



King Day Holdings Ltd.

#406-1195 West Broadway, Vancouver, Canada V6H 3X5
Tel: (604)738-8819 Fax: (604)738-0159

December 9, 2020

By: Email and Registered Mail

City of White Rock
Planning and Development Services
15322 Buena Vista Ave.
White Rock BC V4B 1Y6

Attn: Carl Isaak, Director of Planning and Development Services

Re: Proposed Charges to White Rock Town Centre Area Official Community Plan and Zoning

Dear Carl,

In response to your letter dated November 10, 2020, we have listed out our comments below. If you have any questions or concerns, please do not hesitate to contact our maintenance manager Bob Cusson at 604-312-7939 or email him at bob@kingdayholdings.com

- Change of height from 25 stories to 10 stories as years pass and construction cost increase, simply discourage to redevelopment to city of White Rock
- Will devalue property
- Immediate devalue the property value hence lower property tax income to the city
- Height off 4 to 10 story would not be acceptable
- Height off 15 to 18 story would be acceptable
- Discourage re-development to the property if reducing F.A.R as it does not make any financial sense of return of investment
- Much harder for re-development by adding more restrictions (i.e. Discourage re-development if more costs for re-development)
- Harder for re-development if only gain in further F.A.R by consolidating neighborhood properties. As of our situation, we anticipated that our property won't be ready for re-development for at least 50 years if city of White Rock implemented all the recommendations of phase 2 design
- What happen to the newly stratified build high rises with 25 stories located within the proposed reducing F.A.R and heights in case the building is destroyed and damaged beyond restoration? According to the proposed changes all strata lot owners cannot rebuild their home and they will lose their homes.
- We think this proposal is unfair to the affected property owners.



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- We strongly oppose to the proposed changes to the Community Plan and Zoning to City of White Rock.

Sincerely,

George Ng

Director of King Day Holdings Ltd.

Property Owner of 1548 Johnston Road, White Rock B.C Canada V4B 3Z7

Mr. Michael Habibi
Prime Johnston Holdings Ltd.
1513 Johnston Rd.,
White Rock, BC V4B 3Z6
Michael@PrimaWest.com

January 15, 2020

Mr. Carl Isaak
Director of Planning and Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock BC V4B 1Y6

Dear Mr. Isaak,

Further to the letter received from the City of White Rock on November 10, 2020 regarding the proposed changes to White Rock town centre area official community plan and zoning I would like to draw the City's attention to the following points:

The current OCP is the result of two years of Background research, analysis, planning and design, broad community engagement with stakeholders and residents, and iterative review with staff across departments and City Council started in early 2015. Over the life of the process, over 1,500 distinct interactions with residents, business owners, employees, developers, and other participants resulted in extensive public input in all phases of the "Imagine White Rock 2045" planning process.

With trust in City of White Rock's vision for 2045 and respect to the above mentioned long process, like many other developers, investors and individuals, we picked City of White Rock to host our next project. We did not take this decision lightly. We had many meeting with the City planners to make sure that we can meet this vision and can be part of White Rock 2045.

After nearly two years of hard work, it is shocking to hear that there are plans to change the newly developed Official Community Plan that so much money and time was spent on it by the City of White Rock and its residents.

This decision will have a major impact on our investment and the vision that was portrayed in the Official Community Plan for the City of White Rock. Given all the new developments in the Town Centre, changing the OCP at this point will only make this plan look incomplete. Under the proposed density and height and given the purchase price of the land based on the current official community plan, our project, like many others, will not be feasible and cannot proceed for the foreseeable future.

We kindly ask the City of White Rock to consider the situation of all developers and investors who believed in the City of White Rock's vision for future and committed to be part of this process.

Yours Truly,
Michael Habibi

Michael Habibi