

February 23, 2021

FOI No: 2021-06

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Copy of the complaint about LMS 1991 (15111 Russell Avenue) that resulted in a January 30, 2021 call from Bylaw Enforcement Department about visitor parking infractions on site.*
- *Copies of all complaints about the visitor parking lot of LMS 1991 and the City response to the complaints.*

I was unable to locate any complaint records related to the visitor parking lot at this address. It does appear however, that the issue being investigated on January 30 was related to correspondence between the City and the White Rock Business Improvement Association.

Access to the correspondence record is available as attached.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address, and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

From: [Greg Newman](#)
To: [Carl Isaak](#)
Cc: [Sandeep Dhillon](#); [Trevor Welsh](#)
Subject: FW: 15111 Russell Ave- Commercial Parking
Date: Thursday, February 04, 2021 10:42:13 AM
Attachments: [image001.jpg](#)

Here is the chain of emails with Alex.

Greg

Greg Newman, MCIP, RPP
Manager of Planning, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2142 | www.whiterockcity.ca

Email signature logo



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From: Executive Director <alex@whiterockbia.com>
Sent: January 29, 2021 12:24 PM
To: Greg Newman <GNewman@whiterockcity.ca>
Cc: Trevor Welsh <TWelsh@whiterockcity.ca>
Subject: Re: 15111 Russell Ave- Commercial Parking

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 Greg,

Thank you for responding!

I've got photos on my home computer- I will send them on Monday.

To be candid, I suspect it's possible that this issue exists in other buildings in White Rock. I will be gathering info from our members about the parking situation in other commercial/residential strata locations. Freeing up commercial parking would help reduce the parking issues in White Rock.

Kind Regards,

Alex

Alex Nixon
Executive Director,
White Rock BIA
alex@whiterockbia.com
o 604-536-4958
c 236-330-4958

On Jan 29, 2021, at 8:54 AM, Greg Newman <GNewman@whiterockcity.ca> wrote:

Hi Alex,

I will review this with my colleague Trevor Welsh as he is the Manager of Building and Bylaw Enforcement. From my earlier correspondence to one of the owners I'd identified the parking supply requirement for the residential and commercial uses. I suspect our next step will be to send the Strata a registered letter advising of the potential parking supply (dedication) conflict and a need to remedy the matter to achieve (or confirm) compliance with the requirements of the Zoning Bylaw, with some continuation of legal non-complying parking supply standards recognized (e.g., one space per residential unit).

Thanks for your due diligence. Please send photos if you can,

Greg

Greg Newman, MCIP, RPP
Manager of Planning, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2142 | www.whiterockcity.ca
<image001.jpg>

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From: Executive Director <alex@whiterockbia.com>
Sent: January 26, 2021 1:14 PM
To: Greg Newman <GNewman@whiterockcity.ca>
Subject: 15111 Russell Ave- Commercial Parking

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 Greg,

I hope you're enjoying the beautiful White Rock sunshine today!

I spoke with the owners of the commercial units at 15111 Russell Ave, as well as did a personal site inspection, and was able to confirm the following things:

- There is 5403 sq ft of commercial space at the location, across five commercial units. This has been confirmed by the commercial strata with BC Assessment records. I can send the breakdown by commercial location if necessary.
- There are only four parking spots designated for commercial. There are 11 spaces in an upper parking lot, on the side of the building off of Foster. Of them, four are designated for commercial spaces by signage. Four of the remaining spaces appear to have signage that has been removed, and one of the spaces is designated for the custodian of the residential location. The other two spaces are unmarked.
- I've been sent strata council minutes that indicate that the residential strata designated the six non-designated parking spaces in the upper parkade as residential visitor parking, with rules around towing should the parking be taken up by non-residential visitors. Obviously, that would preclude commercial parking.

I've taken some photos, and I have the council minutes that indicate that the residential strata designated those six non-designated spaces as residential visitor parking.

Is there any additional information you need? I'm eager to move forward on resolving this- having additional commercial parking with reduce some of the issues businesses in that area are currently dealing with.

Kind Regards,

Alex

Alex Nixon
Executive Director,
White Rock BIA
alex@whiterockbia.com
o 604-536-4958
c 236-330-4958