

SAVE WHITE ROCK.com

Support Us Preserving White Rock's Unique Charm

Help Us Get
1000
Supporters

Join us in protecting our community!

White Rock City Council quietly approves monolithic building without proper public debate. Letter to Mayor a must read!

Developers who prioritize profit over our quality of life want to impose a high-density rental building on Vidal St.

Your support matters. The heart of White Rock is at stake so let's unite for progress with preservation. Take action now!

Mayor Knight pledged to uphold our Official Community Plan and it's time to hold her accountable. In a swift 45-second decision after the July 24, 2023 public hearing, White Rock City Council quietly approved The Westone Group's application for a 6-storey, 139 unit rental building on Vidal St. This comes despite the Council and Advisory Design Panel (ADP) rejecting a 4-storey version four times over the past three years and strong resident opposition.

This oversize structure when viewed from Thrift Ave would effectively rise to the equivalent of 10 stories and extend nearly the length of a football field. Lacking any view corridors or greenspace, the building would obstruct sunlight and fundamentally alter our community's low-rise and townhouse character. We need to resolve concerns over density, slope stability, traffic congestion, fire and safety risks, and the loss of irreplaceable old-growth trees for an underground parkade. These concerns should be publicly debated.

Please endorse our letter to the Mayor at:
savewhiterock.com.

Our Concerns:

- No public debate when majority of residents are opposed
- 4-storey (81 units) rejected 4 times over the last 3 years.
- 6-storey building with 139 units privately approved?
- Structure blocks sunlight No view corridors or greenspace
- Overwhelming density for Vidal St and Thrift Ave.
- Destruction of old growth trees for an underground parkade
- Area not able to withstand increased traffic and parking.
- Fire hazard known in 6+ storey wood frame buildings
- Missing Shadow Study (sunlight obstruction)

Letter to Council

Dear Mayor Knight and Esteemed Members of the City Council,

I trust this letter finds you in good health and high spirits. I am writing to express my deep concerns and strong objections regarding the proposed Weststone Group Development under Bylaw 2439. The recent Public Hearing on July 24, 2023, brought to light several critical issues and irregularities surrounding this development that demand immediate attention and reevaluation.

The process leading to the approval of this project has raised a series of alarming red flags that cannot be ignored. It is with utmost sincerity and a sense of urgency that I bring these concerns to your attention, as they pose a threat to the integrity and well-being of our community.

First and foremost, the history of this development's interactions with the Advisory Design Panel (ADP) is a matter of great concern. The ADP, composed of seasoned professionals in various relevant fields, rejected this project on four separate occasions, even when it was a mere four storeys in height. This level of unanimous opposition from the ADP, a body of experts whose advice is instrumental to the Council, should not be disregarded. The sudden shift from ADP's recommendations to alternative opinions raises questions about the motives behind such decisions.

Furthermore, the lack of transparency and accountability in the decision-making process is deeply troubling. The rushed timeframe for public review of a substantially altered proposal, especially in contrast to previous versions, undermines the principles of public consultation and engagement. The community's input, which should be of paramount importance, appears to have been brushed aside. The decision-making process must prioritize the interests and concerns of the residents who call this city their home.

It is evident that the proposed development is out of sync with the existing character and fabric of our neighbourhood. The increased density, towering height, and unprecedented length of the building are stark departures from the harmonious urban design that has defined White Rock. The implications for traffic congestion, parking availability, and pedestrian safety are alarming. The recent increase in fire incidents in six-storey wood frame buildings adds another layer of concern, particularly given our limited water supply.

Furthermore, the affordability component of this development raises questions about the long-term sustainability of the proposed affordable housing units. The current provisions do not ensure permanent units, and lack clarity on the financial incentives provided to the developer in exchange for these units.

In conclusion, I implore you to reconsider the approval of the WestStone Group Development under Bylaw 2439. The decisions made today will shape the future of our community for generations to come. We have a responsibility to safeguard the livability, character, and safety of our city, and I trust that you share in this commitment.

I kindly request that the Council revisit this matter with the utmost seriousness, taking into account the concerns raised by the Advisory Design Panel, residents, and experts alike. Let us prioritize the well-being of our community over expedient decisions that may have lasting negative impacts.

Thank you for your time and consideration. I eagerly await your response and hope to witness a reconsideration of this development in the best interests of our beloved city.

Thank you
savewhiterock.com

Act Now! Go online to SaveWhiteRock.com and help protect our community.