

April 19, 2021

FOI No: 2021-14

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Council members to Council members emails and correspondence on the following subjects:*
 - *1485 Fir Street Development Application*
 - *1513 Johnstone Road 23 story highrise proposal*
 - *The Beachway proposal*
 - *The 2021 Financial Budget*

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary to avoid disclosing any third-party personal information without permission. Any names or contact information that could not be verified as business contact information has been withheld.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

1475 Fir st.

Helen Fathers <HFathers@whiterockcity.ca>

Mon 2019-02-11 1:01 PM

To: Carl Johannsen <CJohannsen@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>; Dan Bottrill <DBottrill@whiterockcity.ca>

Hi Carl,

Is there an update to 1475 Fir St? Thanks.

Councillor Helen Fathers
City of White Rock

Re: Development Permit Application for 1485 Fir Street

Anthony Manning <AManning@whiterockcity.ca>

Sat 2019-05-11 9:32 AM

To: Mahdi Heidari **Redacted S. 22**

Cc: Dan Bottrill <DBottrill@whiterockcity.ca>; Carl Johannsen <CJohannsen@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>

Thank your email, Mahdi. Please submit your request through Mr. Johannsen so your proposal may be properly considered before council.

From: Mahdi Heidari **Redacted S. 22**

Sent: May 9, 2019 20:27

To: Darryl Walker

Cc: Helen Fathers; Scott Kristjanson; Christopher Trevelyan; Anthony Manning; Erika Johanson; David Chesney; Carl Isaak

Subject: Development Permit Application for 1485 Fir Street

Mr. Mayor Darryl Walker & Dear Sirs/Mesdames Councillors and city staff:

We are pleased to present DP application for a fully rental building in White Rock. Please find attached details for this project.

Thank you,

Yours truly,

Mahdi Heidari

Tel: **Redacted S. 22**

Re: 1075/1085 Fir Street, White Rock, BC

Scott Kristjanson <SKristjanson@whiterockcity.ca>

Sun 5/19/2019 9:46 PM

To: **Redacted S. 22** Darryl Walker <DWalker@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Carl Johannsen <CJohannsen@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Thank you for your detailed letter **s. 22**. Council is also concerned about the threat of demovictions that are occurring all too frequently within the lower mainland.

On April 8th, Council approved a motion to ask staff to review Port Coquitlam's bylaws that protect renters in similar situations from demovictions and unjustified rent increases. See page 7 of the agenda from April 8th:

https://www.whiterockcity.ca/AgendaCenter/ViewFile/Agenda/_04082019-683

We are still waiting for staff to create the report on how our bylaws can provide similar protections. While I cannot speak for Council, my hope is that we can provide protections for you and your fellow tenants from excessive rent increases. This is still work required to ensure if and when this will happen.

I would be very happy to meet with you to discuss.

Councillor Scott Kristjanson

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-7742

www.whiterockcity.ca

From: **Redacted S. 22**

Sent: May 19, 2019 10:44 AM

To: Darryl Walker; David Chesney; Helen Fathers; Erika Johanson; Scott Kristjanson; Anthony Manning; Christopher Trevelyan; Carl Johannsen; Carl Isaak

Subject: Re: 1075/1085 Fir Street, White Rock, BC

To His Worship the Mayor and White Rock City Councillors:

We, the tenants of the above property are aware that the owner of 1062822 BC Ltd. has submitted an OCP Amendment, a Zoning Bylaw Amendment and a Major Development Permit Application for the above property, which is a 25 unit rental property, not 24 as mentioned in the application. The mailing address is 1475, not 1485 as stated in the application. I understand this is an error on the part of City Hall.

We sent you a letter and a signed petition by the residents on February 11th 2019 stating our concerns and dismay at being evicted from our homes.

In the information given to us on May 14th 2019, by Mahdi Heidari on behalf of 1062822 BC Ltd., we would like to point out the following mis-information:

- The building has 25 suites not 24
- It has a state of the art heating system
- All windows were replaced with double-glazed high quality windows
- Blinds have been replaced
- New carpets have been installed in all suites
- Light fixtures and electrical outlets have been replaced in all suites
- WiFi is installed in the building for tenants use
- Telus installed optic fibre throughout the building last year

This building is not derelict and has been well maintained by the previous owners over the years.

Many of the tenants have lived here for over 20 years and are in their seventies and eighties. No one is on welfare. We are a very quiet and respectable community. There are no drugs or smoking in the building. There are 4 suites on the 3rd floor and they are occupied by young working adults. Rents are between \$800 and \$1150 per month. Since 1062822 BC Ltd. took over the building in November 2018, 1 tenant has died and 2 have moved into care homes. These suites have been re-rented at \$1,100 and \$1,300 per month. The new owners appear to be letting the building slide into disrepair. We are determined not to let this happen, so now we, the tenants, are now maintaining the building, cleaning the hallways, laundry room and cutting the grass at no cost to the owners. How can these owners morally do this to us? We are happy community that look out for each other. We are all stressed to the max with this hanging over our heads. Where will we go? As you know, market rents are astronomical and not affordable by this community.

Please do not let these greedy developers, who are not familiar with the area, throw us out of our homes. We do not know who they are. We do not know if the money is coming from off-shore and we do not know if the profits will be sent offshore!! They are hiding behind a numbered company.

We hope this information will help you in determining your consideration at the Land Use and Planning Committee.

We invite you all to come and visit the building to see for yourselves what a great community we have here. We will be happy to show you around.

With much respect and best regards,

Redacted S. 22 (on behalf of the tenants of 1475 Fir Street, White Rock, BC)

Tel: **Redacted S. 22**

Heads up: 1475/1485 Fir Street project

Anthony Manning <AManning@whiterockcity.ca>

Tue 2019-10-01 6:02 AM

To: Donna Kell <DKell@whiterockcity.ca>

Cc: Dan Bottrill <DBottrill@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Good morning, Donna.

A rental development at 1475 Fir Street (aka 1485 Fir Street) came before the LUPC for a second time. The first time, this past July, council accepted staff's recommendation to continue working with the developer to reduce the proposed building's massing. At that time council also expressed concerns about the displacement of the long-term tenants in the existing building.

The developer turned to the media to tell his side of the story but no members of staff or council were interviewed to explain why there was push back. Some of the articles:

<https://vancouver.sun.com/news/local-news/latest-metro-vancouver-new-rental-housing-hopes-dashed-in-white-rock>

<https://www.mortgagebrokernews.ca/news/vancouver-axes-rental-developments-despite-near-zero-vacancy-rates-276928.aspx>

<https://www.pressreader.com/canada/the-province/20190710/281556587392767>

At yesterday's LUPC the developer brought forward a revised proposal that met the OCP but still did not, in council's opinion, go far enough to protect the residents. Staff was directed to continue negotiating with the developer to find a solution that will satisfy all parties involved.

Just wanted to give you a heads up in case the developer is out there again today trying to spin the story in his favour.

Councillor Anthony Manning

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-7810

www.whiterockcity.ca



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Re: CACs - 1485 Fir

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Mon 2021-01-18 9:24 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

thanks! So what I'm reading just to be clear, is that about 50% of CAC would be given up to support renters...

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

From: Carl Isaak <CIsaak@whiterockcity.ca>

Sent: January 18, 2021 7:32 PM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: RE: CACs - 1485 Fir

Hello Councillor Trevelyan, Mayor and Council,

I've highlighted the relevant sections in the staff report (page 61 of tonight's agenda package) that I believe respond to your questions below. As this information is in your agenda package, it does not constitute "new information" for the purposes of the Public Hearing.

FINANCIAL IMPLICATIONS

The Rezoning and Major Development Permit, if approved, will not result in any additional costs to the City. Development cost charges will apply to the redevelopment.

Previously and in accordance with existing Council Policy 511: 'Density Bonus / Amenity Contribution', a community amenity contribution of **\$922,000** would have been anticipated based on the target rates for the Town Centre (this site is in close proximity to the Town Centre and a similar target rate was considered appropriate). This rate would be increased under the proposed changes considered by the Governance and Legislation Committee report submitted on January 27, 2020 titled "Options for Tenant Assistance During Redevelopment and Renovation", to a rate of \$430 square foot over 1.5 FAR [**previously the amenity target was based on floor area only over 1.75 FAR; the original application was received in 2018**].

As the project proposed a FAR of 2.8, the total contribution would equate to \$1,137,780 (i.e., Additional floor area from 1.5 to 2.8 {[lot area x 2.8] – [lot area x 1.5]} = 2,646 m² x \$430). The proposed changes to Policy 511 would establish a further reduction (up to 50%) of an applicable amenity contribution as the housing would be provided to displaced tenants in accordance with the Tenant Relocation Policy (i.e. compensation being provided to tenants and reduced rents are available), and where the initial rents for rental replacement units where the tenants are not returning are 10% below market and available for the general public. Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floor space, which would amount to \$568,873 and could be further waived **up to 100%**.

It is further noted under the Amenity Contribution section on page 60:

The expectation would be that the full contribution could be reduced through the provision of housing for displaced tenants as well as the whole development being offered as purpose-built rental housing. Staff are supportive of this approach based on the additional compensation and rate of below market rent proposed for returning tenants as identified above.

On your question #3 below, the value of the rental relief (not the compensation payment, which is separate), it depends on the length of tenancy of the tenant. Table 3 on page 60 of the agenda identifies the percent below market that returning tenants would receive as their initial rent (subsequent rent increases would be governed by *Residential Tenancy Act* limits).

Table 3: Length of Tenancy and Application Rent Reduction

Length of Tenancy (Years)	% Below Market Rent
1	21%
2	22%
3	23%
4	24%
5	25%
6	26%
7	27%
8	28%
9	29%
10 or more	30%

Sincerely,

CARL ISAAK, MCIP, RPP

Director, Planning and Development Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | www.whiterockcity.ca



From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Sent: January 18, 2021 7:02 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: CACs - 1485 Fir

Dear Carl,

1. If there was no financial support for renters being evicted, how much would CACs be from this development?
2. If this goes ahead as-is, how much in CACs will the City receive?
3. What is the estimated dollar value of rental relief to evicted long term renters?

Thanks,
C

Councillor Christopher Trevelyan
City of White Rock, B.C.
778-867-0267

Re: CACs - 1485 Fir

Helen Fathers <HFathers@whiterockcity.ca>

Mon 2021-01-18 7:45 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

Hi Carl,

Can you confirm what the new rents will be after project is finished.

Thanks,

Get [Outlook for iOS](#)

From: Carl Isaak <CIsaak@whiterockcity.ca>

Sent: Monday, January 18, 2021 7:32:02 PM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

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Sincerely,

CARL ISAAK, MCIP, RPP

Director, Planning and Development Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | www.whiterockcity.ca



From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Sent: January 18, 2021 7:02 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: CACs - 1485 Fir

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Thanks,
C

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

Re: Rental Rates bylaw

Anthony Manning <AManning@whiterockcity.ca>

Wed 2021-01-20 8:57 AM

To: Helen Fathers <HFathers@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

I believe we can, but only if the project is designated as "affordable" or "special needs." If I recall, when we asked the developer early on if a percentage of his units could be "affordable," he said it would make the project unviable.

Housing agreements for affordable housing and special needs housing

483 (1)A local government may, by bylaw, enter into a housing agreement under this section.

(2)A housing agreement may include terms and conditions agreed to by the local government and the owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions respecting one or more of the following:

(a)the form of tenure of the housing units;

(b)the availability of the housing units to classes of persons identified in the agreement or the bylaw under subsection (1) for the agreement;

(c)the administration and management of the housing units, including the manner in which the housing units will be made available to persons within a class referred to in paragraph (b);

(d)rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time, as specified in the agreement or as determined in accordance with a formula specified in the agreement.

From: Helen Fathers <HFathers@whiterockcity.ca>

Sent: January 20, 2021 08:52

To: Carl Isaak <CIsaak@whiterockcity.ca>; Greg Newman <GNewman@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: Rental Rates bylaw

Hi Carl,

Do we have the authority to set a maximum rental rate bylaw ? Especially as we are contributing a large amount of CAC's to the project 1485 Fir st?

Councillor Fathers
City of White Rock

Fwd: 1485 Fir Street Proposal

Erika Johanson <EJohanson@whiterockcity.ca>

Fri 2021-01-22 10:36

To: Anthony Manning <AManning@whiterockcity.ca>

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Redacted S. 22

Sent: Monday, January 18, 2021 10:24:57 PM

To: Clerk's Office <ClerksOffice@whiterockcity.ca>

Cc: Darryl Walker <DWalker@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Democracy Direct <democracydirectbc@gmail.com>

Subject: 1485 Fir Street Proposal

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

Is it only me who realizes that the taxpaying citizens of White Rock were mostly opposed to this project as proposed tonight and that outsiders and developers were mostly in favour of altering OUR City merely for selflessness and profit? The question remains: 'Why do we even entertain out of towners' when deciding the future of this City? I trust that this fact did not escape you and that you make your decision based on what the residents and taxpayers of White Rock desire.

Regards as always

Redacted S. 22

White Rock

--

If you forward this email, please delete the forwarding history which also includes my email address. When sending emails, please BCC so as to hide all addresses. Thanks for helping to prevent Scammers and spammers from mining addresses and spreading viruses.

Re: Bylaw 2363 - 1485 Fir

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Mon 2021-01-25 12:27 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Hi G,

Thank you very much.

I do want to state that I am keeping an open mind, and as I'm neither for nor against this particular development, I asked this as the OCP is very relevant to how I vote.

The timing is un-usual, in that this development could have a significant impact on similar properties in the transition areas. If the new OCP allows for 4-6 story buildings that would be very relevant to how anyone on Council should vote, likewise if the new OCP allows for 3-4 story buildings (or any other heights) to me that seems relevant in supporting or denying this application.

Thanks,

C

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: January 25, 2021 10:17 AM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Subject: RE: Bylaw 2363 - 1485 Fir

Hi Chris,

Council will have the opportunity to vote on the bylaw and you can vote in favour, opposed or table the decision. Have in mind that you already had a public hearing on this and you should keep an open mind until the bylaw is adopted.

If Council tables the decision on the project and then changes the OCP in a way that would not allow the form of development (height/density) proposed at 1485 Fir Street, you would be putting the applicant in the position of needing to either again apply to amend the OCP, or revise the project to fit the new height/density parameters. Alternately, if Council approves the project's rezoning before the OCP review is done, the project could proceed as a "grandfathered" project even if the OCP review results in minor differences to height/density parameters, recognizing that it has been in-stream for several years.

I would say, however, that it is risky to wait until the OCP review is completed and then consider this application at that time. If this is what Council wishes, I would recommend that you defeat the bylaw

tonight and send it to another public hearing after the OCP is completed (as development conditions may have changed).

If you do this, I would suggest you do the same with any other rezoning application currently in-stream in the Town Centre Transition land use designation to be consistent; basically this will stop development of any kind in those zones until the review is completed this year.

Hope that helps,

G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2133 | www.whiterockcity.ca



From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Sent: January 24, 2021 4:06 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: Bylaw 2363 - 1485 Fir

Regarding the proposed change to White Rock Zoning Bylaw 2012 on Monday night - should it be the wish of Council - can this be postponed until after the transition area OCP review is completed? Are there any legal or policy reasons preventing the vote from being delayed?

Thank you.

C

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

Fw: 1485 fir

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Wed 2021-01-27 12:03

To: Anthony Manning <AManning@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>

FYI...

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

From: Aaron Hinks <aaron.hinks@peacearchnews.com>

Sent: January 27, 2021 11:07 AM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Subject: 1485 fir

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.

Hey there

Just following up on our convo earlier today.

An adjustment was made to the online story. However, we missed the deadline to make the change in print. So Thursday's paper (page 21) will say 33 **residents** were in support and 20 were against. I got those numbers from Tracey Arthur the day after the public hearing. But again, I didn't separate White Rock resident and non-resident votes.

We'll put in a clarification in print the following week to highlight that not all people who supported the project were residents of White Rock.

Thank you very much for contacting me right away and bringing this to my attention.

Aaron Hinks

Peace Arch News

Reporter

604-542-7429

Re: Re 1485 Fir St

Erika Johanson <EJohanson@whiterockcity.ca>

Fri 2021-01-29 8:32 AM

To: Redacted S. 22

Cc: Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Dear Redacted S. 22

We see things quite differently. As I stated in my previous email, I made my decision based on all the input I received, not just from the Public Hearing.

As for what is considered "affordable", the City's Housing Advisory Committee is currently in the process of working on a made-in-White-Rock definition of "affordable" as it means different things to different people.

The City is also working on a Housing Needs Report, which will be based on real data. It will give Staff and Council a solid basis going forward for supporting the developments that are truly needed in the City of White Rock. Right now, it's just everybody's point of view.

Regards,

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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From: Redacted S. 22

Sent: January 28, 2021 11:29 PM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re: Re 1485 Fir St

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.

Thank you for your response, please see my reply in blue colour below.

On Jan 28, 2021, at 9:58 AM, Erika Johanson <EJohanson@whiterockcity.ca> wrote:

Dear **Redacted S. 22**

The project at 1485 Fir is not the only new rental that is coming online. The Beachway on North Bluff between Maple and Lee will have a six-storey rental building including 24 units of “affordable” housing. There are other rental buildings being proposed as well.

I am not sure how far these other projects are from completion but I have not heard of any of these coming to public hearings yet. Also, there was no rental building on the site of the Beachway, therefore no need for tenant relocation payments; perhaps that’s why the developer can afford to have 24 “affordable” units. I would like to know what it is that you actually call an affordable price.

The Public Hearing is not the only time Mayor and Council get their input from residents. It's been my experience that residents give most of their input early on at the Public Information Hearing and, by the time it gets to the Public Hearing, they are burnt out and have given up because they believe that they have not been heard throughout the process. The way the Public Hearing was held probably intimidated many older residents and that is why they did not participate. Keep in mind that quite a number of those who participated in the Public Hearing were not from White Rock. I made my decision based on all the input I received, not just from the Public Hearing, and I came to a different conclusion from yours.

All White Roch residents were notified of the public hearing but only a small number showed up and, of that, only a small percentage were against. This was a very easy process, involving a simple phone call or email. Again, I think people like myself, who didn't have any objection, did not bother to participate.

Had this building been four storeys, I would have supported it, even though it is not affordable to the White Rock residents earning a living wage. Those residents would be paying 48% of their income on rent. Those earning minimum wage and many seniors would be paying over 60% of their income on rent.

I am a **Redacted S. 22** and I consider myself as living on average income. I know that I can afford to live in a newer rental building. I'm tired of living in an old building: stairs, asbestos drywall, faulty plumbing, dingy hallways, etc

The 2018 election results were in large part due to residents being against increased density and its effects on infrastructure, and not just against high rises in the Town Centre. Witness the congestion along Johnston Road. Can you imagine what it will be like when all those projects approved by the previous council are finished and occupied?

Most White Rock renters are more or less around my age group and seldom drive. That's why living in the city center is so attractive. All the amenities are only a walk or a few bus stops away.

The developer offered up the compensation package after Council directed Staff to draft such a policy. He included it in return for reduced or no required Community Amenity Contributions to the City. As one resident put it at the Public Hearing, this is tantamount to existing residents covering the cost of building rentals. It bothers me greatly that the developer is getting all the credit for the package. Further, even with the discounts, there

are existing residents who will not be able to return. One person at the Public Hearing said she would have to leave the area.

I'm glad the developer has accepted the city conditions for a fair compensation package. I started supporting myself from the age of sixteen, putting myself through university and becoming a **s. 22** **s. 22** as you know is not a very high paid job and I did that for **s. 22** years, budgeting responsibly so that I never went into debts. I believe that an average-income person should be able to pay for an average rental unit in White Rock. There are government aid services in place to help people who qualify for assistance. I'm not sure we can hold developers accountable for what is the government responsibility.

I agree that White Rock needs more replacement rental buildings, but this is not the way to go. Other municipalities may be more proactive, but they are larger and have land to develop; White Rock doesn't. We can't fit everyone who wants to move into this City. We must consider the impact on existing residents as well.

I agree with you that White Rock doesn't have vacant land for new rental buildings which I think makes it clear the aging rental buildings will need to be replaced with slightly bigger and better ones. Obviously not all at the same time, so hopefully City can do a good job with the first proposal in hand. The cost of land and construction in Lower Mainland is very high and keeps going up. There has to be a balance between what the city will approve and what is feasible realistically for the developer. I actually agree with most White Rock residents and am against more high-rises being built but let's not go to the other end of the pendulum.

I can't recall all my votes on this project, but I believe most if not all my votes have been to reject moving this project forward based on information already at hand. I can't speak for the other three who voted against this project "at the 11th hour".

It is sad for me that **Redacted S. 22** as we need input from all sides. Perhaps you would consider applying next time?

I would but unfortunately I don't have the required experience.

Sincerely,

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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From: **Redacted S. 22**

Sent: January 27, 2021 9:21 PM

To: **Redacted S. 22**

Cc: Darryl Walker <DWalker@whiterockcity.ca>; Scott Kristjanson <SKristjanson@whiterockcity.ca>;

Anthony Manning <AManning@whiterockcity.ca>; Helen Fathers <HFathers@whiterockcity.ca>; Erika Johanson <EJohanson@whiterockcity.ca>; David Chesney <DChesney@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re 1485 Fir St

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 honourable Mayor and members of the Council,

My name is **Redacted S. 22**

I'm **5-22** years old and living in a 1949 three floor walk-up building with no amenities. I'm looking to relocate somewhere with up-to-date amenities so I don't have to move again for the next 20 years. Unfortunately there is no such building in White Rock right now.

I have been following the progress of this project for the past 2 years. My friends and I were hoping to move to such a brand new building because we do not want to deal with the problems associated with older rental buildings.

I have just read an article stating that this project was rejected by 4 of the Councillors. I'm in shock. This is not the news we were expecting. I followed the public hearing and noticed that the vast majority of the participants were in favour. As a rule of thumb, most people who don't participate in public hearings do so because they are not against the project. Including myself and most tenants of the existing building.

As a result, we can tell the majority of White Rock residents are in favour of this project. Here are some of the reasons why:

- purpose-built rental building in the town centre where all amenities are available within walking distance.
- in-suite amenities (washer/ dryer/ dishwasher)
- building amenities (underground parking/ elevator/ ramp)

In the municipal election of 2018, the majority of White Rock residents showed their opposition towards high-rise buildings. At the same time, as the population is growing and aging, many residents are looking for rental buildings. As a Council it is your responsibility to provide access to new rental buildings for people of average income. To my understanding, this building would only be 6 stories high, not 26.

Based on the new policy, the developer is offering a very fair compensation package to the existing tenants and proper discounts to those wishing to move into the new building. I have to say I have never ever seen or heard of such a generous compensation. Also, by the time final approval would come around (mid to late summer), the provincial health authorities have predicted the pandemic will be under control.

By reviewing the fundamentals of supply and demand, it is clear that the City needs to increase the supply of new rental buildings to meet the growing demand. This has not been done in the last few decades in White Rock and, as result, most rental buildings are aging and deteriorating rapidly. Evidence shows that other municipalities have been more proactive in supporting rental buildings development. White Rock would benefit from doing the

same.

I don't understand. Please explain to me why this project was rejected at the 11th hour, after the developer complied with all the Planning department and Council requirements and a positive response at the public hearing. Please review and reconsider your decision before this opportunity is lost as it seems the developer is under dire financial stress, putting the current tenants in jeopardy.

Sincerely,

Redacted S. 22

Re:

Erika Johanson <EJohanson@whiterockcity.ca>

Mon 2021-02-15 10:23 AM

To: **Redacted S. 22** White Rock Council <whiterockcouncil@whiterockcity.ca>

Dear **Redacted S. 22**

I don't know where you got the idea that 1485 Fir would offer low rental options. The units would have been offered at market rates - unaffordable for many in White Rock who currently rent.

I based my vote on feedback from residents during the OCP review. It was quite clear that the majority of residents don't want anything higher than four storeys outside the Town Centre where this property is located. I ran on listening to residents, not developers.

As for housing the "additional and temporary staff" needed for the hospital expansion, I doubt they could afford to rent in this property.

It is certainly unfair to all - residents, developers, and staff - to go through the approval process for two years only to have it turned down. That is why staff recently proposed and council has approved an additional first step in the process where council has the option of turning down a project early on if it feels it does not fit with what residents want.

I'm sorry you feel angry about the decision. I encourage you to participate in the Public Hearings around the OCP review. Your first opportunity will likely be on April 16 when the public has the opportunity to give feedback on zoning bylaw changes allowing up to 29 storeys in the Town Centre, which, I assume, you do not support - nor do I.

Please keep engaged!

Regards,

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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From: **Redacted S. 22**

Sent: February 15, 2021 9:17 AM

To: White Rock Council <whiterockcouncil@whiterockcity.ca>

Subject:

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.

Re: The Beechway on the LUPC Agenda aka Spot Zoning Special

Scott Kristjanson <SKristjanson@whiterockcity.ca>

Mon 2019-01-28 8:31 AM

To: Redacted S. 22

Cc: Erika Johanson <EJohanson@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Anthony Manning <AManning@whiterockcity.ca>

Thank you for your email s. 22 I appreciate all the information and for taking the time to express your opinion and the facts so well.

Councillor Scott Kristjanson
City of White Rock

From: Redacted S. 22

Sent: Sunday, January 27, 2019 5:08 PM

To: Scott Kristjanson

Cc: Erika Johanson; Christopher Trevelyan; Anthony Manning

Subject: The Beechway on the LUPC Agenda aka Spot Zoning Special

Scott et all:

Since you are the LUPC chair I direct my comments through you to the others!

Make no bones about it although the report tries to downplay the fact , sugar coat the disparities ,the "Beechway" is a full on "Spot Zoning Special"! The area is RS-1 Single Family with allowances for accessory suites. It requires a CD Comprehensive Zoning Amendment . Thus the "Spot Zoning " comes in for the following reasons! It is not zoned for Multi-Family. It is not zoned for High Density(79 units per acre) ,it is zoned for low density single family. The Zoning Bylaws were never changed to reflect the new Developers Dream OCP because a. The Coalition Redacted S. 22

CJ suggests using OCP policy 11.2.1c to upzone as a way around this. That surely isn't what the residents wanted in the New OCP . An innocent looking clause overtly used but taken out of the context and comprehensive objects of the current OCP but used to support such a massive ,barrack like high density project with a form and character that doesn't meet any of the guidelines in the new OCP-

Policy 11.2.1 c (Page 48 of the OCP)states-

Supporting rezonings for affordable rental housing with a density of up to 2.5 FAR and a maximum of six storeys in the areas identified in Figure 11; It is great that this is a guideline that can work both ways.

But previously it states as a policy-

Policy 11.1.3 (Page 47) **Housing Choices Everywhere – Focus residential densities in the Town Centre, but ensure that housing choices are distributed throughout the**

city in all neighbourhoods. Allow duplexes and triplexes throughout the Mature Neighbourhoods.

I would have to argue that the Director of Planning as again Redacted S. 22

Again another missed shot at policy 11.1.2-

Policy 11.1.2 (Page 47)Age-Friendly Housing for People with Disabilities – Incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities by:

- a. Developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments; and**
- b. Reducing parking requirements for dwelling units that are secured by a housing agreement for occupancy by persons with disabilities.**

One could on and on about the Form and Character that this project ignores in it's application for a "Major Development Permit"

There is no mention of energy and water conservation initiatives. Funny how this is not stressed as much as the One or two taking points that Planning Department uses to "Market" the project for the Developers .

Page 18 of the LUPC Agenda for Jan 28th,2019 (coincidentally left to the second last page at the bottom to suggest it's non-importance?)

"noting that water, stormwater and sanitary servicing master plans are currently being developed to guide development-related upgrades to these services, and that these master plans are based on FARs in the current OCP, and it is important to note that increasing the FAR on this property and potentially other properties may undermine the basis of these servicing plans, and require significant additional servicing upgrades and funding.

SO Far it doesn't follow the land use bylaws ,zoning bylaws and density bylaws and that is without saying it is one heck of an ugly group of buildings . Looks like an army barracks on some military base. Hmmmmm! Not going there!

I have included the link to the

City of White Rock

Official Community Plan

for those of you who have not had time to familiarize yourself with it. What stands out is the how contrary to the OCP Form and Character guidelines the Beechway proposal really is not to mention it blows all of the density and land use bylaws out of the water. Sure doesn't preserve much of the single family neighborhood small village feel!

<https://www.whiterockcity.ca/DocumentCenter/View/276/Consolidated---Official->

Community-Plan-Bylaw-2017-Number-2220 PDF?bidId=

Regards

Redacted S 22

Re: Public Information Meeting - 15654 North Bluff Road Development Application

Anthony Manning <AManning@whiterockcity.ca>

Thu 2019-03-07 1:19 PM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Dan Bottrill <DBottrill@whiterockcity.ca>; Carl Johannsen <CJohannsen@whiterockcity.ca>

Thanks for the update, Carl. I also wasn't able to make it last night.

Is there a 24-hour notification requirement for these meetings (PAN)? If so, was that met? This seemed to come up out of the blue.

From: Christopher Trevelyan

Sent: March 6, 2019 10:01:48 PM

To: Carl Isaak; Mayor and Council

Cc: Dan Bottrill; Carl Johannsen

Subject: Re: Public Information Meeting - 15654 North Bluff Road Development Application

Hi Carl,

Thanks very much for this. Do we have a list of this public information meetings I can reference for the future. I only saw this today, and was fortunately able to show briefly.

Regards,

C

Councillor Christopher Trevelyan

City of White Rock, B.C.

778-867-0267

From: Carl Isaak

Sent: March 6, 2019 9:58:51 AM

To: Mayor and Council

Cc: Dan Bottrill; Carl Johannsen

Subject: Public Information Meeting - 15654 North Bluff Road Development Application

Good morning Mayor and Council,

An applicant-hosted Public Information Meeting will be held tonight at the White Rock Community Centre from 5:30 pm to 7:30 pm. The attached notice letter was mailed to owners and residents in the surrounding area.

As noted at the January 28, 2019 Land Use and Planning Committee meeting, a Public Information Meeting is the next step in the application process for the development proposal located at North Bluff and Maple Street (15654/64/74 North Bluff Road, 1593 Lee Street, and 1570/80 Maple Street).

In addition to tonight's Public Information Meeting, a second Public Information Meeting for this application will be held in the next 2-3 weeks. While the development notification sign was installed and notice letters were sent out for this meeting, an ad in the newspaper was not placed, and in order to maximize opportunities for the public to review and provide feedback on this application, the Public Information Meeting tonight will proceed

and the second Public Information Meeting will be advertised in the newspaper with new notice letters mailed to residents in the surrounding area.

For further information on the application, a link to the January 28, 2019 LUPC agenda is provided here:
<https://www.whiterockcity.ca/AgendaCenter/ViewFile/Agenda/01282019-656>.

Sincerely,

CARL ISAAK, MCIP, RPP

Manager of Planning, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2293 | Fax: 604.541.2153 | www.whiterockcity.ca



Re: Beachway

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Fri 2020-10-23 8:14 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

As the chair, I agree. If it can't be removed I'll put a motion forward to table it.

Get [Outlook for iOS](#)

From: Erika Johanson <EJohanson@whiterockcity.ca>

Sent: Friday, October 23, 2020 8:11:59 AM

To: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: Beachway

Hi,

I see that the Beachway is on the LUPC agenda for Monday. I wasn't expecting it to come to LUPC until after more negotiations take place; specifically, a definition of "affordable". I'll ask that this be taken off the agenda until after these negotiations take place.

Regards,

Erika Johanson
Councillor
City of White Rock
778-867-9317

Re: Potential Impacts and Proposed Budget Increments for 2021

Erika Johanson <EJohanson@whiterockcity.ca>

Fri 2020-12-04 8:51 AM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

No problem, thank you!

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: Friday, December 4, 2020 8:51:15 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: RE: Potential Impacts and Proposed Budget Increments for 2021

I apologize for the oversight. We will provide as soon as possible.

Thank you,
G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2133 | www.whiterockcity.ca



From: Colleen Ponzini <CPonzini@whiterockcity.ca>

Sent: December 4, 2020 8:47 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Chris Magnus <CMagnus@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Debbie Johnstone <DJohnstone@whiterockcity.ca>

Subject: FW: Potential Impacts and Proposed Budget Increments for 2021

Hello Councillor Johanson:

That would not be a good thing. I can only ask for Tracey to follow up.

Colleen Ponzini, CPA, CGA

Director of Financial Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2111 | www.whiterockcity.ca



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From: Erika Johanson <EJohanson@whiterockcity.ca>
Sent: December 4, 2020 8:42 AM
To: Colleen Ponzini <CPonzini@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: Potential Impacts and Proposed Budget Increments for 2021

Hi, Colleen!

It looks like Appendices A & B are missing from the Finance and Audit Committee meeting agenda.

Regards,

Erika Johanson
Councillor
City of White Rock
778-867-9317

RE: PLEASE READ this article - it will help you!

Guillermo Ferrero <GFerrero@whiterockcity.ca>

Wed 2021-02-03 12:11 PM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Hi Erika,

Responses to your questions in blue 😊.

Obviously, I'm having trouble expressing my concern. I understand that new "projects" may be needed, but will we be completing those projects which were carried over from previous years AND start the new ones added to the list?

Yes, that is the Plan. Projects get completed, however, unexpected delays can occur, such as COVID-19, Pier storm damage, or for other reasons often from lack of timely asset replacement (for example, a water leaks as a result of overdue replacement).

I also understand the ways we can impose less of a tax increase. One way you didn't mention in this email is to not put money into the reserves.

Yes, and as an example, Council gave us direction this year **not** to include the 1.6% or \$375,000 proposed for Reserves as a way to lower taxes by that percentage or amount (interesting enough, the City received almost the same amount from new constructions this year... about \$322,500). However, this is not recommended as the City does not have sufficient funds in its Reserves to cover the asset infrastructure deficit. As noted, this is a tool that councils have used over the years to reduce taxes, however, it passes the problems of having to increase taxes sharply in later years and capital projects/aging infrastructure building onto the shoulders of the next council year after year. City's should be putting much more money into Reserves to account for the asset replacements needed. Local governments fall into this trap often, then those that have small reserves find themselves struggling to fund projects when emergencies arise. Currently, the City is in a very "reactive" mode – and I believe Council's should do their best to be "proactive" and the only way to do this is by adding sufficient funds into City Reserves and put a hold on purchasing new items that further contributes to your assets. The articles I sent earlier explains this very well.

We do this by not spending reserves and by eliminating some of the projects Staff has listed in the Financial Plan.

The projects in the plan are needed. If a project is "eliminated", staff move to the next one; as I noted, the infrastructure deficit is much greater than the Reserves we have. Following my example, you can 'eliminate' replacement of the appliances, but at some point they will fail and then you will be buying last minute, possibly with no sufficient funds in your savings (reserves); however you would address the fencing instead as an example. **We don't actually reduce taxes by not spending on capital. We would reduce taxes by not putting money to Reserves but that impacts how much we have in Reserves and the potential for having to borrow.**

Council should look at the balances of the General Funds Reserves (savings). They are in the range of \$35M currently. If the City carried out the Pier work without grants (for example) it would cost approximately \$12M; and that \$35M would also have to pay for all the roads, parks, buildings, vehicles, etc. The picture I'm trying to paint is that the City doesn't have sufficient funds in the Reserves required to address the needs in future years. Short of grants....the City is only left with taxes and/or borrowing (which also would affect taxes). The same example can be used for all other reserves (utilities, drainage, solid waste, etc.). Reserves are meant to provide stability and long-term sustainability for City Operations. It is important to maintain Reserves that can address future asset

replacement, growth and progressive changes as expected by the community (see Page 9 of the staff report explains the purpose of each reserve)

Is there a list of projects with their timelines (at a minimum, start and end dates)?

Yes timeline are in the tables provide **by year** in the staff report (Appendixes D, E and F – starts on page 33 on tonight's agenda).

Thanks,
G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2133 | www.whiterockcity.ca



Councillor Erika Johanson


City of White Rock

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From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: February 3, 2021 9:28 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Subject: RE: PLEASE READ this article - it will help you!

Hi Erika,

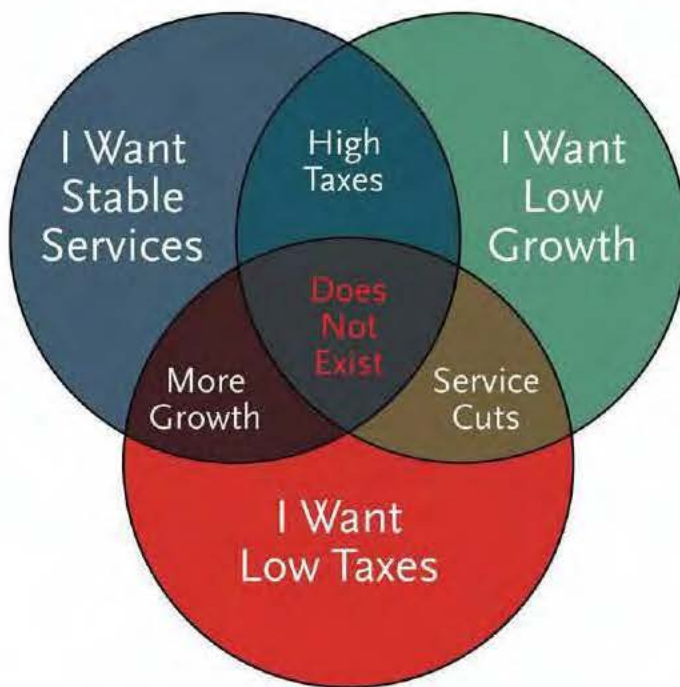
Yes, there are new projects in the 2021 plan (see column highlighted in yellow in the financial plan) – during the meeting staff can give explanation of each project and why they are needed – we balance the available funds and advise what is needed. Following through with the example of the house I gave you in the previous email, you have seen a sale on a brand new set of appliances that are more efficient and your current ones are close to

calling it quits. You still have all the other capital projects that you didn't get to (roof, furnace, fencing, windows, etc - carry forwards) plus the "new" project to replace the appliances.

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Stable or increased services, low growth and low taxes does not exist.

We have all night tonight to discuss starting at 5:30pm.

Thanks,
G.

GUILLERMO FERRERO
Chief Administrative Officer, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2133 | www.whiterockcity.ca



From: Erika Johanson <EJohanson@whiterockcity.ca>
Sent: February 2, 2021 5:33 PM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: Re: PLEASE READ this article - it will help you!

Guillermo,

I get all that, but I don't see that my concern has been explained. Let me try by asking questions:

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From: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Sent: February 2, 2021 3:12 PM
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Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: RE: PLEASE READ this article - it will help you!

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All projects that they did not get completed, they still need to be completed.

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Guillermo and Colleen,

The thing I'm stuck on is that projects that were supposed to be completed in 2020 were not completed in 2020, and, in some cases, not even started. What I'd like to avoid is adding more projects in 2021 that we probably can't complete either.

Thoughts?

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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Sent: January 27, 2021 1:25 PM
To: Erika Johanson <EJohanson@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: RE: PLEASE READ this article - it will help you!

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The fact that we carry over funds, does not mean that the assets don't need to be replaced/maintained; all it means is that for one reason or another (normally resources or COVID-19 in 2020) we did not get to do those projects – but they are still there and still needed, and as a matter of fact, even further behind the scheduled

maintenance/replacement. The 1.6% proposed to put in reserves in 2021 is a drop in the bucket compared to the funds needed to cover the deficit long term. When you think capital, you need to think very long term (i.e. 20, 40 even 100 years).

The article explains this very well. Capital/Asset Infrastructure deficit is way greater than the reserves you have. For example... think 'the pier' and the funds needed to replace if it collapses when it gets to a point that is beyond maintenance. Without a proper reserve, the only choice is really grants (which all municipalities fight for) and borrowing. Raising taxing in a single year to cover the cost of asset replacements would be not affordable for residents.

Hope that helps.

G.

From: Erika Johanson <EJohanson@whiterockcity.ca>

Sent: January 27, 2021 12:55 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Subject: Re: PLEASE READ this article - it will help you!

Thanks, Guillermo. I will reread them.

I understand that cutting already budgeted for projects won't have a direct effect on reducing taxes, but it will reduce the need to refill reserves. Last year, over \$10M in projects were carried forward from 2019, indicating that we did not need to raise our taxes in previous years for those projects. I intend to calculate the dollar amount that was brought forward from 2020.

Looking forward to Feb 3 meeting!

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: Wednesday, January 27, 2021 11:12:14 AM

To: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Subject: PLEASE READ this article - it will help you!

Hello Mayor and Council,

As we continue to discuss budget, please take a few moments to read these articles again. I heard a few questions/comments during Monday's night meeting that I believe are addressed in this article in layman's terms (like the relationship between capital and operations). These articles will give you a lot of valuable information when you discuss budget with residents.

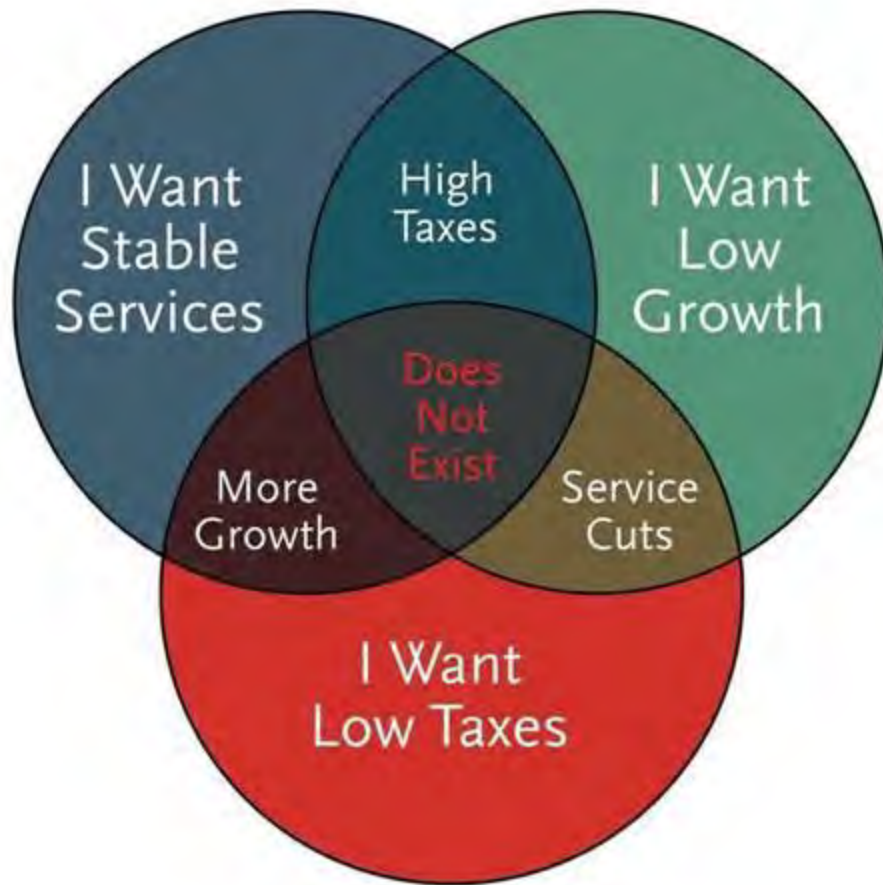
If your wish is to reduce property taxes, the only way to do it is by removing services offered and to stop buying new items that add to the operations and asset replacement costs. Every new park, new facility, new bench, playground, etc. will add to the operations and maintenance and also to asset/capital replacement.

<https://www.dearwinnipeg.com/2020/02/24/accounting-101-for-councillors-mayors-and-free-press-columnists/>

<https://www.dearwinnipeg.com/2019/03/01/budget-day-special-is-finance-minister-fielding-right/>

If you have the time, the links for those two articles are excellent!

Also I have showed this before and it is a good illustration of how municipal government works – pick what you want:



Thank you,
G.

From: Guillermo Ferrero
Sent: November 27, 2020 1:00 PM
To: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: FW: PLEASE READ this article - it will help you!
Importance: High

Hi Mayor and Council,

As we are approaching budget – December 7th you will have first, information only, report from Finance. The information I sent you a few months ago will be very helpful with Council as you get into budget time. Please read these two articles, it will provide you tools to explain to residents how municipal budgets work and some common misunderstanding, like “surplus”.

I would print and laminate this article 😊

Thanks,
G.

GUILLERMO FERRERO
Chief Administrative Officer, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2133 | www.whiterockcity.ca



From: Guillermo Ferrero
Sent: July 10, 2020 8:31 AM
To: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Shannon Johnston <sjohnston@whiterockcity.ca>
Subject: PLEASE READ this article - it will help you!
Importance: High

Hi Mayor and Council,

Great conversation last night regarding Accumulated Surpluses or Retained Earnings. Very few times I run into an article that explain an a topic **so simply** in terms that we can all relate. Please take the time to read the following article, it will help you explaining to residents the concept of municipal accumulated surplus, which is not easy to explain 😊

<https://www.dearwinnipeg.com/2020/02/24/accounting-101-for-councillors-mayors-and-free-press-columnists/>

Also another interesting article linked from the above one, is also a great read (if you have enough wine this weekend) – super good read:

<https://www.dearwinnipeg.com/2019/03/01/budget-day-special-is-finance-minister-fielding-right/>

If you need a hard copy of the article, let me know and I can leave it in your inbox.

Thank you,
G.

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Tel: 604.541.2133 | www.whiterockcity.ca



COVID Deficit

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Thu 2/4/2021 9:47 AM

To: Colleen Ponzini <CPonzini@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; **Mayor and Council** <MayorandCouncil@whiterockcity.ca>

Hi Colleen,

On page 3 of your report from last night, the City managed to decrease 'general government' expenses by \$191,000 in 2020 to try to balance the books, but in 2021 we are only able to decrease 'general government' by \$39,400, which is one of the contributors to the nearly \$800,000 increased 2021 deficit over 2020.

Could this be explained further and itemized out (I know I brought it up already but I'm still not clear).

Same question regarding Misc., which we managed to decrease by \$154,100 in 2020, but only \$70,900 in 2021.

Thank you,
Christopher

Councillor Christopher Trevelyan
City of White Rock, B.C.
778-867-0267

Re: PLEASE READ this article - it will help you!

Erika Johanson <EJohanson@whiterockcity.ca>

Mon 2/8/2021 11:32 AM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Thanks, much!

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: February 8, 2021 11:30 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Jim Gordon <JGordon@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Subject: RE: PLEASE READ this article - it will help you!

Hi Erika,

Most of the projects within the 5 year capital plan don't have a detailed design completed before the project is approved. Once the detailed design is completed (after project approval), staff must go through a procurement process based on our policies and legislation. The tender results determine the actual construction schedule.

For example, the project we are discussing of the reconstruction of Johnson street, as you can see we anticipate to complete the project between 2021 and 2022, but we don't yet have details of the construction schedule for the above mentioned reasons. Our goal is to propose the projects in the year we expect to complete them, however some will be carried forward to the future year due to timing constraints or other factors that may require a delay in getting started.

I give you updates on major capital projects via the weekly Activity updates and keep Council informed on major projects that will cause noticeable disruption. Construction notices are also posted to our website regularly.

Eventually I will start incorporating the Capital Plan into Cascade – but we will not able to have specific dates for most projects that aren't funded and tendered but we will able to show some that we are actively working on. We are not there yet. We have completed the implementation of Cascade for Strategic Project (some are capital) and you already have a good detail on those projects.

The best place to view the capital projects is on the information provided to Council on the budget discussion by year at this point for those that aren't already in Cascade.

Thanks,
G.

From: Erika Johanson <EJohanson@whiterockcity.ca>

Sent: February 8, 2021 11:00 AM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Subject: Re: PLEASE READ this article - it will help you!

Guillermo,

I doubt that the end date for ALL projects in the Financial Plan is December 31 2021. Isn't there a project plan for each project? If not, why not? If yes, how can Council view this information?

Regards,

Councillor Erika Johanson
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6 Canada
(778) 867-9317

www.whiterockcity.ca

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From: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Sent: February 3, 2021 12:23 PM
To: Erika Johanson <EJohanson@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: RE: PLEASE READ this article - it will help you!

Hi Erika,

Start date would be once Council approves the budget (so funds are available) or pre-approval is we need to move faster, and end date would be December 31st 2021. If you in interested in a particular project's timeline you can ask the question tonight and may be able to give you a general idea of the plan.

Thanks,
G.

From: Erika Johanson <EJohanson@whiterockcity.ca>
Sent: February 3, 2021 12:20 PM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: Re: PLEASE READ this article - it will help you!

Guillermo,

I was hoping to get a start month and end month on the projects.

Councillor Erika Johanson
City of White Rock
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Sent: February 3, 2021 12:11 PM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Subject: RE: PLEASE READ this article - it will help you!

Hi Erika,

Responses to your questions in blue 😊.

Obviously, I'm having trouble expressing my concern. I understand that new "projects" may be needed, but will we be completing those projects which were carried over from previous years AND start the new ones added to the list?

Yes, that is the Plan. Projects get completed, however, unexpected delays can occur, such as COVID-19, Pier storm damage, or for other reasons often from lack of timely asset replacement (for example, a water leaks as a result of overdue replacement).

I also understand the ways we can impose less of a tax increase. One way you didn't mention in this email is to not put money into the reserves.

Yes, and as an example, Council gave us direction this year **not** to include the 1.6% or \$375,000 proposed for Reserves as a way to lower taxes by that percentage or amount (interesting enough, the City received almost the same amount from new constructions this year... about \$322,500). However, this is not recommended as the City does not have sufficient funds in its Reserves to cover the asset infrastructure deficit. As noted, this is a tool that councils have used over the years to reduce taxes, however, it passes the problems of having to increase taxes sharply in later years and capital projects/aging infrastructure building onto the shoulders of the next council year after year. City's should be putting much more money into Reserves to account for the asset replacements needed. Local governments fall into this trap often, then those that have small reserves find themselves struggling to fund projects when emergencies arise. Currently, the City is in a very "reactive" mode – and I believe Council's should do their best to be "proactive" and the only way to do this is by adding sufficient funds into City Reserves and put a hold on purchasing new items that further contributes to your assets. The articles I sent earlier explains this very well.

*We do this by not spending reserves and by eliminating some of the projects Staff has listed in the Financial Plan. The projects in the plan are needed. If a project is "eliminated", staff move to the next one; as I noted, the infrastructure deficit is much greater than the Reserves we have. Following my example, you can 'eliminate' replacement of the appliances, but at some point they will fail and then you will be buying last minute, possibly with no sufficient funds in your savings (reserves); however you would address the fencing instead as an example. **We don't actually reduce taxes by not spending on capital. We would reduce taxes by not putting money to Reserves but that impacts how much we have in Reserves and the potential for having to borrow.***

Council should look at the balances of the General Funds Reserves (savings). They are in the range of \$35M currently. If the City carried out the Pier work without grants (for example) it would cost approximately \$12M; and that \$35M would also have to pay for all the roads, parks, buildings, vehicles, etc. The picture I'm trying to paint is that the City doesn't have sufficient funds in the Reserves required to address the needs in future years. Short of grants....the City is only left with taxes and/or borrowing (which also would affect taxes). The same example can be used for all other reserves (utilities, drainage, solid waste, etc.). Reserves are meant to provide stability and long-term sustainability for City Operations. It is important to maintain Reserves that can address future asset replacement, growth and progressive changes as expected by the community (see Page 9 of the staff report explains the purpose of each reserve)

Is there a list of projects with their timelines (at a minimum, start and end dates)?

Yes timeline are in the tables provide **by year** in the staff report (Appendixes D, E and F – starts on page 33 on tonight's agenda).

Thanks,
G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2133 | www.whiterockcity.ca



Councillor Erika Johanson

City of White Rock

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Sent: February 3, 2021 9:28 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Subject: RE: PLEASE READ this article - it will help you!

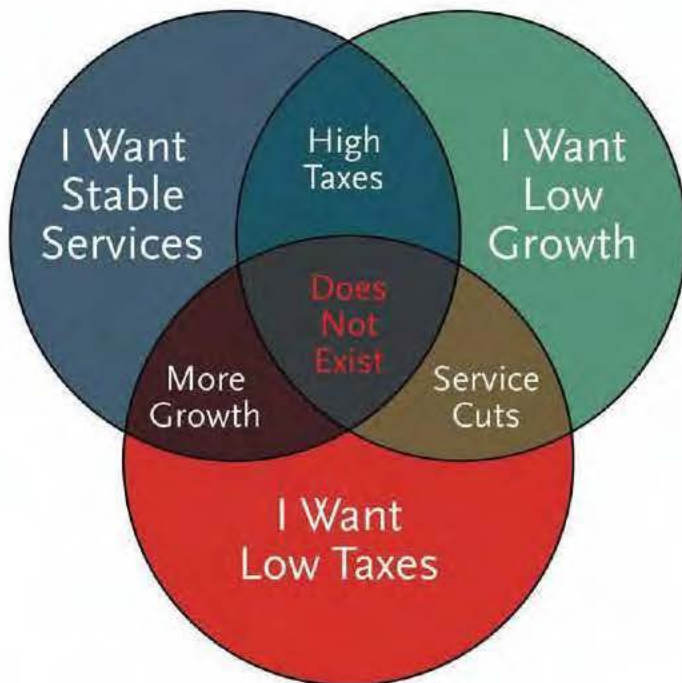
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Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: Re: PLEASE READ this article - it will help you!

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G.

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Sent: February 2, 2021 3:04 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>; Colleen Ponzini <CPonzini@whiterockcity.ca>

Subject: Re: PLEASE READ this article - it will help you!

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Thoughts?

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The concept that is harder to realize is that is not about the money we put into reserves.... It's the fact that we don't have sufficient money going into reserves that would cover the infrastructure deficit for next 20+ years.

The fact that we carry over funds, does not mean that the assets don't need to be replaced/maintained; all it means is that for one reason or another (normally resources or COVID-19 in 2020) we did not get to do those projects – but they are still there and still needed, and as a matter of fact, even further behind the scheduled maintenance/replacement. The 1.6% proposed to put in reserves in 2021 is a drop in the bucket compared to the funds needed to cover the deficit long term. When you think capital, you need to think very long term (i.e. 20, 40 even 100 years).

The article explains this very well. Capital/Asset Infrastructure deficit is way greater than the reserves you have. For example... think 'the pier' and the funds needed to replace it if it collapses when it gets to a point that is beyond maintenance. Without a proper reserve, the only choice is really grants (which all municipalities fight for) and borrowing. Raising taxing in a single year to cover the cost of asset replacements would be not affordable for residents.

Hope that helps.

G.

From: Erika Johanson <EJohanson@whiterockcity.ca>

Sent: January 27, 2021 12:55 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Subject: Re: PLEASE READ this article - it will help you!

Thanks, Guillermo. I will reread them.

I understand that cutting already budgeted for projects won't have a direct effect on reducing taxes, but it will reduce the need to refill reserves. Last year, over \$10M in projects were carried forward from 2019, indicating that we did not need to raise our taxes in previous years for those projects. I intend to calculate the dollar amount that was brought forward from 2020.

Looking forward to Feb 3 meeting!

Erika Johanson
Councillor
City of White Rock
778-867-9317

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: Wednesday, January 27, 2021 11:12:14 AM

To: Mayor and Council <MayorandCouncil@whiterockcity.ca>

Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Chris Magnus <CMagnus@whiterockcity.ca>

Subject: PLEASE READ this article - it will help you!

Hello Mayor and Council,

As we continue to discuss budget, please take a few moments to read these articles again. I heard a few questions/comments during Monday's night meeting that I believe are addressed in this article in layman's terms (like the relationship between capital and operations). These articles will give you a lot of valuable information when you discuss budget with residents.

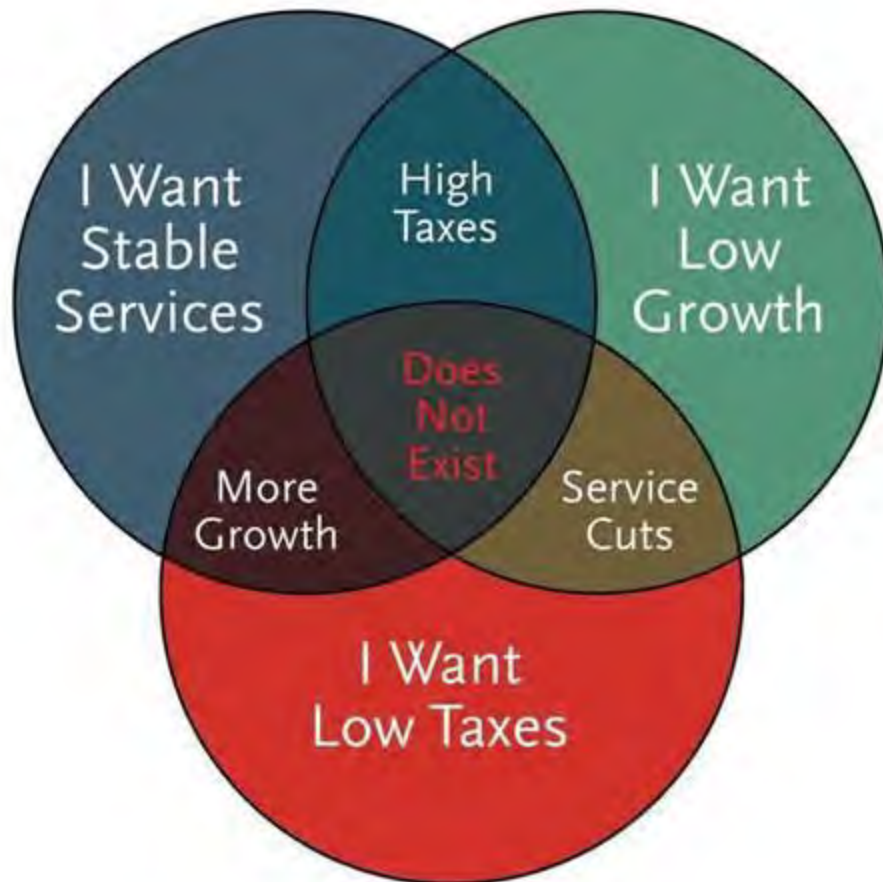
If your wish is to reduce property taxes, the only way to do it is by removing services offered and to stop buying new items that add to the operations and asset replacement costs. Every new park, new facility, new bench, playground, etc. will add to the operations and maintenance and also to asset/capital replacement.

<https://www.dearwinnipeg.com/2020/02/24/accounting-101-for-councillors-mayors-and-free-press-columnists/>

<https://www.dearwinnipeg.com/2019/03/01/budget-day-special-is-finance-minister-fielding-right/>

If you have the time, the links for those two articles are excellent!

Also I have showed this before and it is a good illustration of how municipal government works – pick what you want:



Thank you,
G.

From: Guillermo Ferrero
Sent: November 27, 2020 1:00 PM
To: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>
Subject: FW: PLEASE READ this article - it will help you!
Importance: High

Hi Mayor and Council,

As we are approaching budget – December 7th you will have first, information only, report from Finance. The information I sent you a few months ago will be very helpful with Council as you get into budget time. Please read these two articles, it will provide you tools to explain to residents how municipal budgets work and some common misunderstanding, like “surplus”.

I would print and laminate this article 😊

Thanks,
G.

GUILLERMO FERRERO
Chief Administrative Officer, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2133 | www.whiterockcity.ca



From: Guillermo Ferrero
Sent: July 10, 2020 8:31 AM
To: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Cc: Colleen Ponzini <CPonzini@whiterockcity.ca>; Shannon Johnston <sjohnston@whiterockcity.ca>
Subject: PLEASE READ this article - it will help you!
Importance: High

Hi Mayor and Council,

Great conversation last night regarding Accumulated Surpluses or Retained Earnings. Very few times I run into an article that explain an a topic **so simply** in terms that we can all relate. Please take the time to read the following article, it will help you explaining to residents the concept of municipal accumulated surplus, which is not easy to explain 😊

<https://www.dearwinnipeg.com/2020/02/24/accounting-101-for-councillors-mayors-and-free-press-columnists/>

Also another interesting article linked from the above one, is also a great read (if you have enough wine this weekend) – super good read:

<https://www.dearwinnipeg.com/2019/03/01/budget-day-special-is-finance-minister-fielding-right/>

If you need a hard copy of the article, let me know and I can leave it in your inbox.

Thank you,
G.

GUILLERMO FERRERO
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WHITE ROCK
My City by the Sea!