

**Attention: White Rock Mayor, Council Members, and Planning Department**  
**Re: Motion Number LU/P-042**

Dear White Rock Mayor, Council Members, and Planning Department:

On March 20th 2021 my husband, Lane Patrick Laycock, and I, Tara Leigh, purchased and took possession of our home 1148 Elm Street., White Rock, BC V4B 3R8. After living and working internationally, Lane and I are thrilled to be moving back to our hometown of White Rock, BC to raise our son young son.

We are writing to voice our concerns about an article brought to our attention by our neighbor, Kenneth Hemphill, (owner of 1152 Elm Street White Rock, BC V4B 3R9). The article, published April 16, 2021 in a the Surrey Now-Leader online states that White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. According to Councilor Erika Johanson, "I'd like to keep Elm Street as it is". The owners of the existing 3 properties, built around 1911, value the heritage aspect of the properties, one of the key reasons we purchased and upgraded them.

White Rock is our home, our community. In fact, Lane and I met in this community, on this very beach years ago as teenagers working our first jobs at Charlie Don't Surf. We have seen over the years many updates to the White Rock Beach businesses and homes. While changes are always being made, we love White Rock's roots in history and quaint feel.

When recently looking for a new home, we instantly fell in love with the charm and history of Elm Street. In fact, 1148 Elm Street was the only property we looked at. It is important for us, as returning community citizens, to have our son live and appreciate the history of our amazing beach city. Since taking possession, we have invested in a number of costly and necessary upgrades and updates to our 1148 Elm Street property. We had a professional sealed electrician update and bring all electrical throughout the house up to electrical code. We have done the same with the plumbing. A professional government sealed plumber has made all repairs and replaced everything needed, included a new hot water tank, in order to bring the plumbing up to code.

Being that this home was built in a time that storage was limited, we hired a professional design company who has (as of this past Monday) completed a very unique renovation of our upper floor to now include new closet space for our master bedroom while preserving the character of the house. We had an entirely new closet space designed, created and constructed for our son's room and renovated the hallway closet. We are currently in the midst of making yard updates recommended to us by the building inspector to help better preserve our historical home and enhance our life here as a family.

We take pride in owning and caretaking part of White Rock's history. Our five-year-old son was thrilled to show the nurses that they had a photo of his house in the lobby of his grate grandmother's retirement home. Like our neighbors of the other two homes built in 1911 beside ours, we do not want the houses to be replaced in the near future. At the same time, we have invested everything we financially have into this home. We want to live here and see

our investment grow. We do not wish to see our property values take a hit merely because some individuals do not want to see any changes to the neighborhood. Councilor Johanson indicated "we need to respect what the neighborhood wants" and, to that effect, we would like to add our voices to the discussion. For the record, we are opposing this reclassification.

Walking down our Elm street you can see that our little ocean beach cabin style home is a part of a vibrant community which includes a mix of multi-unit commercial and residential properties. This diversity is needed in order to support businesses on the waterfront. We want to protect these businesses, the very businesses that Lane and I met and worked in. As is well known, these businesses struggle, especially during the off-season. To say the affected properties belong in a Mature Neighborhood is somewhat puzzling given there are multi-unit properties on all sides and nearby. There is limited affordable housing in the area, and passing the proposed amendment would make the situation even worse.

It is also important for Lane and I, owners of our 1148 Elm Street home, to express our concerns about the possibility of heritage and related designations under consideration for the 110-year-old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. Houses of over 110 years do not meet current standards, and are very expensive to maintain into perpetuity. Lane and I are not opposed to taking part in talks about how to preserve a piece of White Rock history however we do believe that home owners need to be compensated fairly. Being that Lane and I are from the White Rock community, having grown up here with White Rock beach sand between our toes since children, recently purchasing and investing into our 1148 Elm Street home is a part of our little love story. We are honored to have the opportunity to share our appreciation of this magical community's history with our son. We whole-heartedly welcome a collaborative and respectful discussion with the History and Heritage Advisory Committee and Local Government.

As for the Motion Number LU/P-042, we urge you to reconsider a rezoning reclassification that is being made without community input and consultation from homeowners and neighbors, who will be greatly affected by this punitive Council decision.

Sincerely,

The image shows three handwritten elements in blue ink. On the left is a stylized signature. In the middle is another signature, possibly 'Asher', written over a light-colored rectangular background. To the right of this is the name 'Asher' written in a simple, rounded font inside a hand-drawn, irregular bubble.

The Owners of 1148 Elm Street

Tara Leigh, Lane Patrick Laycock and Asher Leigh, our five-year-old son, who has asked that his signature be added with ours to this letter requesting your attention so that his voice, the voice of tomorrow's White Rock Community, can be heard as well.

**Attention: White Rock Mayor, Council Members, and Planning Department**  
**Re: Motion Number LU/P-042 – In opposition to Waterfront Designation Change**

Dear White Rock Mayor, Council Members, and Planning Department:

I own and live in “The Little Yellow Beach House” at 1156 Elm Street just steps from the White Rock promenade. It is a special place to live and I appreciate our community every single day. My neighbor next door told me that our White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. It seems Councilor Erika Johanson said "I'd like to keep Elm Street as it is". I love the character of our home and the others like ours on Elm Street. In fact it's a dream for me to be here and retire in such a place. However I would never have bought the home if I'd known that on a whim it might be decided that the designation would change and the property value would decrease unfairly in relation to the rest of our neighborhood. I have made many improvements, including major electrical and plumbing upgrades, replacing the roof, graveling the laneway, painting throughout, a new bathroom, repairs to the deck, cleaning up the garden and putting in patios back and front plus various ongoing projects. I love being a part of White Rock's history, but at the same time, collectively we do not wish to see our property values decrease because some individuals do not want to see any changes to the neighborhood. With respect Councilor Johanson ...I strongly oppose this reclassification.

To be frank... It is not just “Covid” that has caused our local businesses to struggle on the waterfront. The beachfront is “tired”, and it's not a secret the off-season is difficult. These businesses need a local population sufficient to support what should be a desirable vibrant gorgeous community all year round. It seems obvious that ultimately there needs to be a mix of multi-unit commercial and residential properties. In fact there are multi-unit properties on all sides of mine and nearby. To now suggest that our properties in the suggested affected areas should belong in a Mature Neighborhood is a contradiction to what is needed and what already exists. It is also worth noting the obvious limited affordable housing in the area. Passing the proposed amendment would make the situation even worse.

I am also concerned about the possibility of heritage and related designations under consideration for our 110- year-old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. I will reiterate that I love the heritage of my home and have no intention of leaving here or developing this property personally, but I would never have bought the home if it had Heritage designation for the obvious reason that property values would not reflect the relative value of other properties in the area. I would be willing to discuss how to preserve a piece of White Rock history however we as owners need to be compensated fairly. I would welcome the opportunity to be part of a collaborative and respectful discussion.

With respect to Motion Number LU/P-042, please reconsider a rezoning reclassification. There has not been community input nor consultation from homeowners and neighbors. We will all be unfairly affected by such a Council decision.

Sincerely,

*Lynn Kanuka*

Lynn Kanuka

1156 Elm Street, White Rock, BC V4B 3R8

May 6, 2021

**Attention: White Rock Mayor, Council Members, and Planning Department**  
**Re: Motion Number LU/P-042**

Dear White Rock Mayor, Council Members, and Planning Department:

I was reading the April 16, 2021 Surrey Now-Leader online and, to my surprise, learned White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. According to Councillor Erika Johanson, "I'd like to keep Elm Street as it is". The owners of the existing 3 single family homes, built around 1911, value the heritage aspect of the properties, one of the key reasons we purchased and upgraded them. Across the 17 years I have owned 1152 Elm Street, I have made many improvements, including replacing the chimney, pipes, and roof; painting throughout; installing a gas fireplace; and repairs to decks and several rooms in house. This year, I completed an extensive bathroom renovation, including tub and tile replacement, upgrading venting and adding a heated floor. We take pride in owning and caretaking part of White Rock's history, and don't want the houses to be replaced in the near future. At the same time, we do not wish to see our property values take a hit merely because some individuals do not want to see any changes to the neighborhood. Councillor Johanson indicated "we need to respect what the neighborhood wants" and, to that effect, I would like to add my voice to the discussion. For the record, I oppose this reclassification.

A vibrant community includes a mix of multi-unit commercial and residential properties, which are needed in order to support businesses on the waterfront. As is well known, the businesses struggle, especially during the off-season. To say the affected properties belong in a Mature Neighborhood is somewhat puzzling given there are multi-unit properties on all sides and nearby. There is limited affordable housing in the area, and passing the proposed proposed amendment would make the situation even worse.

Furthermore, I would like to express my concerns about the possibility of heritage and related designations under consideration for the 110 year old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. Houses of over 110 years do not meet current standards, and are very expensive to maintain into perpetuity. I am not opposed to taking part in talks about how to preserve a piece of White Rock history while compensating the owners fairly. In fact, I welcome a collaborative and respectful discussion.

In regards to Motion Number LU/P-042, I urge you to reconsider a zoning reclassification without community input and consultation from homeowners and neighbors, who will be greatly affected by this punitive Council decision.

Sincerely,

Kenneth Hemphill  
1152 Elm Street  
White Rock, BC V4B 3R9

**ATTN: White Rock Council Members**

**RE: MOTION NUMBER LU/P-042**

Dear White Rock Council Members,

We are writing to you in regards to the motion recently passed by your council [Motion Number: LU/P-042]. This motion was moved and seconded that the Land Use and Planning Committee are endorsing the Waterfront Village OCP to be limited and/or referred to as only the buildings that front onto Marine Drive. We, as the property owners of 1164 Elm Street, are directly affected by this motion, and have numerous questions/concerns about this recent designation.

We are aware of the following:

- On March 8<sup>th</sup> and 29<sup>th</sup> 2021, White Rock Planning staff presented the results of a community survey regarding the OCP building heights and densities outside the Town Center.
  - The survey that was presented was solely based on a vote as to whether the Waterfront Village designation should be 3 or 4 stories on West and East beach. The CHANGE in the Waterfront Village designation boundaries was NOT mentioned in this Survey.
  - From our interpretation of the results of the Survey, the Public wanted to leave the waterfront OCP the same, with the possibility of minor adjustments to the # of stories. Again, the CHANGE in the Waterfront Village designation boundaries was NOT mentioned in this Survey.
- This motion will remove the Waterfront Village designation from our property, as it does not directly front onto Marine Drive.
- Staff are now being directed to look at existing conditions and contextual factors to apply an appropriate replacement designation. Staff have advised that the appropriate designation is Mature Neighborhood, due to its boundary being directly North, despite the fact that our existing building is a multifamily apartment and there are existing multifamily buildings to the East, West, and South.
- Our existing building is a dilapidated irreparable hazardous multifamily apartment building with zero heritage value which needs to be demolished and replaced to fit in the the newer multifamily buildings immediately adjacent to the site.
- Recommended OCP policy amendments stemming from the direction of the Committee/Council are likely to be presented in a staff report to the Land Use and planning committee in late May, 2021.

- The objective of the Waterfront Village designation is to enable a mix of multi-unit commercial AND residential use that establishes a seaside village characteristic and supports local businesses and public transit.

Based on the above facts, our concerns/questions are as follows:

1. Why was there no survey, public information meeting or consultation with the members of the community before this motion was passed?
2. This designation change will create non-conforming buildings on several existing properties currently designated as Waterfront Village, our property included.
  - a. This creates non-conforming properties.
    - i. Our property has an existing Apartment Building that will be non-conforming under a Designation Change to Mature Neighbourhood.
    - ii. With this change, numerous non-conforming properties will now exist. If these properties are damaged by fire/flood etc, owners will have no choice but to rebuild a single family home, taking away what may have been a townhouse, apartment building, etc. (all income providers).
  - b. This will cause a major decrease to all property's values.
    - i. Owners sense of security at the value of their property and the potential for future use will be obliterated – they purchased their property with the right to have options (potential for later development), which now will be taken away, rendering their properties use now single instead of multi faceted.
3. This designation change will allow for multiple non-conforming properties, which is creating a non-cohesive plan.
  - a. By passing this motion, the City is creating keyhole land designations, taking away the cohesiveness of the neighborhood and surrounding areas.
  - b. The area has already been developed into multi family buildings – to change it now doesn't make a lot of sense in regards to a land designation and OCP plan as a whole.
4. There is a major need for multi-unit residential to still exist and be built OFF of Marine Drive.
  - a. Locals to the area are what will cause Marine Drive to remain active during the entire year, not just the summer months. Locals are what allow the local businesses along Marine Drive to stay alive and thrive.

- b. Multi-unit residential will not be built if the designation changes to Mature Neighbourhood for properties not fronting marine drive. As mentioned above, with no Multi-unit residential properties, the population of people helping the businesses along Marine Drive will dramatically decrease.

As you can see, we feel very strongly about this sudden motion to change the Waterfront Village Boundary, and are questioning the transparency of this process. We would like the ability to discuss this in more detail and are very open to working together with council to ensure the correct fit for the City of White Rock.

We appreciate you listening to our concerns and look forward to hearing back from you.

Thank you,

Norm Porter & Chuck Westgard  
Owners of 1164 Elm Street

Redacted for privacy

