



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

February 5, 2010

A **PUBLIC HEARING** of CITY COUNCIL will be held in the City Hall COUNCIL CHAMBERS on **MONDAY, FEBRUARY 8, 2010 at 7:00 p.m.** for the application listed below.

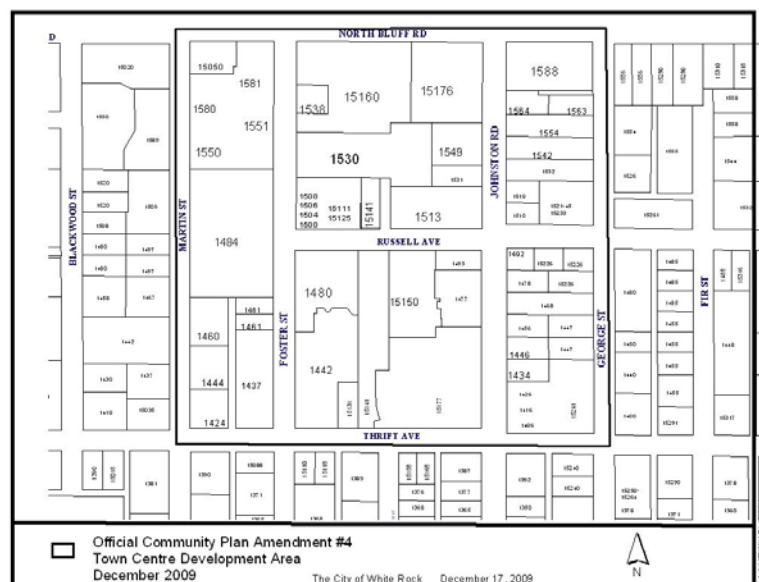
T. Arthur  
City Clerk

## A G E N D A

**BYLAW NO. 1873 Official Community Plan Amendment No. 4, 2010, No. 1873, a bylaw to amend "The Official Community Plan Bylaw No. 1837, 2008"**

- 1) Chair calls the Public Hearing to order.
- 2) City Clerk reads a statement regarding the procedure to be followed for the Public Hearing (attached).
- 3) City Clerk advises how this hearing has been publicized.

**PURPOSE:** The purpose of Bylaw 1873 is to amend the Official Community Plan, 2008 for the City of White Rock. This is a text amendment for the Town Centre Area Policies to reduce the maximum permitted density to 2.75 FAR (Floor Area Ratio) from 3.8, and the maximum height of buildings to 41.14 m (12 stories) from 70.3 metres (21 stories).



- 4) Chair invites the Director of Development Services to present the proposal.
- 5) Chair requests the City Clerk to advise of any correspondence or submission(s) received. **Page 5**
- 6) Chair invites those in attendance who deem their interest in property affected by the proposed application to present their comments.
- 7) **Motion to conclude the Public Hearing.**

**OPENING STATEMENT OF PUBLIC HEARING/MEETING CONDUCT**

This Public Hearing is for proposed Bylaw No. 1873 to amend City of White Rock “Official Community Plan” Bylaw No. 1837, 2008 .

The purpose of proposed Bylaw No. 1873 is to amend the Official Community Plan, 2008 for the City of White Rock. This is a text amendment for the Town Centre Area Policies to reduce the maximum permitted density to 2.75 FAR (Floor Area Ratio) from 3.8, and the maximum height of buildings to 41.14 m (12 stories) from 70.3 metres (21 stories).

At this Public Hearing the public and all persons who believe their interest in property is affected by the proposed Bylaw No. 1873 shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposal.

There is a speakers list available. Please print your name and address on this list in order to appear as a speaker before Council. Individuals will be called in the order that their name appears on the list. The speaker will begin by clearly stating their name and address and then providing their comments concerning the proposal. The address of the speaker is permitted to be collected through Section 26(c) of the Freedom of Information and Protection of Privacy Act. It is collected to assist Council in determining the speakers’ interest in the proposal. If the speaker has any questions regarding the collection of their personal information please contact the City Clerk at the City of White Rock.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to the City Clerk.

Anyone wishing to speak at this meeting must be acknowledged by the Chair. **Each speaker will be given a maximum of five (5) minutes to speak.** Decorum must be maintained at all times, this includes refraining from applause, booing or heckling.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this Public Hearing to debate the merits of the proposed bylaw with individual citizens. It is also not the time for the speaker to be asking questions of the administration regarding the bylaw.

Any person who wishes to present a written submission to Council may do so. All those submissions will be retained by the City Clerk and copies of submissions will be available from her upon request following the Hearing. Everyone shall be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel discouraged or prevented from making his or her views heard.

14877 Buena Vista Ave  
White Rock B.C.  
V6B 1X3

RECEIVED

FEB 02 2010

Feb 2/2010

Corporate Services

Dear Mayor and Council  
I hope the Mayor  
and Council will vote  
for the amendment to  
the official community  
plan regarding height  
and space in White  
Rock's Town Centre Area.

2

Twelve stories in  
the Town Centre Area  
will be so much

better than more  
than twenty stories  
or who knows maybe  
fifty stories.

Please vote yes to  
the amendment for  
all of us - Yours Truly  
Mary McDonald

**From:** jackie heilbron [mailto:jackiepants@shaw.ca]  
**Sent:** Wednesday, February 03, 2010 3:35 PM  
**To:** Mayor and Council  
**Subject:** BYLAW

I am in favour of OCP Bylaw 1837 2008 AMENDMENT No 4 2009 Bylaw 1873. Lower DENSITY AND HEIGHT.

White Rock, B.C.

February 1, 2010

The City Clerk  
White Rock City Hall  
1532 1/2 Duane Vista Ave.  
White Rock, B.C. V4B 1Y6

To Whom It May Concern:

Re: Official Community Plan Bylaw 1837,  
2008 Amendment No. 4 2009, Bylaw 1813

I strongly support this amendment,  
because I am in favour of lowering the  
height and density in the town centre.

I urge city council members to  
vote in favour of this amendment.

Yours Sincerely,  
Audrey Bishop

604-538-3843

RECEIVED  
FEB 04 2010  
Corporate Services

**From:** Jerry Coulas [mailto:jerry\_coulas@telus.net]  
**Sent:** Wednesday, February 03, 2010 5:55 PM  
**To:** White Rock Council  
**Subject:** Proposed Bylaw amendment

Dear Mayor & Council,

I am unable to attend the meeting on Monday night so wanted to let you know that I am in favour of this amendment to reduce the heights in the Town Centre to 12 stories and the FAR to 2.75. When the OCP was changed to allow higher buildings and greater density, against the wishes of most of the people that spoke at the public hearing, I was very disappointed that council chose to ignore the vision that the citizens had wanted. This development has not brought "vibrancy" to our town centre as promised – there seem to be more vacant stores and secondhand stores now and those were things that council did not want to see in our town centre – unless increased vehicular traffic constitutes "vibrancy".

We had been told that there wouldn't be a problem with "wind tunnels" but as any of you know who have gone to the Farmers Market since the towers were built, the wind blows through there so strongly that a coat is needed even in summer. The shadows cast by these towers makes our town centre a cold inhospitable area.

We had been told that we would only see the top 3 floors of the buildings from the end of the pier, but in reality we can see 15 floors from the end of pier – and highrise buildings do not make a pretty skyline from any vantage point – so we certainly do not need more of them.

The towers are there – a fact of life now that we can't change but let's not compound our errors by allowing more highrises. I understand that the remaining two Bosa buildings will someday (when? Too bad that a completion date wasn't written into the deal) be built, along with the proposed development at the corner of Johnson & Thrift, to the height the zoning allowed at that time. But any future development in town centre should be restricted to 41.14m and 2.75FAR as this proposed amendment outlines.

Please vote in favour of this proposed bylaw amendment and keep White Rock a livable city on a "human scale".

Joan Coulas  
15238 Victoria Ave.,  
White Rock



Feb 4/10

To whom it may concern

I wish to register my support for the revision of the OCP put forward to change back from 21 storages in the Town Centre to 12 storages, as was previously standard.

The citizens of White Rock clearly stated that they did not support the change from 12 to 21 storages. That council didn't listen to the people. This council does listen. Thank you!

**RECEIVED**

FEB 04 2010

CITY OF WHITE ROCK  
DEVELOPMENT SERVICES

Barbara Webster

14737 McDonald Ave,

White Rock.