

From: [REDACTED]
To: [Planning](#)
Subject: Concerning file no. 26-001
Date: Monday, March 16, 2026 3:23:41 PM

You don't often get email from [REDACTED] ca. [Learn why this is important](#)

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.

To Whom It May Concern,

I am writing to express my support for the proposed daycare Blossum and Roots opening in White Rock at 991 Stayte road.

As a parent in the community, I know firsthand how important it is to have access to quality childcare. Our children have attended programs run by this owner, and our experience has been extremely positive. Not only were the programs engaging and well organized, but the care and attention given to the children truly stood out.

The owner runs her business with a strong sense of professionalism, kindness, and dedication to the families they serve. It is clear that providing a safe, nurturing, and enriching environment for children is a top priority. Our children genuinely loved attending the programs and always felt supported safe and encouraged.

White Rock, like many communities, has a growing need for reliable childcare options. Waitlists for quality centers can be long and few. Opening this daycare would provide families with another high-quality choice while helping meet the increasing demand for childcare in the area.

I strongly support this initiative and believe it would be a wonderful addition to our community.

Thank you for your time and consideration.

[REDACTED] [REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Development Proposal - 991 Stayte Road
Date: Thursday, February 26, 2026 12:13:48 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Attention Planning Department:

I am writing as a neighbouring homeowner [REDACTED] to formally express my concerns regarding the proposed permit application to allow a child care centre to operate at 991 Stayte Road.

While we understand the importance of child care services in the community, we are deeply concerned about the potential impact this development would have on our immediate neighbourhood. This area already experiences significant traffic congestion, and the intersection at Stayte Road and Pacific Avenue has seen multiple accidents. The addition of frequent drop-offs and pick-ups throughout the day would inevitably increase traffic volume and safety risks.

We are also concerned about the noise associated with operating a child care facility in such close proximity to residential homes. When we purchased our property, we were advised that only quieter businesses would be permitted to operate at this location. A child care centre does not align with that understanding.

Furthermore, we believe this change could negatively impact the value and enjoyment of our home.

We respectfully ask that these concerns be carefully considered before any approval is granted. Thank you for your time and attention to this matter.

Sincerely,

[REDACTED]
[REDACTED]@ [REDACTED]

From: [REDACTED]
To: [Planning; hello@blossomsandroots.ca](mailto:hello@blossomsandroots.ca)
Subject: Development Application No. 26-001 - Opposition to Temporary Use Permit
Date: Sunday, March 15, 2026 1:11:35 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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.

March 15, 2026

Planning & Development Services
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Re: Opposition to Temporary Use Permit (File No. 26-001) – Proposed Childcare Centre (Up to 26 Children) at 991 Stayte Road, White Rock, BC

To whom it may concern,

I am writing to express my concerns regarding the proposed Temporary Use Permit (“TUP”) that would allow a childcare centre serving up to 26 children to operate at 991 Stayte Road, White Rock, BC (the “Property”).

While I recognize the importance of childcare services in our community, I believe that this particular location is not suitable for a childcare centre of this scale due to several significant planning and safety concerns. I am also concerned about the potential conflict of interest that appears to be present in this decision to issue a TUP.

Summary of Key Concerns:

- Traffic safety risks at an already busy uncontrolled intersection with a bus stop and frequent accidents, including risks to neighbourhood children walking to and from school.
- Inadequate on-site parking for staff and parents, likely resulting in driveway blockages, congestion, and unsafe drop-off behaviour.
- Physical site constraints including a shared backyard that appears insufficient to accommodate outdoor space requirements for 26 children.
- Inconsistency with the intended uses of the current zoning, which primarily permits small-scale retail and service commercial uses rather than high-turnover institutional uses such as a large childcare centre.

Traffic Safety Concerns

The Property is located on a corner lot on a busy street with a bus stop in front, which already creates traffic congestion and safety challenges.

A childcare centre serving up to 26 children will generate a high volume of vehicle trips during concentrated drop-off and pick-up periods, typically in the morning and late

afternoon/evening, when residents in the area are travelling to and from work and school themselves and buses are more frequent. This creates potential conflicts between parents stopping near the curb, buses attempting to access the stop, and pedestrians accessing transit.

The uncontrolled intersection at Stayte Road and Pacific Avenue in front of the Property already experiences frequent traffic accidents and near-misses, and introducing additional concentrated traffic will increase risk for pedestrians, nearby residents, transit users accessing the bus stop, parents dropping off and picking up children, and children in the neighbourhood who walk through this area to and from school. This is exacerbated by the Property being located near the crest of a hill, where vehicle speeds are often higher for vehicles travelling southbound and it is difficult to see pedestrians and vehicles approaching northbound. There is no existing crosswalk at the intersection in front of the Property which already poses a risk to current foot traffic in the area.

Further, traffic is also likely to increase in the area in the next couple of years with a number of multi-family residences to be built along Stayte Road/160th Street and Pacific Avenue.

Given these factors, I strongly suggest that a formal traffic assessment be conducted before any approval of the requested TUP is considered.

If this TUP is approved, then safety improvements would likely be required for the intersection at Stayte Road and Pacific Avenue. At minimum, a marked crosswalk with flashing lights would be necessary.

Insufficient Parking and Drop-Off Space

The TUP application indicates there will be only two staff parking spaces on the Property. However, based on typical provincial childcare licensing ratios, caring for 26 children between the ages of 0-5 years would likely require four to six staff members. This would significantly exceed the two staff parking spaces identified in the application and will likely result in staff parking all day on surrounding residential streets, as there are only 5 parking spots available at the Property and spaces are also needed for parent pick-ups and drop-offs.

Given the small lot frontages in the residential neighbourhood surrounding the Property, which are already lined with resident and visitor vehicles, parents searching for short-term parking during drop-off and pickup will likely end up blocking or partially obstructing residential driveways. As a result, a resident-only parking zone with permits may be needed to reduce impacts on surrounding homes.

Outdoor Space and Site Constraints

Provincial childcare licensing guidelines typically require approximately 75 square feet of outdoor play space per child. A facility serving 26 children would therefore require roughly 2,000 square feet of outdoor play area. The Property's backyard is small, and it is currently divided with a fence as it is shared with an upstairs residence. It is not of a sufficient size to meet the licensing requirements for 26 children.

Residential Impact

All of the properties surrounding the Property are single-family residential homes with small

yards, meaning the homes are quite close together. The fencing between the properties is a standard residential fence that would do little to mitigate noise from a large childcare facility as contemplated by this application.

Residents of the surrounding properties purchased their homes with an understanding of the zoning and uses of the Property, which primarily permits small-scale retail and service commercial uses (none of which would regularly utilize the backyard or require significant amounts of parking). Introducing a large childcare facility, along with the associated traffic and noise it will bring, could negatively affect the quality of life and potentially the property values of surrounding homes. Such a significant change to zoning creates uncertainty and unfairness for surrounding property owners. It is changes like this that lead families to leave and landlords to purchase properties for rental, resulting in situations like we are dealing with at 15977 Pacific Avenue, White Rock, BC, where police and bylaw officers are in attendance on a regular basis.

It is extremely frustrating that you can spend millions of dollars to purchase a home, and the City can subsequently make zoning changes to surrounding properties that will have a significant negative impact on your enjoyment of that home, and yet will not allow you to make minor changes to your own property. For instance, we recently contacted the City about the removal and replacement of a small tree in our front yard which had been planted by the former owners of our home but which had grown sideways and as a result it looks ridiculous and the roots are damaging our driveway. However, the City simply directed us to White Rock's complicated and expensive tree removal bylaw. The time and cost that would have been required to deal with that small tree made the process untenable. So we are left feeling like we cannot control even minor changes to our own property, yet the City can choose to make significant changes to the zoning of properties around us which will negatively impact our property. This leaves White Rock homeowners and residents such as us in an incredibly frustrating position.

Need For Childcare in the Area

There is currently a licenced childcare centre only two blocks down the street from the Property, on the corner of Marine Drive and 160th Street. There is also a new building being constructed on the corner of 16th Avenue and 160th Street which indicated on the pre-construction signage that it would include space for a childcare centre. In addition, there is significant development in the White Rock/South Surrey area, not to mention an abundance of available space to lease, providing a multitude of options for daycare operators to choose a commercial space that would be appropriate for this type of facility, without the need to change zoning in a residential area. Accordingly, the suggestion that the requested change in zoning is necessary to service the community is not accurate.

Conflict of Interest

It is my understanding that the owner of the Property is a member of White Rock City Council, Elaine Chung. If this is the case, then I am disappointed to hear that a Council member would be involved in an application that would have such a negative impact on resident constituents, and I respectfully request that the City ensure full transparency and adherence to all conflict-of-interest requirements under applicable municipal governance legislation. Any council member with a financial or personal interest in the Property should appropriately recuse themselves from discussion and decision-making on this application so

that the process remains fair and transparent. However, even if all conflict of interest requirements are followed, there is still a concern that Ms. Chung's interest will influence the rest of Council in their voting behaviour.

Inadequate Notice

The notification letter we received was dated February 24, 2026, but it was not received until March 11, 2026. With the Public Meeting scheduled for March 19, 2026, this provided very little time for residents to review the proposal, discuss the situation with neighbours, prepare responses, or arrange to attend the public meeting.

Additionally, the Public Meeting falls during Surrey Schools Spring Break, when many local families are away on vacation and therefore unable to participate in the discussion.

Conclusion

For the reasons outlined above—including traffic safety risks, inadequate parking, zoning inconsistency, neighbourhood incompatibility, noise impacts, and site constraints—I respectfully request that Council deny the TUP application.

Childcare services are vital to the community, but they should be located in areas where infrastructure, parking capacity, and surrounding land uses can appropriately and safely support them.

Thank you for considering the concerns of nearby residents.

Sincerely,

[REDACTED]
Owner and resident [REDACTED] White Rock
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Cc: hello@blossomsandroots.ca
Subject: Development Application No. 26-001 – 991 Stayte Road (Childcare Facility)
Date: Friday, March 13, 2026 1:56:30 PM

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.

**Subject: Development Application No. 26-001 – 991 Stayte Road
(Childcare Facility)**

Dear Mayor and Members of Council,

**Re: Section 19.4 Notification of Development Information Meeting –
991 Stayte Road, White Rock (Development Application No. 26-001)**

I am writing to share several concerns regarding the proposed childcare facility at 991 Stayte Road. While I recognize the importance of childcare in our community, I believe this specific location raises significant issues related to traffic safety, community safety, residential impact, and the timeline of public notice.

Traffic Concerns

Traffic at this location is already a concern for residents, particularly during peak hours. The proposed operating hours of 7:30 a.m. to 5:30 p.m. coincide directly with the busiest traffic periods for the neighbourhood.

Additional concerns include:

- Frequent accidents already occurring at the intersection of Stayte and 10th Avenue.
- The site being located near the crest of a hill, where vehicle speeds are often higher
- No existing crosswalk at the intersection which is already posing a risk to foot traffic or in this case, parents needing the park down the

road and cross Stayte on foot during peak traffic hours.

- A bus stop directly in front of the proposed building, which already affects traffic flow
- Inadequate parking for the number of staff and parents that would be associated with a childcare facility serving approximately 26 children
- Increased congestion from parent drop-off and pick-up times
- Very limited curb parking available for overflow parking
- Any short-term parking would either interfere with the bus route or displace residential parking

Given these factors, I strongly recommend that a formal traffic assessment be conducted before any approval is considered.

Safety improvements would likely be required. At minimum, a marked crosswalk with flashing lights would be necessary, and possibly even a full four-way traffic signal, which would significantly affect traffic flow. A resident parking zone with permits may also need to be implemented to reduce impacts on surrounding homes and address speed concerns at the intersection.

Community Safety Concerns

A home directly across from the proposed childcare facility at **15977 Pacific Avenue, White Rock, BC**, has had ongoing safety issues affecting the surrounding neighbourhood.

Over time, the RCMP and bylaw officers have attended the property numerous times, responding to issues ranging from yard and property infractions to suspected drug activity. There have also been serious incidents, including a situation involving a SWAT team responding with weapons drawn, neighbouring properties needing to be evacuated, and the seizure of dangerous weapons on another occasion.

I personally experienced a frightening situation in which I was chased in my vehicle with my child on board by a resident associated with this property while the individual was standing directly in front of the site now being proposed for the childcare facility. This resulted in not being able to return home and contacting the RCMP for assistance.

Despite repeated calls to law enforcement and requests to the landlord, the tenants have not been removed. This raises serious concerns about the safety of children attending a facility directly across the street.

Additionally, the site is directly across from at **984 160th Street, Surrey BC**, a rehabilitation and mental health recovery residence. This is an important and valuable community resource; however, individuals in recovery may be at very different stages of addiction or mental health challenges, which could present additional safety considerations in close proximity to a childcare facility.

Residential Impact

The property at 991 Stayte Road is partially zoned commercial but also contains residential apartments on the second level. The outdoor yard space behind the building is therefore divided and limited in size.

In total, the available outdoor space appears quite small, and half of it would likely be insufficient to safely accommodate 26 children for outdoor play.

The surrounding properties are residential. Many neighbours are retired and spend considerable time in their yards during weekdays. The fencing between properties is a standard residential fence that would do little to mitigate noise from a childcare facility. This would significantly impact the enjoyment of neighbouring homes.

Residents purchased their homes with an understanding of the current

zoning and surrounding uses. Introducing a high-activity childcare facility, along with the associated traffic and noise, could negatively affect the quality of life and potentially the property values of surrounding homes.

Timeframe of Notice

The notification letter was dated February 24, 2026, but it was not received until **March 11, 2026**. With the Development Information Meeting scheduled for **March 19**, this provided very little time for residents to review the proposal, prepare responses, or arrange to attend the meeting.

Additionally, the meeting falls during Surrey Schools Spring Break, when many local families are away on vacation and therefore unable to participate in the discussion, including our own family.

Request to Council

Given the concerns outlined above, I respectfully request that Council:

- **Require a comprehensive traffic impact assessment** before considering approval of this application.
- **Carefully evaluate whether this location is appropriate and safe** for a childcare facility, given the existing traffic patterns and surrounding safety concerns.
- **Ensure that adequate public notice and consultation is provided** to residents if the proposal proceeds further in the review process.

I understand that significant effort and planning have likely gone into identifying this location for a childcare facility. While I strongly oppose this site for the reasons outlined above, I sincerely wish Holly Halford success in finding a more suitable location for her childcare initiative.

I respectfully request that this correspondence be included in the public record for Development Application No. 26-001.

Thank you for your consideration of these concerns.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Childcare Spaces
Date: Monday, March 16, 2026 5:39:22 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Dear Planning Department,

I am writing to express my support for the proposed **Blossoms & Roots Childcare Centre at 991 Stayte Road** and the Temporary Use Permit currently under consideration.

Access to quality childcare is extremely important for families in White Rock. Expanding childcare spaces helps support working parents, strengthens our community, and provides children with safe and nurturing early learning environments.

Blossoms & Roots has a strong reputation for providing thoughtful, high-quality childcare, and I believe this small, neighbourhood-scale centre would be a positive addition to the community.

The proposed centre will provide **childcare spaces**, including **12 infant/toddler spaces and 13 preschool spaces**, helping address the growing need for childcare in White Rock.

For these reasons, I respectfully encourage the City to support this application.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

White Rock / South Surrey Resident

From: [REDACTED]
To: [Planning; hello@blossomsandroots.ca](mailto:hello@blossomsandroots.ca)
Subject: Daycare concerns
Date: Saturday, March 21, 2026 4:06:50 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Hello Holly, Alannah and city planners,

My name is [REDACTED] and I reside adjacent to 991 State road, behind the building. I couldn't attend the meeting but wanted to express concern for this proposed daycare.

While I am not opposed to a daycare at all, I wanted to ask if there has been an assessment done about safety in this neighborhood.

There is a known drug dealer living right across the street and multiple customers come daily, and have been seen using their drug of choice in the parking lot of 991 State. There is a couple asleep by the entrance as I write this, with paraphernalia around them in the form of crack pipes and needles. I drove by on the way to errands while they were using and on the way home both were passed out,

We have had several 911 calls, with police attending but also ambulances to that house on Pacific where overdoses have occurred. There has been some violence as well with a trial coming for a witnessed assault from that home. Police know it well.

The other concern is the corner of State and Pacific is dangerous as well and we have heard and seen many crashes on that corner.

While I'm sure you have heard these concerns from others in our neighborhood I wanted to share my concern.

If there are further questions i am happy to discuss them at [REDACTED]

Thanks,
[REDACTED]

March 18, 2026

City of White Rock

Planning Department

Dear Planning Department,

I'm writing to express my support for the proposed Blossoms & Roots Childcare Centre at 991 Stayte Road, as well as the Temporary Use Permit currently being considered.

Access to quality childcare is really important for families in White Rock. Increasing the number of childcare spaces helps working parents, strengthens the community, and ensures children have safe, supportive places to learn and grow.

Blossoms & Roots is known for providing thoughtful, high-quality care, and I believe this smaller, neighbourhood-scale centre would be a great addition to the area.

The proposed 12 infant/toddler spaces and 13 preschool spaces will help meet the growing demand for childcare in White Rock, which continues to be an ongoing need.

For these reasons, I encourage the City to support this application.

Thank you for your time and consideration.

Sincerely,

[Redacted signature]

[Redacted contact information]

Fw: Letter of support

From Holly Unwin Halford <holly@blossomsandroots.ca>
Date Tue 4/7/2026 9:38 PM
To Planning <planning@whiterockcity.ca>; Julian Loutsik <jloutsik@whiterockcity.ca>
Cc Alannah - Blossoms & Roots Admin <hello@blossomsandroots.ca>

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.

Warm regards,

Holly Halford
Owner of Blossoms & Roots and Baby Acorns Childcare
www.blossomsandroots.ca

"Growing with love and care"

From: [REDACTED]
Sent: Tuesday, April 7, 2026 9:15:22 PM
To: Holly Unwin Halford <holly@blossomsandroots.ca>
Subject: Letter of support

To Whom It May Concern,

I am writing to support the daycare proposed for 991 Stayte Road.

I live in the neighbourhood and truly believe this is an ideal location for a daycare.

As a single mom of two children, I know how difficult it is to find childcare in White Rock. It was a real struggle for me, and I know many other families are facing the same challenge.

We need more daycare spaces in White Rock, and this would be a wonderful addition to the neighbourhood.

I fully support this project and hope it moves forward.

Sincerely,

[REDACTED]

[REDACTED]

V4B- 4T1

Sent from my iPhone