

From: [Simon Bergen](#)
To: [Clerk's Office](#)
Subject: Bylaw 2387 (Height and Density Review)
Date: June 12, 2021 11:54:03 AM

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.

First of all I would like to commend Council and the Planning Dept. in coming up with a review to the OCP. It is what the people indicated they wanted and you delivered.

A couple of comments about the proposed changes.

1. **I do not agree** with allowing increased height in the Town Centre of up to 6 additional stories, or anywhere for that fact, if affordable housing is included in the eligible development. To me having affordable housing is a non-starter in White Rock. With our high land density, high taxes, limited size, huge housing prices, etc. to try and accommodate this feature is ridiculous. It makes no sense especially when just 8 blocks to the north South Surrey has plenty of space and much lower all around costs. You are trying to force a square peg into a round hole. Having an ocean view or ocean proximity is not a right, it is an opportunity if one can afford it. Entitlement has it's limits.

2. **I also do not agree** with changing the Silver Moon (1081 Martin Street) from Waterfront Village to Urban Neighbourhood. This property is the only one in the narrow area between Marine Drive and Victoria Ave to be removed from the Waterfront designation. It's proximity to Marine really does require it to be designated as waterfront property and in some ways is very similar to the Newport at Marine and Oxford. This property has a large area further back from Marine then the Silver Moon. It is also in an area where height will be an issue as the natural grade is very significant. Much more so then the Newport which is 3 storeys at Marine but 4 storeys further back towards Buena Vista. In fact it quite likely will become one development proposal which will include Uli's and will give it a waterfront frontage.

3. **I strongly agree** with the other changes that are being proposed.

Regards, Simon

Simon Bergen-Henengouwen, P.Eng. (retired)
#602-15015 Victoria Ave.
White Rock, BC
V4B 1G2
604-992-2847