



Complaint – to Honourable Mayor & Council Members of City of White Rock Re.:

15708 Cliff Ave

**SOIL DUMPING AND RAISING OF PROPERTY
GRADE TO IMPROVE VIEWS**

PRESENTATION BY RAY MANN / 1080 LEE ST

FEB 8TH, 2021

Issues & Concerns

1. **I am a proud resident of White Rock** for more than 5 years. I have had great relationships with all my neighbours. I love my neighbourhood.
2. **Impact of shadow on other neighbouring properties** because of extra height achieved.
3. **Such actions create danger of all surface water coming to my property because of change in grades.** Such soil infill can create significant landslide and property damage in heavy rainfall to all properties south of this lot
4. **My wife was depressed for several weeks because of these two incidents.**

Request

I hereby respectfully request the honorably Mayor and Council of the City of White Rock to take the following immediate actions:

1. Force the property owned to immediately remove the stockpiling to the original grades of the property. Any development of the property to be subject to the natural grade of the property before artificial illegal infill
2. Protect the safety of White Rock residents by updating the by-laws of the City of White Rock to prevent such blatant illegal raising of the grade.

Lack of action would clearly show that the City of White Rock is not interested in taking measures to protect the safety of White Rock residents and clearly show bias of protecting the interests of developers/planners with positions/relations within the City of White Rock (e.g. Board of Variance).

By-Law

4.8 Building Heights

- 4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for *principal buildings* in the CR-3 zone.
- 4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



Illustrated Example:
The sum of 1, 2, 3 & 4 divided
by 4 equals the Average
Natural Grade. (ANG)

By-Law Refers to the Natural Grade (Not artificially raised)

Property Purchased

15708 CLIFF AVENUE
White Rock V4B 1W2
(South Surrey White Rock)

Reported SOLD
Feb 8, 2018
\$1,750,000
MLS® R2236459

Show on Map
MLS® R2236459

Description
South facing backyard with gorgeous Ocean View! Investors and Builders Alert!! This fabulous home offers variety of renovations throughout the past 5 years. Stunning finishes and quality craftsmanship throughout. Updates include wood flooring, washrooms, laundry, custom cabinetry, and kitchen appliances. Open floor plan with central entry, cross hall living room and den. French doors to private South facing patio garden with ocean views. Master sized bedroom with walk in closet on main floor and Office Den. Large Master bedroom with walk in closet and en-suite on lower floor. The lower level is completely finished and includes a large 1 bedroom suite and large enclosed storage room. This Sat, February 03, 2-4 PM open house.

MLS® RECIPROcity

Property Purchased Feb/2018

Original Listing Picture



Notice how the property slopes down from the deck down vs. currently, also pond like feature (also shown on aerial picture next page)

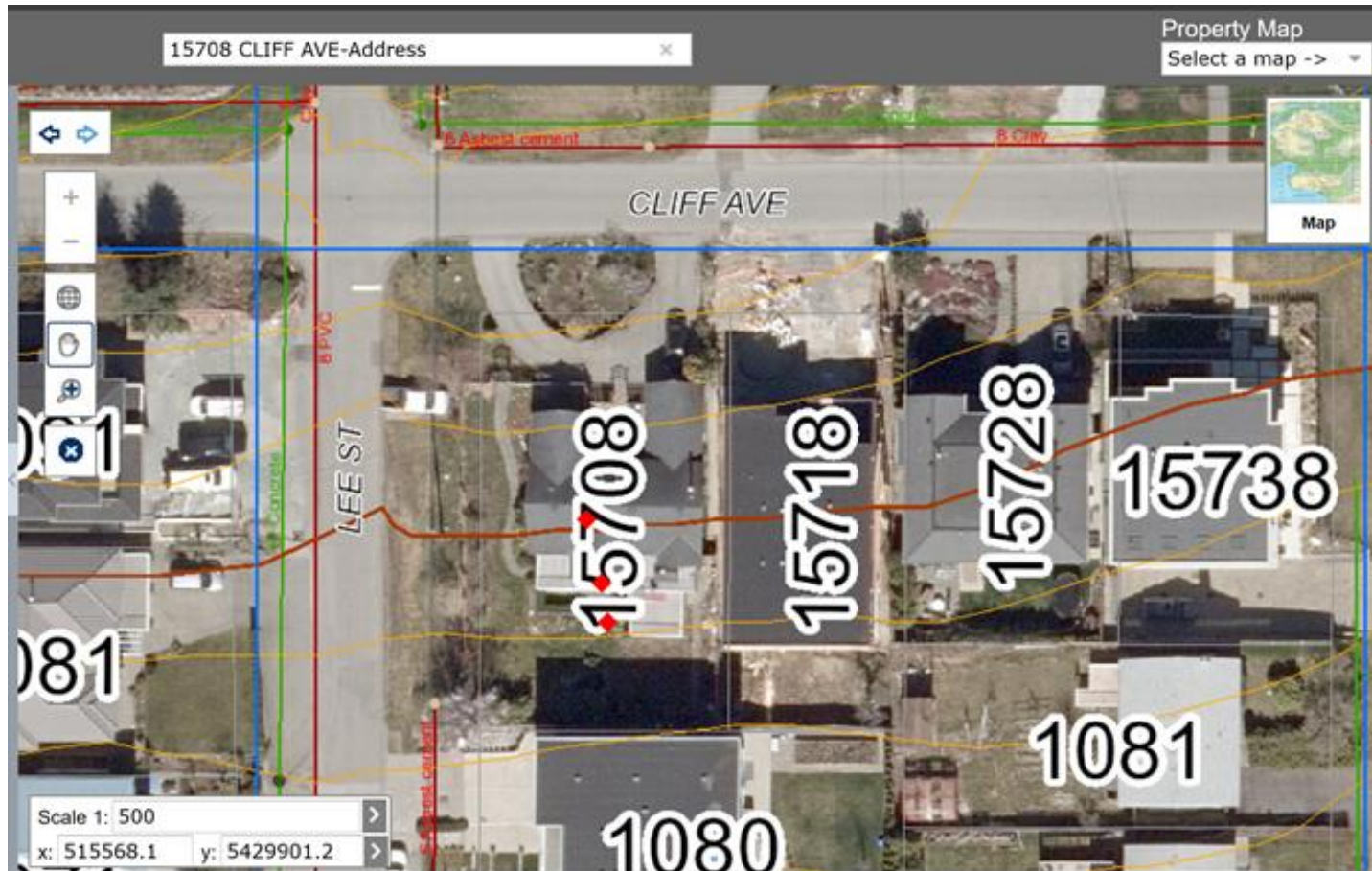
15708 CLIFF Avenue: White Rock House for sale (South Surrey White Rock) : MLS®# R2236459 (coldwellbankerprestigerealty.com)

Aerial Photo – MAY 2017 ZOOMED IN



2017 Photo shows the fence, pond feature and NO RETAINING WALL NOR TIES

Aerial Photo March 2019



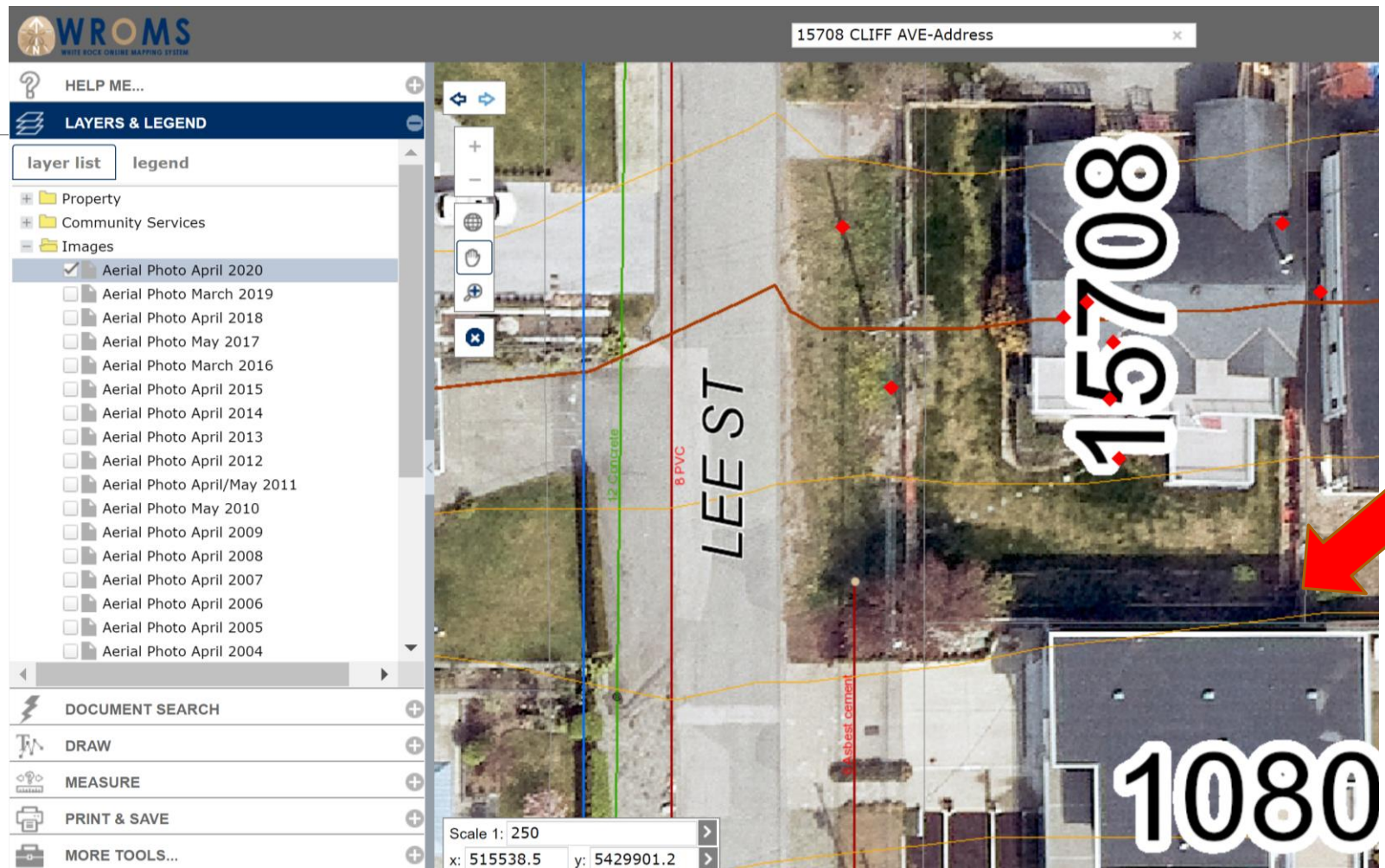
Aerial photo shows that the property's grade is relatively even north to south (1metre grade lines shown) vs. now with the infill, steep at the rear most part of the property

Aerial Photo March 2019 ZOOMED IN



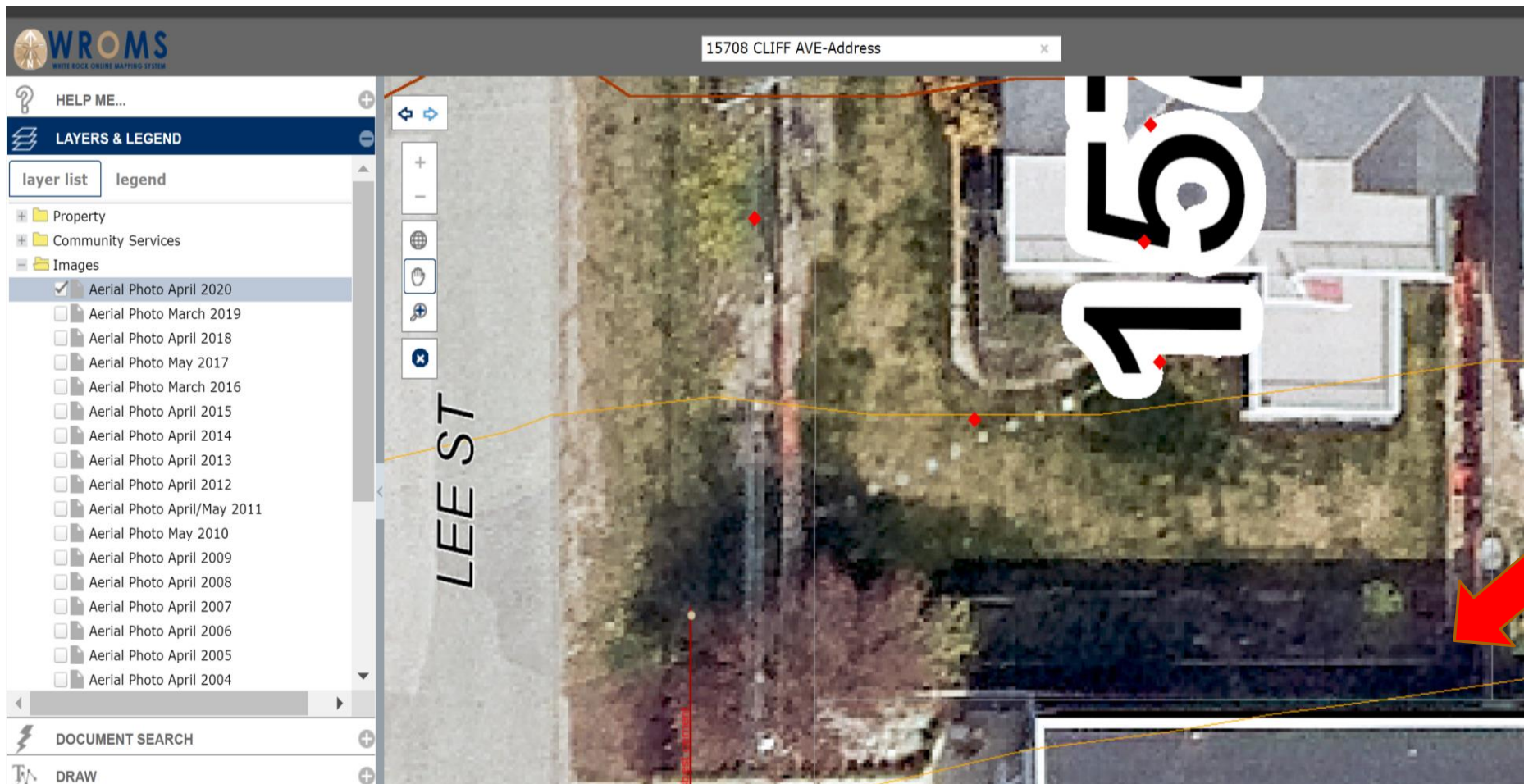
Zoomed in Aerial photo again shows no ties in 2019, evidence it is a recent addition

Aerial Photo APRIL 2020



2020 Aerial Photo shows elimination of pond and insertion of retaining wall right before the original property fence on south side and along backyard perimeter

Aerial Photo APRIL 2020 – ZOOMED IN



2020 Aerial Photo shows elimination of pond and insertion of retaining wall right before the original property fence on south side and along backyard perimeter