

April 19, 2021

FOI No: 2021-11

VIA E-MAIL – Redacted

# Redacted

Dear Redacted

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

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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"):

- *council to council emails, texts, and correspondence as well as those from Council to staff regarding the new CR-1 zoning amendment contained in Bylaw 2376*

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary to avoid disclosing any third-party personal information without permission.

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](http://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:** [Christopher Trevelyan](#)  
**To:** [Guillermo Ferrero](#)  
**Cc:** [Mayor and Council](#); [Carl Isaak](#); [Chris Magnus](#)  
**Subject:** Re: OCP  
**Date:** Friday, January 15, 2021 6:46:13 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)

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Hi G,

Thank you.

**Councillor Christopher Trevelyan**

City of White Rock, B.C.  
778-867-0267

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**From:** Guillermo Ferrero <GFerrero@whiterockcity.ca>  
**Sent:** January 15, 2021 2:12 PM  
**To:** Christopher Trevelyan <CTrevelyan@whiterockcity.ca>  
**Cc:** Mayor and Council <MayorandCouncil@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>  
**Subject:** RE: OCP

Hi Chris,

*We expect to have the legal review of the Town Centre CR-1 zone amendments returned this week, and depending on any further changes required, a potential report with the CR-1 zone amendments then going to LUPC as early as **February 8, 2021** (and potential related **Public Hearing as early as March 1**). The engagement opportunity for the Town Centre zone amendment (with the January 15, 2021 deadline) was specifically for Town Centre property owners who would be affected and may wish to have their comments on the policy changes considered before draft bylaws are proposed for readings.*

Public can submit comments to form part of the record all the way up to the Public Hearing which could be as early as March 1st **if** the bylaws are at LUPC February 8th and given 1st/2nd reading that same night. If bylaws aren't given 1st/2nd that night and only go on February 22nd, there wouldn't be enough notice time to get a March 1st Public Hearing and it might go to next opportunity – April 19<sup>th</sup> - Obviously if Council decides to add an open house into the process, the timelessness may shift forward a bit depending on when this meeting can be scheduled (as my last email).

Thanks,  
G.

**GUILLERMO FERRERO**  
Chief Administrative Officer, City of White Rock  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604 541 2133 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Christopher Trevelyan <CTrevelyan@whiterockcity.ca>  
**Sent:** January 15, 2021 12:09 PM  
**To:** Guillermo Ferrero <GFerrero@whiterockcity.ca>  
**Cc:** Mayor and Council <MayorandCouncil@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>  
**Subject:** Re: OCP

Thank you.

Do we have a timeline for public feedback on the Town Center portion of the OCP Review - ie what month was staff thinking?

Thanks,  
Christopher

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**From:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>  
**Sent:** Friday, January 15, 2021 9:27 AM  
**To:** Christopher Trevelyan  
**Cc:** Mayor and Council; Carl Isaak; Chris Magnus  
**Subject:** RE: OCP

Hi Chris,

1. *Will there be any further opportunity for the public for given feedback on heights in the Town Center?*

Council narrowed the scope of the OCP Review and directed staff to change urgency and priority of "Building Height" topics therefore limiting the time to do more engagement without incurring in project delivery delays. The next public opportunity for feedback is the Public Hearing for heights in the Town Centre. Staff will bring a report on CR-1 zone amendments asking direction from Council to send the bylaws to public hearing. Council could choose to direct staff to do an open house prior to public hearing as an option (will include this option on the report); If we provide an open house, it would affect the timeline of the project as scheduled; however that's up to Council to debate.

2. *Who is leaving planning?*

Anthean Von Hausen is leaving to **Redacted S. 22**

Cheer,  
G.

**GUILLERMO FERRERO**  
Chief Administrative Officer, City of White Rock  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604 541 2133 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>  
**Sent:** January 14, 2021 6:53 PM  
**To:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>  
**Cc:** Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>; Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>; Chris Magnus <[CMagnus@whiterockcity.ca](mailto:CMagnus@whiterockcity.ca)>  
**Subject:** Re: OCP

Hi G,

Thank you very much.

Two quick follow up questions:

1. *Will there be any further opportunity for the public for given feedback on heights in the Town Center?*
2. *Who is leaving planning?*

Thank you,  
C

**Councillor Christopher Trevelyan**  
City of White Rock, B.C.  
778-867-0267

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**From:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>  
**Sent:** January 14, 2021 1:46 PM  
**To:** Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>  
**Cc:** Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>; Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>; Chris Magnus <[CMagnus@whiterockcity.ca](mailto:CMagnus@whiterockcity.ca)>  
**Subject:** Re: OCP

Hi Chris,

The exact timelines and latest updates are in the PDF I attached:



The Town Centre Review and heights outside the town centre would be completed in Q1 of 2021 – after the consultation process is completed, staff will work on getting OCP amendments and zoning bylaw changes to Council including public hearing, etc.

We expect to have the legal review of the Town Centre CR-1 zone amendments returned this week, and depending on any further changes required, a potential report with the CR-1 zone amendments then going to LUPC as early as February 8, 2021 (and potential related Public Hearing as early as March 1). The engagement opportunity for the Town Centre zone amendment (with the January 15, 2021 deadline) was specifically for Town Centre property owners who would be affected and may wish to have their comments on the policy changes considered before draft bylaws are proposed for readings.

The survey for Building Heights outside the Town Centre will be open until February 5, 2021, and the first opportunity to bring forward a report with the survey results and OCP bylaw amendments after that will be February 22, 2021 (Public Hearing(s) likely in April due to March break). We are working towards this timeline, but note that the Planner position is going to be vacant after tomorrow, and while we are interviewing, even if we find the right candidate in the first round there will still be several weeks where the small Planning team is down a member and will be covering those duties as well.

The OCP review, including consideration of potential policy changes from the draft Waterfront Enhancement Strategy is scheduled to be fully completed by the end of 2021 (with the Town Centre/building heights topics completed earlier as noted above) – this timeline is very **dependent** on Council approving all amendments, bylaws, etc. when presented by staff. **In a nutshell, if everything goes according to the plan, you will have a revised OCP by the end of 2021 adopted and corresponding zoning changes, so you can say 11 months.**

Thanks,  
G.

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**From:** Christopher Trevelyan <CTrevelyan@whiterockcity.ca>  
**Sent:** January 14, 2021 12:28 PM  
**To:** Guillermo Ferrero <GFerrero@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>  
**Cc:** Mayor and Council <MayorandCouncil@whiterockcity.ca>  
**Subject:** Re: OCP

Dear G,

Thank you for the links, but you did not answer my question.

It says the Town Center engagement will be open to mid-January 2021. That's now.  
Are we done with the Town Center then? When was the vote? Can I tell residents the result of the Town Center Review since it's slated to be done mid-January 2021?

The only date for heights outside the town center listed is Jan 14th 2021, or today. Then there is a survey. There is not date mentioned for the end of this survey or the process.

I'll try it again, what is the estimated timeline for the Town Center and Heights outside the Town Center?

When developers or residents ask when will heights be determined in the Town Center and Transition Zones, what can I tell them? 2 years, 6 months, 4 months? If we don't know that's fine too but please tell me we don't have a date rather than sending links.

Regards,  
C

**Councillor Christopher Trevelyan**  
City of White Rock, B.C.  
778-867-0267

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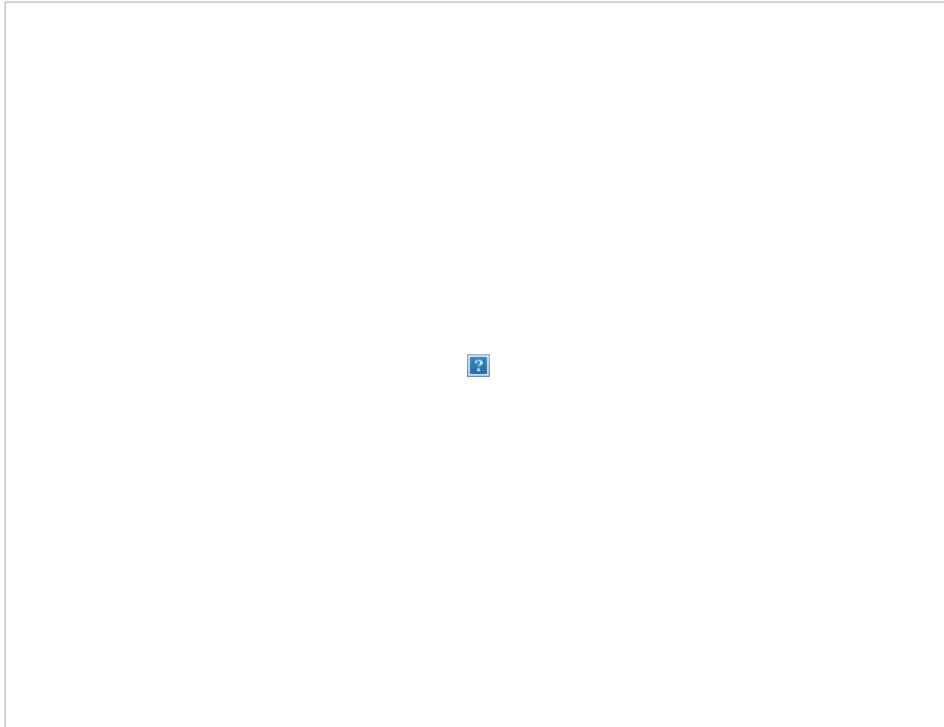
**From:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>  
**Sent:** January 14, 2021 8:43 AM  
**To:** Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>; Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>  
**Cc:** Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>  
**Subject:** RE: OCP

Hi Chris,

Timelines attached. They are also posted in the website under:

<https://www.whiterockcity.ca/DocumentCenter/View/5805/2021-2022-Council-Strategic-Priorities-Update---Top-Priority-2020-12-17-094834?bidId=>

linked under Top Priorities under the following page:  
<https://www.whiterockcity.ca/436/Council-Strategic-Priorities>  
or home page:



Thanks,  
G.

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**From:** Christopher Trevelyan <[CTrevelyan@whiterockcity.ca](mailto:CTrevelyan@whiterockcity.ca)>  
**Sent:** January 13, 2021 6:56 PM  
**To:** Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>  
**Cc:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>; Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>  
**Subject:** OCP

Hi Carl,

What is the expected end date (approx.) for the transition area of the OCP, and when is the expected start and end date of the Town Center portion of the OCP?

Thanks,  
Christopher

**Councillor Christopher Trevelyan**  
City of White Rock, B.C.  
778-867-0267

**From:** [Carl Isaak](#)  
**To:** [Erika Johanson](#)  
**Cc:** [Guillermo Ferrero](#); [Mayor and Council](#)  
**Subject:** RE: CACs  
**Date:** Monday, February 8, 2021 4:59:00 PM  
**Attachments:** [image001.jpg](#)

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Hi Councillor Johanson,

Thank you for the clarification. Yes, it would still be voluntary for the property owner to develop, as they would not be forced to build more than the base density of 1.75 FAR. But, if they want to build more than 1.75 FAR, requiring the provision of amenities is in accordance with section 482.

Sincerely,

**CARL ISAAK, MCIP, RPP**

**Director, Planning and Development Services, City of White Rock**

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

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>  
**Sent:** February 8, 2021 4:56 PM  
**To:** Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>  
**Cc:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>; Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>  
**Subject:** Re: CACs

I was questioning the word, "required" in your report, that's all.

**Councillor Erika Johanson**

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

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destroy any copies of this information. Thank you.

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**From:** Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>  
**Sent:** February 8, 2021 4:47 PM  
**To:** Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>  
**Cc:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>; Mayor and Council <[MayorandCouncil@whiterockcity.ca](mailto:MayorandCouncil@whiterockcity.ca)>  
**Subject:** RE: CACs

Good afternoon Councillor Johanson,

In a situation where a developer has applied to Council to re-zone their property to allow for increased development, then yes, an amenity contribution is negotiated based on the general expectations/targets set out in Council Policy 511.

However, the City also has the opportunity to define in advance the form/type of amenities it expects in return for a higher level of density, by including this in the Zoning Bylaw. This is often referred to as "bonus density" and can be part of pre-zoning a property or area with these parameters pre-determined in the bylaw.

The existing CR-1 zone already has density bonus provisions in it, and the proposed CR-1 zone would also have density bonus structure (which would also include a requirement for either 30% market rental units, or 10% units with rents at 10% below CMHC average rents).

The authority to require these amenity conditions in exchange for higher density is found in [section 482 of the Local Government Act](#) (below; emphasis added).

### **Density benefits for amenities, affordable housing and special needs housing**

- 482 (1)** A zoning bylaw may
- (a) establish different density rules for a zone, one generally applicable for the zone and the other or others to apply if the applicable conditions under paragraph (b) are met, and
  - (b) establish conditions in accordance with subsection (2) that will entitle an owner to a higher density under paragraph (a).
- (2) The following are conditions that may be included under subsection (1) (b):

- (a) conditions relating to the conservation or provision of amenities, including the number, kind and extent of amenities;
- (b) conditions relating to the provision of affordable and special needs housing, as such housing is defined in the bylaw, including the number, kind and extent of the housing;
- (c) a condition that the owner enter into a housing agreement under section 483 before a building permit is issued in relation to property to

which the condition applies.

- (3) A zoning bylaw may designate an area within a zone for affordable or special needs housing, as such housing is defined in the bylaw, if the owners of the property covered by the designation consent to the designation.

Sincerely,

**CARL ISAAK, MCIP, RPP**

**Director, Planning and Development Services, City of White Rock**

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

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



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**From:** Erika Johanson <[EJohanson@whiterockcity.ca](mailto:EJohanson@whiterockcity.ca)>

**Sent:** February 8, 2021 4:28 PM

**To:** Carl Isaak <[CIsaak@whiterockcity.ca](mailto:CIsaak@whiterockcity.ca)>

**Cc:** Guillermo Ferrero <[GFerrero@whiterockcity.ca](mailto:GFerrero@whiterockcity.ca)>

**Subject:** CACs

Hi, Carl!

On pgs 256/257 on today's agenda, I find the following:

"The growth in population resulting from development in the Town Centre also requires that new amenities such as parks and community facilities be provided for the new and existing residents to maintain a livable community. The proposed amendment to the zoning bylaw continues to require a contribution to the City's Amenity Reserve Fund for any density above the 1.75 FARbase density, which will help to fund future public amenities."

It is my understanding that we cannot require CACs from any developer; CACs must voluntary and negotiated with the City. If I'm right, can this be reworded? Does the Bylaw reflect that it is voluntary?

Regards,

Erika Johanson  
Councillor  
City of White Rock  
778-867-9317

**From:** [Carl Isaak](#)  
**To:** [Erika Johanson](#)  
**Cc:** [Guillermo Ferrero](#); [Mayor and Council](#)  
**Subject:** RE: Report on CR-1 (Town Centre) Zoning Amendment  
**Date:** Monday, February 8, 2021 9:08:00 AM  
**Attachments:** [image001.jpg](#)

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Good morning Councillor Johanson,

The staff time spent to draft the zoning amendment bylaw itself (creating a new version of the CR-1 zone) was likely in the range of 15-20 hours, including internal review and editing with other Planning and Development staff, as well as incorporating the suggestions from legal counsel. This time does not include report or presentation preparation.

This drafting/editing work was mainly done in November-December 2020, with legal edits occurring following receipt of their comments in mid-January.

The recommendations from the September 16 2020 LUPC meeting (i.e. how to implement the Phase 2 Town Centre OCP Review recommendations) already anticipated most of the provisions contained in the draft CR-1 zone, with the exception of minimum adaptable housing requirements. The main work of 'integrating' the recommendations was putting them in bylaw form and researching options for definitions not currently in the bylaw (e.g. minimum permeability).

I trust this answers your question, however if there is anything further or if I have missed the intention of your question, I can try to cover it in the presentation tonight.

Regards,

**CARL ISAAK, MCIP, RPP**

**Director, Planning and Development Services, City of White Rock**

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

Tel: 604.541.2293 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



---

**From:** Erika Johanson <EJohanson@whiterockcity.ca>

**Sent:** February 7, 2021 11:24 AM

**To:** Carl Isaak <CIsaak@whiterockcity.ca>

**Cc:** Guillermo Ferrero <GFerrero@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

**Subject:** Report on CR-1 (Town Centre) Zoning Amendment

Greetings, Carl!

How much Staff time was spent working on integrating the recommendations from Sept 16 2020 into the CR-1 (Town Centre) Zoning Amendment?

TIA,

Erika Johanson  
Councillor  
City of White Rock  
778-867-9317