 spaces) would be provided within a below-grade parkade. The two six storey buildings are oriented towards North Bluff Road and the townhomes would face Maple Street.

The proposed rezoning would establish a Comprehensive Development (CD), being specific to the six properties subject to the proposal, all of which are currently zoned RS-1 One Unit Residential Zone.

The public hearing for Bylaw 2351 was called to order at 6:37 p.m.

17. **THIS PUBLIC HEARING HAS BEEN PUBLICIZED AS FOLLOWS:**

- Notice was published in the February 18 and 25 editions of the Peace Arch news
- 80 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on February 15, 2021

18. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND  
DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

**Note:** Corporate reports dated July 27, 2020 and minutes extract provided for information.

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

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **two (2)** submissions

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented “On Table” at the Public Hearing.

Author	Date Received	Civic Address	Status	Item #
Petition with 204 signatures, submitted by A. Pauliuk. NOTE: Names for this petition were collected in 2017.	Re-submitted Feb 22, 2021	All noted they are White Rock residents/ property owners	Support	C-1
Email with attached petition from A. Pauliuk. Petition has a total of 267 signatures	Feb 23, 2021	All noted they are White Rock residents/ property owners	Support	C-2

**Summary of Submissions for Bylaw 2351 (Not Including the Phone-In for the Evening):**

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **seventeen (17) on-table** submissions three (3) in support, 13 opposed and one (1) with comments. Four (4) of these submissions were petitions.
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been five (5) votes registered (three (3) opposed and two (2) in support).

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

- R. Coulter, 1491 Cory Road, White Rock, spoke in support of the application stating there is a need for this type of housing / density.
- M. Weber, Applicant, outlined the application and addressed some concerns noted previously stating there is no impact on views, height works in the area, affordable housing component, room for further parking on South Surrey side of North Bluff Road, location least likely to disturb residents, help support nearby commercial and located on a bus route.
- K. Jones, 15761 Goggs Avenue, White Rock, not in support of the application, stating that there is already enough density - White Rock one of most of densely populated areas in Canada, area residents are tired of the construction around them (noise traffic and lack of parking due o construction workers. Concern with the petition supplied in support of the project. The area more suited for 2 - 3 storey homes with little density increase.
- G. Wolgemuth, 1520 Vidal Street, White Rock, spoke in support of the application, not perfect in regard to parking but it has affordable housing (25 units), below market for sale units, height ( you need to give something this is on North Bluff Road), traffic wise is good, large trees not practical (tree replacement program is helpful in this regard), houses dilapidated this will be an improvement, modern and roads will be improved (with underground services. Affordable housing element parking, do not agree with no or low
- B. Cooper, 14450 Magdalen Avenue, White Rock, in support of the application, there is a need for an affordable housing option. Families having to move is difficult cost wise, on the family dynamic and continuity in being able to attend the same school is important. The project is a step toward this and it is well positioned to serve families.
- M. Bhatti, 1573 Parker Place, White Rock, not support of the application, noted concerns with the project and petitions in support that were summited for the project.
- M. Brewster, Applicant, outlined the application noting the affordable housing is providing supply for middle income and below market incomes (partnering with BC Housing). Attempts to alleviate non-vacancy in the area. Participation in potential future funding for other affordable housing projects through future sales agreement where a portion of funds will come back to the City.

- D. Stinson, 1558 Lee Street, White Rock, not in support of the application, stating concern with insufficient parking that it will spill out onto Lee Street, additional traffic and noted it is already difficult to turn onto North Bluff Road.
- M. Foster, 1390 Bergstrom Road, White Rock, in support of the application stating it moves forward a vision in regard to environment / density. Affordable housing and density is needed. A well thought out proposal. It was noted that construction in neighbourhood had been a lot.
- B. McKay, 1553 Lee Street, White Rock, not in support of the application, stated he would like to withdraw his signature of support on the petition. Stated concern with increased number of people using the street for parking / additional traffic, intersection at North Bluff Road and Lee Street is already busy, loss of visibility, access of parking garage on Lee Street, water and drainage infrastructure, drainage previously a concern and now again with further demand, local schools are already crowded. Not in support unless the noted concerns are addressed.
- N. Popoff, 1225 Johnston Road, White Rock, in support of the application stating affordable housing and increased housing supply is needed and that finding housing is a challenge in the area.
- R. Milford, 17392 3A Avenue, Surrey, in support of the application, stating that affordable housing is needed, it will contribute to society and bring prosperity to the area. The application will be more people / younger and offer the chance to bring in young families.
- A. Pauliuk, 15654 - 5674 North Bluff Road, White Rock, in support of the application, stating affordable options are beneficial, offers middle-income family options, petitions included as submissions noted higher density is supported in the area.
- C. Brookes, 15444 Royal Avenue, White Rock, spoke in support of the application, stating there is a need for increased rentals and affordable family housing, the project is a good design and the location is close to transit. Offers options for families, will help to keep the City vibrant.

At 7:42 p.m. there was a call for any further speakers.

- J. Labourd, 15459 Pacific Avenue, White Rock, spoke in support of the application, stating it was good to have affordable housing offered and that the building was attractive.

- M. Mason, 1598 Parker Place, White Rock, not in support of the application, stating they live next to the site and they will be impacted as they will be facing a six (6) storey building and is not needed in the area.
- G. Wolgemuth, 1520 Vidal Street, White Rock, speaking a second time, in support of the application stating this is affordable housing / not social housing, it is a needed use, will not create a shadowing effect on the neighbours, affordable housing option for families, site coverage is favourable, Development Cost Charges my offer road repairs, curbs and sidewalks.
- S. Craig, Project Architect, noted that they looked at project with a positive urban realm, provides further housing options for those working nearby (expansion of Peace Arch Hospital).
- D. Stonoga, 15408 Columbia Avenue, White Rock, not in support of the application stating it is not affordable housing, does not agree it would not help businesses and it offers good housing for families, too much concrete in this residential area, concern with density, parking issues and additional traffic. Stated decisions should be more community based (look to homeowners in the area and how they will be impacted).
- C. Mandal, 1580 Lee Street, White Rock, not in support, concern it includes BC Housing element. Further concerns included safety, reduced parking and having it spill to nearby street, shadowing impact / loss of privacy, density, additional traffic additional usage of infrastructure. Area better suited for single family homes. I
- M. Brewster, Applicant, speaking for a second time, clarified that the BC Housing element does not mean subsidized housing. Parking was considered working with staff it presents 1.6 per unit / what is required.
- M. Bhatti, 1573 Parker Place, White Rock, speaking a second time, not in support of the application, noted concern with petitions / submissions for the public hearing and with loss of trees, project not in right area and additional traffic / vehicles it will bring.

At 8:20 p.m. there was a call for any further speakers.

- G. Wolgemuth, 1520 Vidal Street, White Rock, speaking a third time in support stated the building will have no shadowing, it is not social housing /

subsidized housing, it is needed affordable housing, parking may be addressed, the project fits the area.

- M. Bhatti, 1573 Parker Place, White Rock, speaking a third time, not in support of the application, stating six (6) stores is not acceptable next to single family homes, would like to see outdoor facilities (more amenities are needed).
- A. Dhillon, 1580 Lee Street, White Rock, not in support of the application, stating concern with additional parking being needed, additional families require access to school and playgrounds, currently Peace Arch Hospital is having to expand to accommodate population, more use of infrastructure. Previous petition may not be relevant. Those living in the area should have a say / be listened to.
- S. Crozier, 1351 Martin Street, White Rock, not in support of the application, stating although it is an improvement concern density (ninth densest population across Canada), does not agree it offers affordability housing , would like to see the City go to neighbourhoods / should not dismiss residents not wanting certain buildings in their area.

No further speakers noted at 8:38 p.m.

**21. CONCLUSION OF PUBLIC HEARING #3 - BYLAW 2351 - 15654/64/74  
NORTH BLUFF ROAD/ 1570/80 MAPLE STREET AND 1593 LEE STREET**

The public hearing for Bylaw 2351 was concluded at 8:38 p.m.

**22. PUBLIC HEARING #4 - BYLAW 2375 - 15053 MARINE DRIVE**

**BYLAW NO 2375:** *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2021, No. 2375*

**CIVIC ADDRESS:** 15053 Marine Drive

**PURPOSE:** Bylaw 2375 proposes to permit a temporary use permit and a cannabis license referral (resolution), which would enable the creation of a cannabis retail store at 15053 Marine Drive.

The public hearing for Bylaw 2375 was called to order at 8:38 p.m.

**23. THIS PUBLIC HEARING/MEETING HAS BEEN PUBLICIZED AS FOLLOWS:**

- Notice was published in the February 18 and 25 editions of the Peace Arch news

- 180 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on February 15, 2021

**24. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW**

**Note:** Corporate report dated February 8, 2021 and minutes extract provided for information.

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

As of 8:30 a.m. on Wednesday, February 24, 2021 there have been **nine (9)** submissions (six (6) submissions in support of the application and three (3) not in support).

**Note:** Submissions received between 8:30 a.m., February 24, 2021 and 12:00 p.m., March 1, 2021 will be presented “On Table” at the Public Hearing.

Author	Date Received	Civic Address	Status	Item #
T. Hart	Feb 18, 2021	Undisclosed	Support	C-1
M. Catroppa	Feb 18, 2021	2165 123st Surrey	Support	C-2
S. Kassam	Feb 20, 2021	403-1581 Foster Street, White Rock	Opposed	C-3
S. Bergen-Henengouwen	Feb 20, 2021	602-15015 Victoria Ave, White Rock	Support	C-4
T. Erwin	Feb 21, 2021	504-15025 Victoria Ave, White Rock	Opposed	C-5
G. Pineau	Feb 22, 2021	203-15015 Victoria Ave, White Rock	Support	C-6

A. Ronald Davies and Patricia R. Davies	Feb 22, 2021	Undisclosed	Opposed	C-7
D. Castillo	Feb 22, 2021	Owner of Alebirjes Kitchen & Bar – 15077 Marine Drive	Support	C-8
V. Gunda	Feb 22, 2021	1213 Stayte Road	Support	C-9

**Summary of Submissions for Bylaw 2375 (Not Including the Phone-In for the Evening):**

- On Table Submissions were received up until 12:00 p.m. (noon) today (Monday, March 1, 2021).
- There have been **thirty-six (36) on-table** submissions: (22 in support and 14 opposed)
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been **24** votes registered (sixteen (16) opposed and eight (8) in support.

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

- K. Jones, 15761 Goggs Avenue, White Rock, not in support of the application, noting concerns with the following, the City image, impact of parking, people using product near the store, not the right location for this.
- H. Gill, 15123 Marine Drive, White Rock, in support of the application, stating the City should have a Health Canada Regulated Dispensary where safe and regulated product can be purchased. Alternative is to obtain from unregulated sources.
- V Sachdeva, Applicant, outlined the proposal background and process and how the business would be run to address noted concerns.
- N. Low, 15621 Marine Drive, in support of the application, stating the City needs to be revitalized with sustainable business, this proposal in a store front that has been vacant for years. A provincial regulated store of this type

is a good option. Safe access for seniors safe, security will be in place it is no from a liquor store.

- M. Mlcak, 13812 Malabar Avenue, White Rock, in support of the application, stating the staff at other location are respectful and knowledgeable, offer legal and safe product, will bring more foot traffic.
- M. Nazair, 1580 Martin Street, White Rock, in support of the application, noted they work in the industry, familiar with process that are required to maintain quality health standards.
- C. Kucey, Victoria Avenue White Rock, not in support of the application, stating this will create issues for nearby homes, this is not the right are for this business it is a family area. Noted concern with the hours of operation, and with increased traffic congestion (area not set up for quick pick-ups), parking for homes is already short in supply, safety, additional garbage, line up outside of store.

At 9:11 p.m. there was a call for any further speakers.

- M. Sitka, 13660 Marine Drive, White Rock, in support of the application, stating the product access for residents is needed, there is a store already in White Rock that does not appear to have issues. Supports this being a Temporary Use Permit, if issues it can be removed.
- G. Wolgemuth, 1520 Vidal Street, White Rock, in support of the application, stated the property been vacant a long time - a good location, there are many good controls in place, nice design.
- D. Stonoga, 15408 Columbia, White Rock, not in support of the application, stating concern with the location and behavior(s) of those that purchase from the store, it is a family area. Concern noted with line-ups on the sidewalk, this is not the right location there are better locations for this use.
- P. Wilson, Victoria Avenue, White Rock, not in support of the application, stated concern with the location as it is a family area, concerned with cars / quick pick-ups and impact on parking. and with how the back alley will be utilized and the hours of operation.
- J. Shunka, Martin Street, White Rock, not in support of the application, stating this is not the right location (family oriented area). Concerns noted with impact on parking, line-ups on the sidewalk and there is no room for short term parking.

- V. Gunda, 1213 Stayte Road, White Rock, in support of the application, stating it is a good location for the business.
- D. Rowland, 15057 Marine Drive, not in support of the application, lives next door stated this is not the right location, it is better suited for restaurants there are other locations for this type of business.

At 9:40 p.m. a further call for speakers was noted

- G. Wolgemuth, 1520 Vidal Street, White Roc, speaking a second time in support of a controlled / regulated product business, any business that goes in at the location will have parking challenges.
- V. Sachdeva, Applicant spoke a second time, stating the security is on site to stop smoking outside the premises and to mitigate line ups, back of building will be improved,
- C. Kucey Victoria Avenue White Rock , speaking a second time not in support of the application, noted concerned the location is a residential neighborhood, and with the idea of cameras in the back. This is not the right location.

No further speakers noted at 9:58 p.m.

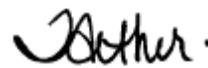
**27. CONCLUSION OF PUBLIC HEARING #4 - BYLAW 2375 - 15053 MARINE DRIVE**

As there were no further speakers for Bylaw 2375 the public hearing was concluded at 9:59 p.m.

**28. CONCLUSION OF THE MARCH 1, 2021 PUBLIC HEARING/MEETING**

---

Mayor Walker




---

Tracey Arthur, Director of Corporate Administration