

July 27, 2021

FOI No: 2021-32

VIA E-MAIL – Redacted S. 22

Redacted S. 22

Dear Redacted S. 22

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 information pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *copies of all correspondence between February 1, 2021 and July 1, 2021, including letters and email between the owners of the Blue Frog, City Staff, and members of Council concerning: 1.the BCAA assessment of the property, and 2. the property taxes for the property.*

This correspondence would include:

- *internal correspondence between any members of Council,*
- *internal correspondence between any members of Council and City staff,*
- *correspondence between City staff and BCAA,*
- *correspondence between any Postmedia reporters and Peace Arch News reporters and City staff or Council,*
- *correspondence between the Blue Frog owners and Council or staff, and*
- *if available, copies of correspondence between the Blue Frog and BCAA for the same period.*

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.

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

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.

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

Sincerely,

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

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

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.

From: [Stephanie Clarke](#)
To: [Chahal, Amrinder BCA:EX](#)
Subject: RE: WF 3906878 Change in Class
Date: Thursday, June 3, 2021 1:12:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks for letting me know. Please keep me updated either way.

Have a great day!

Steph

Stephanie Clarke
Property Tax Clerk
City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2107 | www.whiterockcity.ca



From: Chahal, Amrinder BCA:EX <amrinder.chahal@bcassessment.ca>
Sent: June 3, 2021 12:39 PM
To: Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: RE: WF 3906878 Change in Class

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.

Hi Stephanie,

We are currently reviewing the property and if in error will issue a correction. On a high level it seems like this property should have been split 01/06 however, I will need to confirm and get approved first.

Thank you,

Amrinder Chahal B.Sc, RI

Appraiser

Specialized ICI Properties

amrinder.chahal@bcassessment.ca

T 1-866-valueBC (825-8322) x 14277 | F 604-576-4704



All content - unless expressed otherwise - is provided Without Prejudice

This message and any attachments are strictly for the use of the intended recipient(s), is confidential, and may be privileged. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system without making copies.

From: Stephanie Clarke <SClarke@whiterockcity.ca>

Sent: Tuesday, June 1, 2021 10:55 AM

To: BCA Fraser Valley Assessment Region BCA:EX <fraser.valley@bcassessment.ca>

Subject: WF 3906878 Change in Class

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Just wondering if you can confirm why the property at 1328 Johnston Rd. in White Rock, roll number 0002908.000 was changed to all class 6 this year. In previous years it has been assessed as class 1 and 6. The owner is claiming they still live there.

Any information would be appreciated.

Thanks,

Stephanie Clarke
Property Tax Clerk
City of White Rock

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

Tel: 604.541.2107 | www.whiterockcity.ca

Description: Email signature logo



From: [Stephanie Clarke](#)
To: [Bonnie Hardeo](#)
Subject: RE: 1328 Johnston Rd.
Date: Tuesday, June 15, 2021 11:19:00 AM
Attachments: [image001.jpg](#)

Yes please, to anyone who might get it.

Thanks,
Steph

From: Bonnie Hardeo <bhardeo@whiterockcity.ca>
Sent: June 15, 2021 11:18 AM
To: Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: RE: 1328 Johnston Rd.

No worries, I think I should pass this on to the Bldg and Planning staff just incase...

From: Stephanie Clarke <SClarke@whiterockcity.ca>
Sent: June 15, 2021 11:06 AM
To: Bonnie Hardeo <bhardeo@whiterockcity.ca>
Subject: RE: 1328 Johnston Rd.

I am not sure, I would assume it would be an email but I am not positive.

From: Bonnie Hardeo <bhardeo@whiterockcity.ca>
Sent: June 15, 2021 11:03 AM
To: Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: RE: 1328 Johnston Rd.

Hi,

I will keep an eye...will it come in the form of a letter to taxes but may be not addressed as such?

Bonnie

From: Stephanie Clarke <SClarke@whiterockcity.ca>
Sent: June 15, 2021 10:13 AM
To: Bonnie Hardeo <bhardeo@whiterockcity.ca>
Subject: 1328 Johnston Rd.

Hi Bonnie,

I have been in contact with Kelly from Blue Frog Studios. His property at 1328 Johnston Rd was assessed this year as only Class 6 (business) without any Class 1 (residential). We have both spoken to BCA and the last update Kelly got was that they were going to change it back to Class 1 & Class 6 but needed a letter from us. If that request ends up down there, can you please let me

know.

Thanks in advance

Stephanie Clarke
Property Tax Clerk
City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2107 | www.whiterockcity.ca

Description: Email signature logo



From: [Stephanie Clarke](#)
To: [Bonnie Hardeo](#); [Planning and Development Services](#)
Cc: [Building](#)
Subject: RE: 1328 Johnston Rd.
Date: Tuesday, June 15, 2021 11:38:00 AM
Attachments: [image001.jpg](#)

Or from BC Assessment.

Thanks

From: Bonnie Hardeo <bhardeo@whiterockcity.ca>
Sent: June 15, 2021 11:35 AM
To: Planning and Development Services <DevelopmentServices@whiterockcity.ca>
Cc: Building <building@whiterockcity.ca>; Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: FW: 1328 Johnston Rd.

Hello Team,

Please watch for any communication from Blue Frog Studios regarding a request for 'asset class change', it should be passed on to Stephanie, our Property Tax Clerk.

Thank you,

Bonnie

From: Stephanie Clarke <SClarke@whiterockcity.ca>
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Description: Email signature logo



From: [Stephanie Clarke](#)
To: [Chahal, Amrinder BCA:EX](#)
Subject: RE: WF 3906878 Change in Class
Date: Thursday, June 24, 2021 9:21:00 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Amrinder,

I have heard from the resident that this reclass is happening. I received our Supp yesterday and it wasn't included. Would you be able to tell me the assessed values for Class 01 and 06 so I can manually calculate the taxes owing before the due date?

Thanks in advance,

Stephanie Clarke
Property Tax Clerk
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2107 | www.whiterockcity.ca



From: Chahal, Amrinder BCA:EX <amrinder.chahal@bcassessment.ca>
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Thank you,

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Appraiser
Specialized ICI Properties
amrinder.chahal@bcassessment.ca
T 1-866-valueBC (825-8322) x 14277 | F 604-576-4704

100-5477 152nd St. | Surrey BC V3S 5A5 | www.bcassessment.ca



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Any information would be appreciated.

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Property Tax Clerk
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Tel: 604.541.2107 | www.whiterockcity.ca

Description: Email signature logo



Email from Kelly Breaks | Property Taxes for Blue Frog Studios

Chris Magnus <CMagnus@whiterockcity.ca>

Thu 2021-06-24 9:44 AM

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

From: Chris Magnus

Sent: June 24, 2021 9:43 AM

To: Kelly Breaks **Redacted S. 22**

Subject: RE: Property Taxes for Blue Frog Studios

Okay, thanks Kelly. We will pass this along as well.

CHRIS MAGNUS

Executive Assistant to Mayor and CAO, City of White Rock

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

Tel: 604.541.2124 | www.whiterockcity.ca



The information transmitted, including attachments, is intended only for the individual(s) or entity(ies) to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any copying, review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is strictly prohibited. If you have received this information in error, please notify the City of White Rock and destroy any copies of this information. Thank you.

From: Kelly Breaks **Redacted S. 22**

Sent: June 24, 2021 9:34 AM

To: Chris Magnus <CMagnus@whiterockcity.ca>

Subject: Fwd: Property Taxes for Blue Frog Studios

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.

Hi Chris.

I sent the email below to Mayor and Council. I wanted to add that I have been talking to Stephanie in the Tax Dept. and she has been great, and I appreciate her help.

Kelly Breaks

bluefrogstudios.ca

Canada's Hottest Live Recording Theatre

This email, its contents and all attachments contain confidential information intended solely for the individual or business to whom this was sent. This is private information and any sharing, copying, distributing of this is strictly prohibited.

Begin forwarded message:

From: Kelly Breaks **Redacted S. 22**
Subject: Property Taxes for Blue Frog Studios
Date: June 24, 2021 at 9:05:14 AM PDT
To: White Rock Council <whiterockcouncil@whiterockcity.ca>

Dear Mayor and Council.

In January, we received our property tax assessment notice and accepted that our building went up 4% in value. We were in shock when we received our property tax notice to see that the actual taxes went up 50% over 2020. In fairness, our city tax portion went up “only” 11% year over year, while items such as school tax went up 260%.

During the pandemic our business was the first to close and we will be the last to fully open. While restaurants and bars have had the ability to at least do take-out business, Blue Frog has been shuttered. To say that the last 15 months has been difficult is an understatement. We have been fighting to keep our business and this tax hike could be the final blow for us.

I realize that there is only so much the City can do, and a lot of the increase comes from the Provincial level. It is likely too late in the game to rollback business taxes but there must be something the City can do. Even a tax deferment would help while we try to get back on our feet.

Thank you,

Kelly Breaks
bluefrogstudios.ca

Canada’s Hottest Live Recording Theatre

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From: [Donna Kell](#)
To: [Guillermo Ferrero](#); [Shannon Johnston](#); [Carl Isaak](#)
Cc: [Tracey Arthur](#)
Subject: RE: Blue Frog Studios--tax increase
Date: Thursday, June 24, 2021 2:53:33 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hi G,

I just spoke with Alex Browne. There is a media release from Blue Frog Studios that he is going to forward.

This is what he told me, and what he's looking for from the City.

Thanks!

Donna

Discussion with Alex Browne

Peace Arch News

Blue Frog Studios

Tax bill a few weeks ago

50 per cent increase in their taxes

Huge blow, particularly after the last 15 months

Contacted the Mayor and members of Council

Also MLA Trevor Halford

Said that Stephanie of the City had helped with their assessment

Disallowed a grant

Haven't received a response from the City

Feeling overwhelmed by the increase

Is there something that can be done in the short term

\$18,000 last year

\$26,800 this year

Provincial level—would like things to be different

Question to City:

Is there anything the City can do?

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: June 24, 2021 2:49 PM

To: Donna Kell <DKell@whiterockcity.ca>; Shannon Johnston <shannon@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Tracey Arthur <TArthur@whiterockcity.ca>

Subject: RE: Blue Frog Studios--tax increase

Shannon,

Could you let me know the increase in municipal tax for that property as related to assessment please?

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: Donna Kell <DKell@whiterockcity.ca>

Sent: June 24, 2021 2:43 PM

To: Shannon Johnston <shannon@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>

Subject: Blue Frog Studios--tax increase

Hi there,

Alex Browne of Peace Arch News is working on a story about a large tax increase for Blue Frog Studios. I wanted to let you know before I call him back.

Thanks,

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

Email signature logo



[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: [Shannon Johnston](#); [Carl Isaak](#); [Guillermo Ferrero](#)
Cc: [Tracey Arthur](#)
Subject: Media Release from Blue Frog Studios
Date: Thursday, June 24, 2021 3:19:59 PM
Attachments: [TAX Press Release 062321.docx](#)
[image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

From: Shannon Johnston <shannon@whiterockcity.ca>

Sent: June 24, 2021 2:56 PM

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

Cc: Tracey Arthur <TArthur@whiterockcity.ca>

Subject: RE: Blue Frog Studios--tax increase

I've already asked Janene to give me a breakdown I'll let you know when I get it.

Thanks Shannon

From: Carl Isaak <CIsaak@whiterockcity.ca>

Sent: June 24, 2021 2:55 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>; Shannon Johnston <shannon@whiterockcity.ca>

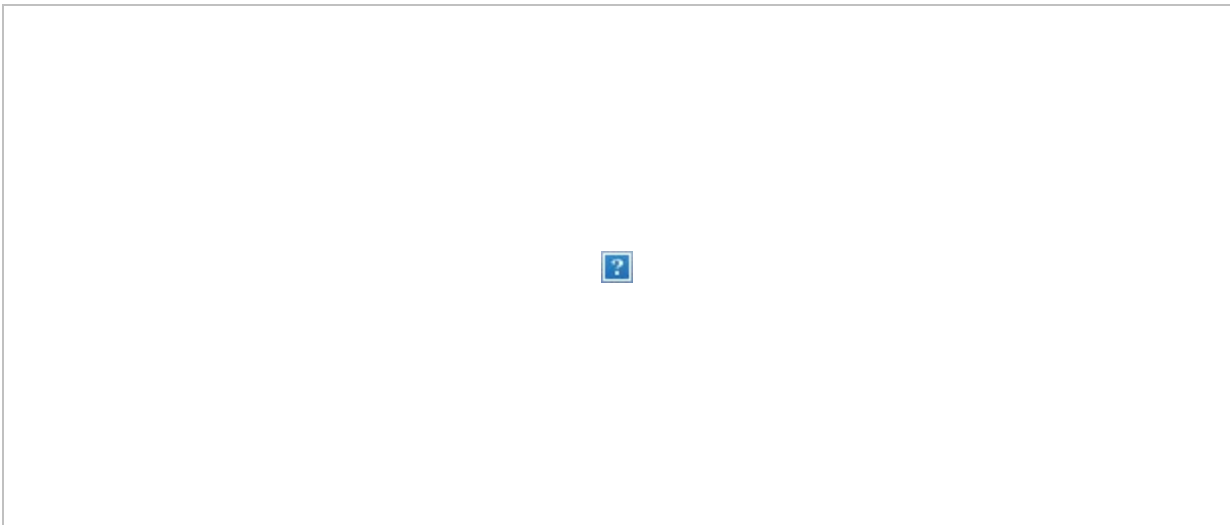
Cc: Tracey Arthur <TArthur@whiterockcity.ca>

Subject: RE: Blue Frog Studios--tax increase

Hi G. and Shannon,

Are we also able to find out the School Tax applicable? It may be that because the Province is no longer covering the school tax that a large portion of the increase from \$18,000 to \$26,800 (if correct) is related to school taxes.

The actual assessed valued has not changed much since last year (+\$100k).



Thanks,

CARL ISAAK, RPP, MCIP

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: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: June 24, 2021 2:49 PM

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Subject: RE: Blue Frog Studios--tax increase

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Thanks

G.

GUILLERMO FERRERO

Chief Administrative Officer, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
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Subject: Blue Frog Studios--tax increase

Hi there,

Alex Browne of Peace Arch News is working on a story about a large tax increase for Blue Frog Studios. I wanted to let you know before I call him back.

Thanks,

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

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Email signature logo



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LIVE MUSIC VENUE DEVASTED BY 50% TAX HIKE

WHITE ROCK, BC, CANADA, JUNE 23, 2021 –

Blue Frog Studios, a popular live music venue in White Rock has been hit with a double blow after receiving a 50% increase in their property taxes. This comes after being essentially closed to business for the last 15 months due to the Provincial Health Officers Orders to close.

When Blue Frog Studios received its property tax assessment in January the assessed value had gone up by 4%, but when their property tax notice came in June the actual taxes had gone up 50% since 2020. This includes a whopping 260% increase in the school tax portion alone.

“We have been pretty much closed for 15 months, we are down on the ground struggling to stay afloat and now the government has just kicked us right in the gut” said venue co-owner Kelly Breaks. “This is happening to businesses all over BC and it is particularly devastating to the arts & culture businesses that were forced to be shuttered.”

Breaks is calling on the BC Government as well as Cities to roll back commercial property taxes to be more in line with valuation increases.

“We are essentially being forced out of business by the government. No one saw this coming”, Breaks adds.

So far, the government has not done anything, and a commercial tax revolt may be the only solution to this issue.

FOR MORE INFORMATION CONTACT:

Blue Frog Studios

Kelly Breaks

President & General Manager

Phone: +1(604) 220-8196 Email: Kelly@bluefrogstudios.ca

To find out more about Blue Frog Studios: [Blue Frog Studios](#)

From: [Donna Kell](#)
To: [Shannon Johnston](#); [Carl Isaak](#); [Guillermo Ferrero](#)
Cc: [Tracey Arthur](#)
Subject: Media Release from Blue Frog Studios AND Global News
Date: Thursday, June 24, 2021 3:33:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Hi there,

Global News is also doing a story on Blue Frog Studios. It is one of a series of stories about companies facing tax increases.

Once we have some details, perhaps we can identify a spokesperson.

Thanks!

Donna

From: Donna Kell
Sent: June 24, 2021 3:20 PM
To: Shannon Johnston <shannon@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: Media Release from Blue Frog Studios

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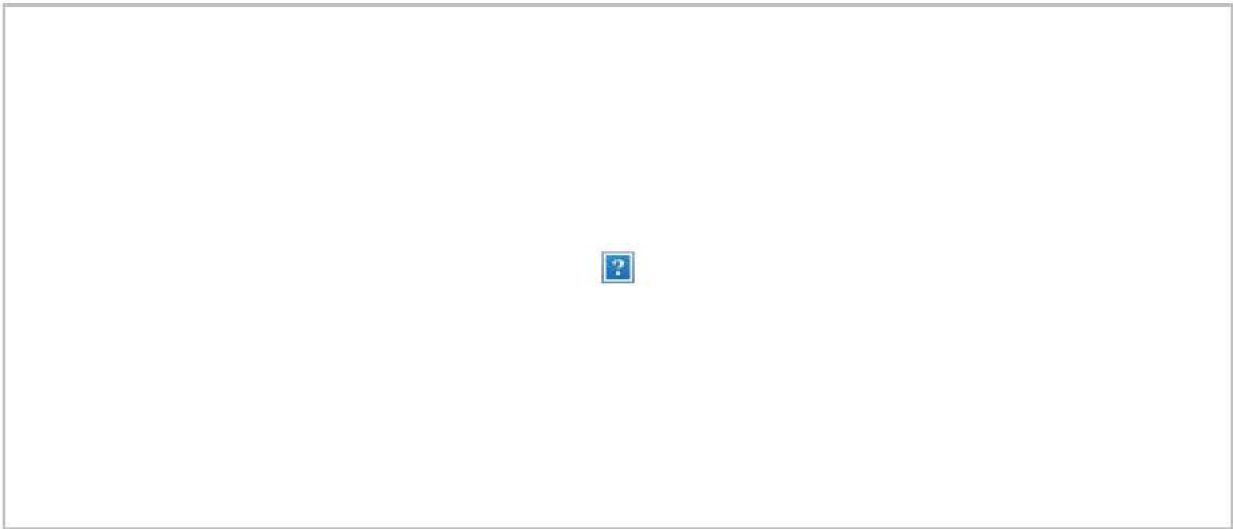
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Sent: June 24, 2021 2:55 PM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>; Shannon Johnston <shannon@whiterockcity.ca>
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Email signature logo



[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Danchuk, Christopher BCA:EX](#)
To: [Janene Brierley-Green](#)
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD
Date: Thursday, June 24, 2021 4:07:44 PM
Attachments: [image001.png](#)
[image002.jpg](#)
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[image004.jpg](#)
[image005.jpg](#)
[image006.png](#)
[image007.jpg](#)
[image008.png](#)

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I thought I would let you know the appraiser is reaching out to let him know we are making the change.

Chris Danchuk AACI

Deputy Assessor

christopher.danchuk@bcassessment.ca
T 1-866-valueBC (825-8322) x 14224
100 – 5477 152nd Street. | [Surrey, BC V3S 5A5](#) | [bcassessment.ca](#)



From: Danchuk, Christopher BCA:EX
Sent: Thursday, June 24, 2021 4:06 PM
To: 'Janene Brierley-Green' <JBrierley-Green@whiterockcity.ca>
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

I just confirmed its correct. When the approach to value was changed it gets apportioned on the actual square footage as opposed to the income.

Chris Danchuk AACI

Deputy Assessor

christopher.danchuk@bcassessment.ca
T 1-866-valueBC (825-8322) x 14224
100 – 5477 152nd Street. | [Surrey, BC V3S 5A5](#) | [bcassessment.ca](#)



From: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Sent: Thursday, June 24, 2021 3:52 PM
To: Danchuk, Christopher BCA:EX <christopher.danchuk@bcassessment.ca>
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

That is a big increase for the class 1 land – from 338,000 to 869,000?

This is what we had last year



JANENE BRIERLEY-GREEN

Manager, Revenue Services, City of White Rock

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

Tel: 604.541.2134 | www.whiterockcity.ca

Email signature logo



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From: Danchuk, Christopher BCA:EX <christopher.danchuk@bcassessment.ca>

Sent: June 24, 2021 3:48 PM

To: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>

Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

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Hi Janene,

Per our conversation this will be the new value coming through the next Supp Cycle



Let me know if you need anything else.

Chris Danchuk AACI

Deputy Assessor

christopher.danchuk@bcassessment.ca

T 1-866-valueBC (825-8322) x 14224

100 – 5477 152nd Street | Surrey, BC V3S 5A5 | bcassessment.ca



From: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>

Sent: Thursday, June 24, 2021 3:28 PM

To: Smith, Brian BCA:EX <brian.smith@bcassessment.ca>; Danchuk, Christopher BCA:EX

<christopher.danchuk@bcassessment.ca>

Subject: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hey guys,

Sorry for emailing both of you. But I am trying to find out why this folio changed from a split class property 1/6 to just class 6 this year. Obviously as our class 6 assessment mill rate is higher their general taxes have increased quite a bit. Apparently there is going to be a newspaper article about it so hoping I can find out why the assessment change. There school tax went up quite a bit also because of rolling back of the deduction the BC gov't did last year, but adding the class 1 to 6 is making that a really big increase also.

Thanks so much,

JANENE BRIERLEY-GREEN

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Re: Property Taxes for Blue Frog Studios

Scott Kristjanson <SKristjanson@whiterockcity.ca>

Thu 2021-06-24 6:03 PM

To: Kelly Breaks **Redacted S. 22**

Hi Kelly,

Sorry to hear that your taxes have gone up so much! Even the 11% caused by White Rock's local government seems excessive during pandemic times. Not sure what we can do locally, but it sounds like you are getting good help Stephanie in the Tax Dept. I hope there is something we can do to help such as a deferment. Please let us know what options Stephanie gives you that might require help through Council.

Thanks,
Scott

Councillor Scott Kristjanson

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-7742

www.whiterockcity.ca

From: Kelly Breaks **Redacted S. 22**

Sent: June 24, 2021 9:05 AM

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

Subject: Property Taxes for Blue Frog Studios

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.

Dear Mayor and Council.

In January, we received our property tax assessment notice and accepted that our building went up 4% in value. We were in shock when we received our property tax notice to see that the actual taxes went up 50% over 2020. In fairness, our city tax portion went up "only" 11% year over year, while items such as school tax went up 260%.

During the pandemic our business was the first to close and we will be the last to fully open. While restaurants and bars have had the ability to at least do take-out business, Blue Frog has been shuttered. To say that the last 15 months has been difficult is an understatement. We have been fighting to keep our business and this tax hike could be the final blow for us.

I realize that there is only so much the City can do, and a lot of the increase comes from the Provincial level. It is likely too late in the game to rollback business taxes but there must be something the City can do. Even a tax deferment would help while we try to get back on our feet.

Thank you,

Kelly Breaks

bluefrogstudios.ca

Canada's Hottest Live Recording Theatre

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Re: Property Taxes for Blue Frog Studios

David Chesney <DChesney@whiterockcity.ca>

Thu 6/24/2021 6:36 PM

To: Kelly Breaks **Redacted S. 22**

Thank god for that ha ha

Sorry you will miss the eggs benny

Dave

Sent from my iPhone

On Jun 24, 2021, at 2:32 PM, Kelly Breaks **Redacted S. 22** wrote:

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Shit Storm a brewing, just did interview Van Sun and on Global News at 6. I've taken a shot at everyone from trevor Halford to BC Gvt. You're the only safe target....ahaha

Kelly Breaks
bluefrogstudios.ca

Canada's Hottest Live Recording Theatre

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On Jun 24, 2021, at 10:42 AM, David Chesney <DChesney@whiterockcity.ca> wrote:

Kelly

I feel your pain. Your figures are unreal

Councillor Chesney

Sent from my iPhone

On Jun 24, 2021, at 9:05 AM, Kelly Breaks **Redacted S. 22**
wrote:

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Dear Mayor and Council.

In January, we received our property tax assessment notice and accepted that our building went up 4% in value. We were in shock when we received our property tax notice to see that the actual taxes went up 50% over 2020. In fairness, our city tax portion went up "only" 11% year over year, while items such as school tax went up 260%.

During the pandemic our business was the first to close and we will be the last to fully open. While restaurants and bars have had the ability to at least do take-out business, Blue Frog has been shuttered. To say that the last 15 months has been difficult is an understatement. We have been fighting to keep our business and this tax hike could be the final blow for us.

I realize that there is only so much the City can do, and a lot of the increase comes from the Provincial level. It is likely too late in the game to rollback business taxes but there must be something the City can do. Even a tax deferral would help while we try to get back on our feet.

Thank you,

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bluefrogstudios.ca

Canada's Hottest Live Recording Theatre

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Re: Blue Frog studios in the news

Erika Johanson <EJohanson@whiterockcity.ca>

Thu 2021-06-24 10:07 PM

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

Cc: Donna Kell <DKell@whiterockcity.ca>

Much appreciate the details. Thanks!

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: June 24, 2021 7:46 PM

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

Cc: Donna Kell <DKell@whiterockcity.ca>

Subject: Blue Frog studios in the news

Hello Mayor and Council,

Blue Frog studios was in global News about their tax increase. I thought I send you some information in case you get asked.

The total increase for Blue Frog Studios taxes was \$8,814. The majority of the increase in Blue Frogs taxes was for school taxes which increased \$6,906 or 257% compared to 2020. Part of this increase is due to the fact that last year the school tax was reduced for one year because of COVID, the decrease last year amounted to \$4,350, the rest of the increase for 2020 or \$2,556 was due to a combination of a change in assessment and an increase in overall rates. The City's taxes increased \$1,072 and all other taxes such as TransLink and BIA increased \$836.

It is difficult to determine how much of their increased assessment value of \$100,000 is responsible for their increase in taxes as there was also a change by BC Assessment in the class split for the property. In 2020 their property was split into two classes, class 1 which is residential and class 6 which is Business, in 2021 BC Assessment had it all as class 6. City staff have reached out to BC Assessment to ask why the property was all class 6 in 2021 and have been told that it was an error and that we should be receiving a supplementary adjustment for the property which should result in a refund of approximately \$2,100. Of the \$2,100 \$650 will be for the school taxes. As we haven't received the supplemental roll adjustment yet the amount of \$2,100 is just an estimate.

Thanks

G

Re: Blue Frog studios in the news

Scott Kristjanson <SKristjanson@whiterockcity.ca>

Fri 2021-06-25 12:01 AM

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

Cc: Donna Kell <DKell@whiterockcity.ca>

Thanks for the details G.

It is heartbreaking to see great local companies like Blue Frog hit hard by these huge tax increases. Can you remind me what our final tax increase was for White Rock?

Now more than ever, I regret that Council could not find more ways to limit tax increases while still maintaining all our services, staff, and infrastructure. Not an easy task. We all did our best and I appreciate all the hard work by staff to help Council work through the process.

My appreciation to you, Colleen, and Shannon for working with Council to help us understand the details and to help us limit the city tax increase as much as we did. In these hard times, every cent counts. Colleen and her staff deserve our thanks.

Thanks,
Scott

Councillor Scott Kristjanson

City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6 Canada

(778) 867-7742

www.whiterockcity.ca

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Thanks

G

From: [Donna Kell](#)
To: [Griffin, Kevin](#)
Subject: RE: Property tax for Blue Frog Studio
Date: Friday, June 25, 2021 9:51:00 AM

Hi Kevin,

Thanks for reaching out. What is your timing today?

Donna

From: Griffin, Kevin <kevingriffin@postmedia.com>
Sent: June 25, 2021 9:50 AM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: Property tax for Blue Frog Studio

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Hi Donna:

This is Kevin Griffin from The Vancouver Sun/The Province. I got your name and email address from White Rock's Staff Directory.

I'm sending you this email because I'm working on a story about the 2021 property tax notice Kelly Breaks from Blue Frog Studios has received from White Rock. It shows an increase from \$18,008 last year to \$26,823 this year – a 49 per cent jump.

I wanted to talk to someone from White Rock about that particular increase, why it's happening and what kind of tax increases businesses in White Rock are seeing this year.

You can reach me at this email address and by phone at

604-345-608

I look forward to hearing from you or someone in Communications at White Rock.

Thanks.

K.

From: [Donna Kell](#)
To: [Shannon Johnston](#)
Cc: [Guillermo Ferrero](#); [Tracey Arthur](#)
Subject: FW: Property tax for Blue Frog Studio
Date: Friday, June 25, 2021 9:53:00 AM

Hi Shannon,

Do we have a City spokesperson on this matter?

Do we have a few points we can share with media—perhaps that we are working with Blue Frog Studios.

How is:

The City of White Rock is working with Blue Frog Studios to respond to their concerns. We recognize it would be very difficult to manage this size of tax increase. Blue Frog Studios is a valued member of White Rock's community.

Thanks!

Donna

From: Griffin, Kevin <kevingriffin@postmedia.com>
Sent: June 25, 2021 9:50 AM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: Property tax for Blue Frog Studio

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I look forward to hearing from you or someone in Communications at White Rock.
Thanks.

K.

Ken Overton

From: Stephanie Clarke
Sent: Friday, June 25, 2021 11:32 AM
To: Janene Brierley-Green
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

Here are three examples that I am basing my assumption about the class 6 exemption on. I can ask Chris if you would like me to get official confirmation.

Thanks,
Steph

24	001789.000	PROSPECT AVE	15163	NWP1864	7	5	LAND	6	2220	LOTS	101
25	001790.000	JOHNSTON RD	1259	NWP1864	9	5	LAND	6	2218	LOTS	101
26	001792.000	JOHNSTON RD	1281	NWP1864	10	5	LAND	6	2151	LOTS	101
27	001793.000	JOHNSTON RD	1289	NWP1864	11	5	LAND	6	2047	LOTS	101

Description	Class	Exmpt Cd	Land	Exempt	Impr	Exempt	Total	Fa
* 2021 REV - GEN	6 - Bus/Oth	14	1546000	1546000	9200	9200	0	
2021 REV - SCH	6 - Bus/Oth	14	1546000	1546000	9200	9200	0	
2021 REV - TRN	6 - Bus/Oth	14	1546000	1546000	9200	9200	0	
2021 REV - HOS	6 - Bus/Oth	14	1546000	1546000	9200	9200	0	

28	001794.000	ROPER AVE	15168	NWP1864	12	5	LAND	6	2049	LOTS	10
29	001795.001	ROPER AVE	15158	LMS3706	8		STRATA	6	2050	LOTS	10
30	001795.002	ROPER AVE	15156	LMS3706	9		STRATA	6	2050	LOTS	10

Description	Class	Exmpt Cd	Land	Exempt	Impr	Exempt	Total	Fa
* 2021 REV - GEN	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	
2021 REV - SCH	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	
2021 REV - TRN	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	
2021 REV - HOS	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	
* 2021 COM - GEN	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	
2021 COM - SCH	6 - Bus/Oth	00	1536000	0	2100	2100	1536000	

Description	Class	Exmpt Cd	Land	Exempt	Impr	Exempt	Total	Fam t
2021 REV - GEN	1 - Res	00	621000	0	2800	0	623800	
2021 REV - SCH	1 - Res	00	621000	0	2800	0	623800	
2021 REV - TRN	1 - Res	00	621000	0	2800	0	623800	
2021 REV - HOS	1 - Res	00	621000	0	2800	0	623800	
2021 REV - GEN	6 - Bus/Oth	00	1261000	0	6900	6900	1261000	
2021 REV - SCH	6 - Bus/Oth	00	1261000	0	6900	6900	1261000	
2021 REV - TRN	6 - Bus/Oth	00	1261000	0	6900	6900	1261000	
2021 REV - HOS	6 - Bus/Oth	00	1261000	0	6900	6900	1261000	
2021 COM - GEN	1 - Res	00	621000	0	2800	0	623800	

From: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Sent: June 25, 2021 9:07 AM
To: Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: FW: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

JANENE BRIERLEY-GREEN
 Manager, Revenue Services, City of White Rock
 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
 Tel: 604.541.2134 | www.whiterockcity.ca



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From: Danchuk, Christopher BCA:EX <christopher.danchuk@bcassessment.ca>
Sent: June 24, 2021 4:06 PM
To: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

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I just confirmed its correct. When the approach to value was changed it gets apportioned on the actual square footage as opposed to the income.

Chris Danchuk AACI
 Deputy Assessor

christopher.danchuk@bcassessment.ca

From: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Sent: Thursday, June 24, 2021 3:52 PM
To: Danchuk, Christopher BCA:EX <christopher.danchuk@bcassessment.ca>
Subject: RE: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

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This is what we had last year

	Description	Class	Exmpt Cd	Land	Exempt	Impr	Exempt	Total	Fa
*	2020 REV - GEN	1 - Res	00	338000	0	8900	0	346900	
	2020 REV - SCH	1 - Res	00	338000	0	8900	0	346900	
	2020 REV - TRN	1 - Res	00	338000	0	8900	0	346900	
	2020 REV - HOS	1 - Res	00	338000	0	8900	0	346900	
*	2020 REV - GEN	6 - Bus/Oth	00	2000000	0	52600	10000	2042600	
	2020 REV - SCH	6 - Bus/Oth	00	2000000	0	52600	10000	2042600	
	2020 REV - TRN	6 - Bus/Oth	00	2000000	0	52600	10000	2042600	
	2020 REV - HOS	6 - Bus/Oth	00	2000000	0	52600	10000	2042600	

JANENE BRIERLEY-GREEN

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Hi Janene,

Per our conversation this will be the new value coming through the next Supp Cycle

Type	Property Class	Exempt Tax Code	Value
01 Land	01 Residential	00 Fully Taxable Property	\$869,000
01 Land	06 Business And Other	00 Fully Taxable Property	\$1,615,000
02 Improvements	01 Residential	00 Fully Taxable Property	\$7,300
02 Improvements	06 Business And Other	00 Fully Taxable Property	\$3,700

Let me know if you need anything else.

Chris Danchuk AACI

Deputy Assessor

christopher.danchuk@bcassessment.ca

T 1-866-valueBC (825-8322) x 14224

100 – 5477 152nd Street. | Surrey, BC V3S 5A5 | bcassessment.ca



From: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>

Sent: Thursday, June 24, 2021 3:28 PM

To: Smith, Brian BCA:EX <brian.smith@bcassessment.ca>; Danchuk, Christopher BCA:EX <christopher.danchuk@bcassessment.ca>

Subject: Blue Frog Studios/Residence assessment change folio 002908.000 1328 JOHNSTON RD

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Hey guys,

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Thanks so much,

JANENE BRIERLEY-GREEN

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From: [Janene Brierley-Green](#)
To: [Shannon Johnston](#)
Subject: Re: Property tax for Blue Frog Studio
Date: Friday, June 25, 2021 11:34:51 AM

I think we need to mention that there was an error with BC Assessment which resulted in a good portion of the large increase. The City contacted BC assessment and will be receiving an adjustment to the assessed values that will result in a significant decrease in Blue Frog's total tax bill.

Their new bill is going to be about \$5,000 less than now. School tax increased by 4,600 from 2020 where they got a reduction of \$4.300.

JANENE BRIERLEY-GREEN

Manager, Revenue Services, City of White Rock

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

Tel: 604.541.2134 | www.whiterockcity.ca

Email signature logo



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From: Shannon Johnston <shannon@whiterockcity.ca>

Sent: June 25, 2021 10:00 AM

To: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>

Subject: FW: Property tax for Blue Frog Studio

What are your thoughts on the points below, personally I think there should be an acknowledgement that they did have a one year break on school taxes like all other business in the Province in 2020. To me the comments that Donna has made it look like the City may have been unjust or done something wrong, or maybe I'm just too tired.

From: Donna Kell <DKell@whiterockcity.ca>

Sent: June 25, 2021 9:54 AM

To: Shannon Johnston <shannon@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>

Subject: FW: Property tax for Blue Frog Studio

Hi Shannon,

Do we have a City spokesperson on this matter?

Do we have a few points we can share with media—perhaps that we are working with Blue Frog Studios.

How is:

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Thanks!
Donna

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Hi Donna:

This is Kevin Griffin from The Vancouver Sun/The Province. I got your name and email address from White Rock's Staff Directory.

I'm sending you this email because I'm working on a story about the 2021 property tax notice Kelly Breaks from Blue Frog Studios has received from White Rock. It shows an increase from \$18,008 last year to \$26,823 this year – a 49 per cent jump.

I wanted to talk to someone from White Rock about that particular increase, why it's happening and what kind of tax increases businesses in White Rock are seeing this year.

You can reach me at this email address and by phone at

604-345-608

I look forward to hearing from you or someone in Communications at White Rock.

Thanks.

K.

From: [Donna Kell](#)
To: [Shannon Johnston](#)
Subject: RE: Media Release from Blue Frog Studios
Date: Friday, June 25, 2021 12:20:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Hi Shannon,

Can you please call me at X2138 when you have a chance.

Thanks!

Donna

From: Shannon Johnston <shannon@whiterockcity.ca>
Sent: June 25, 2021 9:12 AM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>; Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>
Subject: RE: Media Release from Blue Frog Studios

HI G,

Sorry just found out from Janene that Blue Frog Studios is aware that there is a supplemental roll, apparently Kelly tried to claim the home owner grant and couldn't so he contacted Stephanie and she then contacted BC Assessment. Kelly is already aware that he will be getting a refund but not how much it will be. Stephanie is going to do the actual calculation in the test environment today now that we know what the new assessed values are to see exactly what the refund will be and she will call Kelly to let him know as she had already been talking to him quite a bit. The supplemental roll should be received in July which is when the actual calculation will be done and a refund will then be mailed.

Thanks Shannon

From: Shannon Johnston
Sent: June 25, 2021 9:00 AM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>; Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>
Subject: RE: Media Release from Blue Frog Studios

HI G

This hasn't been communicated to Blue Frog Studios yet, but I can ask Janene to do that. Is there a specific contact The individual that signed the home owner grant this year was Kelly Breaks. Also

just so you are aware, it was actually our property tax clerk Stephanie that had noticed the change in assessment and she phoned BC Assessment awhile ago to find out why it had changed. Yesterday Janene followed up with them to see if there was an error and if it would be fixed, they said yes, that is how we were able to calculate the estimated refund.

Thanks Shannon

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Sent: June 24, 2021 7:42 PM
To: Shannon Johnston <shannon@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: Re: Media Release from Blue Frog Studios

Thanks Shannon, has this been communicated to blue frog studio? If not, could we call them please? They were in global News just now so I'll expect some question from Council. I will head get ahead and send this info to Council

G

Get [Outlook for Android](#)

From: Shannon Johnston <shannon@whiterockcity.ca>
Sent: Thursday, June 24, 2021 4:36:19 PM
To: Donna Kell <DKell@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: RE: Media Release from Blue Frog Studios

Janene has given me the following information.

The total increase for Blue Frog Studios taxes was \$8,814. The majority of the increase in Blue Frogs taxes was for school taxes which increased \$6,906 or 257% compared to 2020. Part of this increase is due to the fact that last year the school tax was reduced for one year because of COVID, the decrease last year amounted to \$4,350, the rest of the increase for 2020 or \$2,556 was due to a combination of a change in assessment and an increase in overall rates. The City's taxes increased \$1,072 and all other taxes such as TransLink and BIA increased \$836.

It is difficult to determine how much of their increased assessment value of \$100,000 is responsible for their increase in taxes as there was also a change by BC Assessment in the class split for the property. In 2020 their property was split into two classes, class 1 which is residential and class 6 which is Business, in 2021 BC Assessment had it all as class 6. City staff have reached out to BC Assessment to ask why the property was all class 6 in 2021 and have been told that it was an error

and that we should be receiving a supplementary adjustment for the property which should result in a refund of approximately \$2,100. Of the \$2,100 \$650 will be for the school taxes. As we haven't received the supplemental roll adjustment yet the amount of \$2,100 is just an estimate.

I hope this helps, let me know if you need any further information or clarification on what I've said.

Thanks Shannon

From: Donna Kell <DKell@whiterockcity.ca>
Sent: June 24, 2021 3:20 PM
To: Shannon Johnston <shannon@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>;
Guillermo Ferrero <GFerrero@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: Media Release from Blue Frog Studios

From: Shannon Johnston <shannon@whiterockcity.ca>
Sent: June 24, 2021 2:56 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: RE: Blue Frog Studios--tax increase

I've already asked Janene to give me a breakdown I'll let you know when I get it.

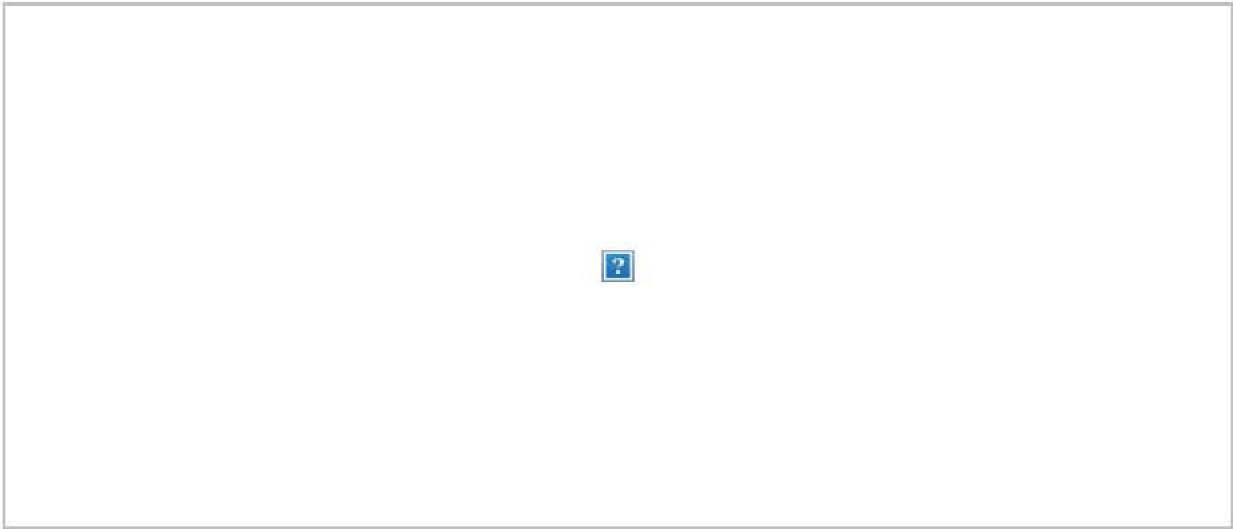
Thanks Shannon

From: Carl Isaak <CIsaak@whiterockcity.ca>
Sent: June 24, 2021 2:55 PM
To: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Donna Kell <DKell@whiterockcity.ca>;
Shannon Johnston <shannon@whiterockcity.ca>
Cc: Tracey Arthur <TArthur@whiterockcity.ca>
Subject: RE: Blue Frog Studios--tax increase

Hi G. and Shannon,

Are we also able to find out the School Tax applicable? It may be that because the Province is no longer covering the school tax that a large portion of the increase from \$18,000 to \$26,800 (if correct) is related to school taxes.

The actual assessed valued has not changed much since last year (+\$100k).



Thanks,

CARL ISAAK, RPP, MCIP

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: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: June 24, 2021 2:49 PM

To: Donna Kell <DKell@whiterockcity.ca>; Shannon Johnston <shannon@whiterockcity.ca>; Carl IsaaK <CIsaak@whiterockcity.ca>

Cc: Tracey Arthur <TArthur@whiterockcity.ca>

Subject: RE: Blue Frog Studios--tax increase

Shannon,

Could you let me know the increase in municipal tax for that property as related to assessment please?

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: Donna Kell <DKell@whiterockcity.ca>

Sent: June 24, 2021 2:43 PM

To: Shannon Johnston <shannon@whiterockcity.ca>; Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>; Tracey Arthur <TArthur@whiterockcity.ca>

Subject: Blue Frog Studios--tax increase

Hi there,

Alex Browne of Peace Arch News is working on a story about a large tax increase for Blue Frog Studios. I wanted to let you know before I call him back.

Thanks,

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

Email signature logo



[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: [Shannon Johnston](#); [Janene Brierley-Green](#)
Subject: Notes Blue Frog Studios
Date: Friday, June 25, 2021 12:44:00 PM
Attachments: [Blue Frog Studios.docx](#)
[image001.jpg](#)

Hi there,

For your response.

Thanks,

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

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Blue Frog Studios
Media Notes: Tax Increase
2021-06-25

- Blue Frog Studios is a valued member of the White Rock community.
- It is such a challenging time for businesses during the pandemic. This makes it very difficult to be faced with a significant tax increase.
- The City is working with Blue Frog Studios to help in any way we can.
- From what the City can determine, there was an error with BC Assessment that should be addressed. This will be a significant portion of the tax increase this year.
- Taxes were lower in 2020 due to the COVID-19 adjustments to school tax.

INFORMATION POINTS (to be confirmed)

2019
22,400

Of that, 7040 was school
9875 was city taxes
5466 was everything else, including translink, user fees, BIA...

2020
18,099
Differences: school taxes down \$4,400 on-time thing

2021
26,800
With refund:
\$21,581

INCREASES

- The total increase for Blue Frog Studios taxes was \$8,814.
- The majority of the increase in Blue Frogs taxes was for school taxes which increased \$6,906 or 257 per cent compared to 2020.
- Part of this increase is due to the fact that last year the school tax was reduced for one year because of COVID-19 pandemic. The decrease last year amounted to \$4,350.
- The rest of the increase for 2020 or \$2,556 was due to a combination of a change in assessment and an increase in overall rates.
- The City's taxes increased \$1,072 and all other taxes such as TransLink and BIA increased \$836.

BC ASSESSMENT

- It is difficult to determine how much of their increased assessment value of \$100,000 is responsible for their increase in taxes as there was also a change by BC Assessment in the class split for the property.
- In 2020 their property was split into two classes, class 1, which is residential and class 6, which is Business. In 2021 BC Assessment had it all as class 6.
- City staff have reached out to BC Assessment to ask why the property was all class 6 in 2021 and have been told that it was an error and that we should be receiving a supplementary adjustment for the property which should result in a refund of approximately \$5,000.
- Of the \$2,100, \$650 will be for the school taxes. As we haven't received the supplemental roll adjustment yet the amount of \$5 000 is just an estimate.

From: [Donna Kell](#)
To: [Guillermo Ferrero](#)
Cc: [Shannon Johnston](#); [Janene Brierley-Green](#)
Subject: Blue Frog notes
Date: Friday, June 25, 2021 12:54:55 PM
Attachments: [image001.jpg](#)

Hi G,

Shannon and Janene have an update we can send to you.

Since this is likely now on its way to being resolved, can we have a staff person—Shannon or you—quoted by email with the following points.

Thanks!

Donna

Blue Frog Studios

Media Notes: Tax Increase

2021-06-25

- Blue Frog Studios is a valued member of the White Rock community.
- The City has confirmed there was an error with BC Assessment that will be addressed shortly. Once addressed, this will significantly reduce Blue Frog's property taxes for 2021.
- Taxes were lower in 2020 due to the one-time COVID-19 adjustments to school taxes.

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

Email signature logo



[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: angela.jung@bellmedia.ca
Subject: Blue Frog Studios Tax
Date: Friday, June 25, 2021 1:07:00 PM
Attachments: [image001.jpg](#)

Hi Angela,

Here is my contact information.

I am trying to get some comments for you.

Thanks!

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

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[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: [Griffin, Kevin](#)
Subject: RE: Property tax for Blue Frog Studio
Date: Friday, June 25, 2021 1:53:00 PM

Hi Kevin.

Yes. Thanks for clarifying.

Donna

From: Griffin, Kevin <kevingriffin@postmedia.com>
Sent: June 25, 2021 1:52 PM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: Re: Property tax for Blue Frog Studio

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And CAO means . . Chief Administrative Officer?

From: Donna Kell <DKell@whiterockcity.ca>
Date: Friday, June 25, 2021 at 1:43 PM
To: PNG <kevingriffin@postmedia.com>
Subject: RE: Property tax for Blue Frog Studio

Hi Kevin,

I have an update for you. White Rock's Financial Services staff have been connecting with Blue Frog Studios.

Here are some comments from the City's CAO, Guillermo Ferrero.

For more specific details, you might want to reach out to Blue Frog.

Thank you!

Donna

“Blue Frog Studios is a valued member of the White Rock community.

The City has confirmed there was an error with BC Assessment that will be addressed shortly. Once addressed, this will significantly reduce Blue Frog's property taxes for 2021.

Taxes were lower in 2020 due to the one-time COVID-19 adjustments to school taxes.”

From: Griffin, Kevin <kevingriffin@postmedia.com>

Sent: June 25, 2021 9:50 AM

To: Donna Kell <DKell@whiterockcity.ca>

Subject: Property tax for Blue Frog Studio

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.

Hi Donna:

This is Kevin Griffin from The Vancouver Sun/The Province. I got your name and email address from White Rock's Staff Directory.

I'm sending you this email because I'm working on a story about the 2021 property tax notice Kelly Breaks from Blue Frog Studios has received from White Rock. It shows an increase from \$18,008 last year to \$26,823 this year – a 49 per cent jump.

I wanted to talk to someone from White Rock about that particular increase, why it's happening and what kind of tax increases businesses in White Rock are seeing this year.

You can reach me at this email address and by phone at

604-345-608

I look forward to hearing from you or someone in Communications at White Rock.

Thanks.

K.

From: [Donna Kell](#)
To: [Alex Browne](#)
Subject: RE: Blue Frog Studios
Date: Friday, June 25, 2021 1:53:00 PM

Thanks! You, too.

Donna

From: Alex Browne <alex.browne@peacearchnews.com>
Sent: June 25, 2021 1:51 PM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: Re: Blue Frog Studios

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Thanks, Donna!

Have a great weekend - and stay cool!

Cheers,

Alex

On Jun 25, 2021, at 1:39 PM, Donna Kell <DKell@whiterockcity.ca> wrote:

Hi Alex,

I am sorry for the delay. Financial Services staff have been communicating with Blue Frog Studios regarding Blue Frog's tax increase.

Here are a few points from our CAO, Guillermo Ferrero:

"Blue Frog Studios is a valued member of the White Rock community.

The City has confirmed there was an error with BC Assessment that will be addressed shortly. Once addressed, this will significantly reduce Blue Frog's property taxes for 2021.

Taxes were lower in 2020 due to the one-time COVID-19 adjustments to school taxes."

For specific details, you may wish to reach out to Blue Frog directly.

Thanks!

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

<image001.jpg>

[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: [Shannon Johnston](#)
Cc: [Guillermo Ferrero](#)
Subject: RE: Blue Frog studios in the news
Date: Friday, June 25, 2021 2:23:00 PM

Thanks, Shannon.

From: Shannon Johnston <shannon@whiterockcity.ca>
Sent: June 25, 2021 2:22 PM
To: Donna Kell <DKell@whiterockcity.ca>
Cc: Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: RE: Blue Frog studios in the news

Also Stephanie ahs talked to Kelly, at least I think that's his name, and told him what the actual taxes would have been if the assessment was correct in the first place and pointed out that the entire increase was a result of the one time decrease in school taxes, his comment a few times was "oh", in other wards he realizes that most of what he said to Global was actually incorrect. Thought you'd like to know.

Thanks Shannon

From: Donna Kell <DKell@whiterockcity.ca>
Sent: June 25, 2021 2:18 PM
To: Shannon Johnston <shannon@whiterockcity.ca>
Subject: RE: Blue Frog studios in the news

Thanks!

From: Shannon Johnston <shannon@whiterockcity.ca>
Sent: June 25, 2021 2:17 PM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: RE: Blue Frog studios in the news

Yes, the overall general tax increase was 3.83%, once the supplemental roll is done for Blue Frog they actually end up with a decrease to the general taxes of 5% rather than an increase of 3.83%

Thanks Shannon

From: Donna Kell <DKell@whiterockcity.ca>
Sent: June 25, 2021 1:17 PM
To: Shannon Johnston <shannon@whiterockcity.ca>
Subject: RE: Blue Frog studios in the news

Hi Shannon,

Was our tax increase for 2021 3.83 per cent?

Thanks!

Donna

From: Shannon Johnston <shannon@whiterockcity.ca>

Sent: June 25, 2021 1:11 PM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Cc: Donna Kell <DKell@whiterockcity.ca>

Subject: RE: Blue Frog studios in the news

Hi G,

Janene had Stephanie calculate the actual refund for Blue Frog based on the supplemental roll that we are going to receive and in the process Janene found that she had underestimated the total refund. Blue Frog Studios refund is now estimated to be just over \$5,200 not \$2,100. The net difference compared to 2020's taxes, after the adjustment is done, is an increase of just under \$3,600. The School taxes have increased \$4,600 and both the City's and other taxes have actually decreased. Their net percentage increase instead of being 49% will be 20%. The other point of interest is that Blue Frogs net taxes in 2019 were actually higher than their adjusted net taxes will be in 2021. Janene did do up a spreadsheet that I can send to you if you'd like to see it, it shows the 2019 taxes, the 2020 taxes, the original 2021 taxes and the adjusted 2021 taxes after the supplemental roll. I'm not sure that we would want to send it to Council as it might just confuse them. I'm sorry that the amount calculated yesterday was incorrect at least it's even more and not less. Let me know if you'd like any further details.

Thanks Shannon

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: June 24, 2021 7:47 PM

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

Cc: Donna Kell <DKell@whiterockcity.ca>

Subject: Blue Frog studios in the news

Hello Mayor and Council,

Blue Frog studios was in global News about their tax increase. I thought I send you some information in case you get asked.

The total increase for Blue Frog Studios taxes was \$8,814. The majority of the increase in Blue Frogs taxes was for school taxes which increased \$6,906 or 257% compared to 2020. Part of this increase is due to the fact that last year the school tax was reduced for one year because of COVID, the decrease last year amounted to \$4,350, the rest of the increase for

2020 or \$2,556 was due to a combination of a change in assessment and an increase in overall rates. The City's taxes increased \$1,072 and all other taxes such as TransLink and BIA increased \$836.

It is difficult to determine how much of their increased assessment value of \$100,000 is responsible for their increase in taxes as there was also a change by BC Assessment in the class split for the property. In 2020 their property was split into two classes, class 1 which is residential and class 6 which is Business, in 2021 BC Assessment had it all as class 6. City staff have reached out to BC Assessment to ask why the property was all class 6 in 2021 and have been told that it was an error and that we should be receiving a supplementary adjustment for the property which should result in a refund of approximately \$2,100. Of the \$2,100 \$650 will be for the school taxes. As we haven't received the supplemental roll adjustment yet the amount of \$2,100 is just an estimate.

Thanks

G

From: [Stephanie Clarke](#)
To: [Janene Brierley-Green](#)
Subject: FW: 1328 Johnston Rd.
Date: Friday, June 25, 2021 4:29:00 PM

He seems totally fine, Donna was probably correct.

From: Kelly Breaks **Redacted S. 22**
Sent: June 25, 2021 3:09 PM
To: Stephanie Clarke <SClarke@whiterockcity.ca>
Subject: Re: 1328 Johnston Rd.

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Thanks Steph,

This is great news. You have been a great help and I think you should get a raise as long as it doesn't raise taxes :)

Kelly Breaks
bluefrogstudios.ca

Canada's Hottest Live Recording Theatre

This email, its contents and all attachments contain confidential information intended solely for the individual or business to whom this was sent. This is private information and any sharing, copying, distributing of this is strictly prohibited.

On Jun 25, 2021, at 2:28 PM, Stephanie Clarke <SClarke@whiterockcity.ca> wrote:

Hi Kelly,

As per our conversation, the below amounts are the revised tax amounts using the new assessed values provided to us by BC Assessment. If for any reason once we receive the official file next month the amount owing is higher any outstanding amount will be subject to penalty, if it is lower you will be refunded. That being said we are 99% sure these values are correct.

These are the revised assessed values provided by BC Assessment.

<image001.png>

Using these values, we calculate the taxes owing to be as follows.

Gross Taxes	\$21,581.04
Basic Grant	\$21,011.04
Additional Grant	\$20,736.04

You won't be able to claim your grant until the change in Class has flowed through to all parties. Once that has happened you can claim it at www.gov.bc.ca/homeownergrant. The Jurisdiction is 236 and the Roll number is

0002908.000.

Please let me know if you have any further questions.

Thanks,
Steph

Stephanie Clarke
Property Tax Clerk
City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2107 | www.whiterockcity.ca

<image002.jpg>

From: [Donna Kell](#)
To: [Christopher Trevelyan](#)
Subject: Re: Blue Frog Studios and tax
Date: Friday, June 25, 2021 7:17:06 PM
Attachments: [image001.jpg](#)

Thanks, Councillor.

It was a BC Assessment error. Shannon could explain.

The City helped to sort things out.

Thanks!

Donna

Donna L. Kell, APR
Manager, Communications and Government Relations
City of White Rock
778-866-8514

On Jun 25, 2021, at 5:12 PM, Christopher Trevelyan
<CTrevelyan@whiterockcity.ca> wrote:

Hi Donna,

Thanks. Curious, who made the error, our City or BC Assessment? Sharing as much relevant financial information is a good idea.

Christopher Trevelyan
White Rock City Councillor
778-867-0267

From: Donna Kell <DKell@whiterockcity.ca>
Sent: Friday, June 25, 2021 2:15:30 PM
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Shannon Johnston <shannon@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: Blue Frog Studios and tax

Hi Councillor,

The Financial Services department has been working with Blue Frog Studios and B.C. Assessment and has an update.

Blue Frog Studios will be getting about \$5,000 back due to an error with BC Assessment.

Here are the key points we are sharing with media.

“Blue Frog Studios is a valued member of the White Rock community.

The City has confirmed there was an error with BC Assessment that will be addressed shortly. Once addressed, this will significantly reduce Blue Frog’s property taxes for 2021.

Taxes were lower in 2020 due to the one-time COVID-19 adjustments to school taxes.”

Maybe Shannon could comment on how much detail about the specific taxes we would want to share.

CTV was looking for an interview tomorrow. I am hoping that with this resolution to the issue for Blue Frog, there really isn’t a controversy.

Thanks!

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca

<image001.jpg>

[LinkedIn](#) [Facebook](#) [Twitter](#)

From: [Donna Kell](#)
To: [Guillermo Ferrero](#); [Shannon Johnston](#)
Subject: Vancouver Sun: "Gut-punch taxation" hit averted as White Rock studio-theatre's tax bill reduced
Date: Friday, June 25, 2021 7:31:16 PM

Hi there,

This appears to be inaccurate. The City has been working with Blue Frog for weeks and the reduction is not something the City did.

Either the reporter misunderstood Blue Frog or the content is simply incorrect.

Thanks,

Donna

From: Google Alerts <googlealerts-noreply@google.com>
Sent: Friday, June 25, 2021 6:18 PM
To: Donna Kell <DKell@whiterockcity.ca>
Subject: Google Alert - White Rock

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White Rock

As-it-happens update · June 26, 2021

NEWS

'Gut-punch taxation' hit averted as **White Rock** studio-theatre's tax bill reduced

Vancouver Sun

A **White Rock** recording studio-theatre that was facing a property tax increase of 50 per cent has seen it dramatically reduced after the co-owner spoke ...



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From: [Janene Brierley-Green](#)
To: [Radakovich, Marty](#)
Cc: [Marzin, Marina](#); [Stephanie Clarke](#)
Subject: RE: Gut-punch taxation' hit averted as White Rock studio-theatre's tax bill reduced
Date: Monday, June 28, 2021 9:06:18 AM
Attachments: [image001.jpg](#)

OMG, this is not what happened. BCA made a mistake on his property and re-classed it to all class 6, he has a residence above his business. We found it when he tried to claim his home owner grant. Well he called and Stephanie checked it out with BCA and they realized they had made an error. So he knew there was going to be a correction before he even went to the press. BCA gave us the numbers on Friday so we could re-calc his bill in test so we could give him the new numbers. In the end his tax bill was less than it was in 2019!

Do not believe everything you read in the paper! OMG we are going to be having everyone phoning us!! Fix my tax notice!!!

JANENE BRIERLEY-GREEN

Manager, Revenue Services, City of White Rock

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

Tel: 604.541.2134 | www.whiterockcity.ca

Email signature logo



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From: Radakovich, Marty <marty.radakovich@vancouver.ca>
Sent: Monday, June 28, 2021 8:46 AM
To: Janene Brierley-Green <JBrierley-Green@whiterockcity.ca>
Cc: Marzin, Marina <Marina.Marzin@vancouver.ca>
Subject: Gut-punch taxation' hit averted as White Rock studio-theatre's tax bill reduced

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.

Hi Janene – because I'm nosey....

Can one assume there was a Supp or other BCA Assessment Roll change that resulted in this miracle? Otherwise, I'll be contacting Ivy in Rmd where I live to see if I might be able to reclass my home into 9-Farm due to the crop of tomatoes I'm currently cultivating. Then I'll prepare for a barrage of similar requests in Vancouver!?! 😊

Marty Radakovich, CPA, CGA | Deputy Collector | Manager, Tax & Utilities | Revenue Services |

'Gut-punch taxation' hit averted as White Rock studio-theatre's tax bill reduced

Speaking out helped Kelly Breaks of Blue Frog Studios get his property tax hike of nearly 50 per cent reduced by more than half

Kevin Griffin

Jun 25, 2021 Kelly Breaks, pictured at his Blue Frog Studios on Friday, says the City of White Rock's initial 50 per cent increase in property taxes came at the 'absolute worst' time for a business like his. He says that hike, which has since been dialled back, happened because his property was mistakenly classified. PHOTO BY JASON PAYNE /PNG

A White Rock recording studio-theatre that was facing a property tax increase of 50 per cent has seen it dramatically reduced after the co-owner spoke out about the issue.

Kelly Breaks, president of [Blue Frog Studios](#), said the increase came at the "absolutely worst" time for a small business like his.

"We've been closed essentially for 15 months," he said.

"Our plan was to open next month at 50 per cent – that's break even for us — bring back staff, create some work for bands."

Last year, Breaks paid \$18,008 to the City of White Rock in property taxes. This year, his bill was initially \$26,823 — an increase of nearly 50 per cent.

After Postmedia contacted White Rock about the increase Friday morning and other media covered the story, Breaks got a phone call later in the day from White Rock informing him that his property taxes were being reduced to \$21,581, which works out to an increase of just under 20 per cent.

"I'm not ecstatic, but I'm happier," Breaks said.

He said White Rock changed his property taxes because his property was mistakenly classified.

Breaks owns the property at 1328 Johnston Rd. and lives on the second floor. For 2021, B.C. Assessment reclassified it to business but returned it to its original residential-business classification.

RE: Blue Frog Studios and tax

Guillermo Ferrero <GFerrero@whiterockcity.ca>

Mon 2021-06-28 9:48 AM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

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

Hi Chris,

It was BC Assessments error, one thing that we could add is that once the assessments are set in January the only way that it can be changed is through an appeal except in situations where BC Assessment made an error, which is the case for Blue Frog. If there hadn't been an error in his assessment would stand as is as the appeal deadline has passed. Had Blue Frog contacted BC Assessment when they first got their notice and saw that their assessment was all under the business class this would have all been avoided.

In my view, they jumped to conclusions and the media loved it! Cities are quick to blame for all taxes as we collect from many agencies.

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: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Sent: June 25, 2021 5:13 PM

To: Donna Kell <DKell@whiterockcity.ca>

Cc: Shannon Johnston <shannon@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: Re: Blue Frog Studios and tax

Hi Donna,

Thanks. Curious, who made the error, our City or BC Assessment? Sharing as much relevant financial information is a good idea.

Christopher Trevelyan
White Rock City Councillor
778-867-0267

From: Donna Kell <DKell@whiterockcity.ca>

Sent: Friday, June 25, 2021 2:15:30 PM

To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Cc: Shannon Johnston <shannon@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: Blue Frog Studios and tax

Hi Councillor,

The Financial Services department has been working with Blue Frog Studios and B.C. Assessment and has an update.

Blue Frog Studios will be getting about \$5,000 back due to an error with BC Assessment.

Here are the key points we are sharing with media.

"Blue Frog Studios is a valued member of the White Rock community.

The City has confirmed there was an error with BC Assessment that will be addressed shortly. Once addressed, this will significantly reduce Blue Frog's property taxes for 2021.

Taxes were lower in 2020 due to the one-time COVID-19 adjustments to school taxes."

Maybe Shannon could comment on how much detail about the specific taxes we would want to share.

CTV was looking for an interview tomorrow. I am hoping that with this resolution to the issue for Blue Frog, there really isn't a controversy.

Thanks!

Donna

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

Tel: 604-541-2138 | Cell: 778-866-8514 | www.whiterockcity.ca



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From: [Donna Kell](#)
To: [Darryl Walker](#)
Cc: [Guillermo Ferrero](#)
Subject: Blue Frog Studios--Vancouver Sun article and notes from Guillermo
Date: Monday, June 28, 2021 10:58:00 AM
Attachments: [image001.jpg](#)

Hello Mr. Mayor,

As requested, here is a link to the Blue Frog article in the Vancouver Sun, as well as notes provided by Guillermo to Council. On Friday, the BC Assessment rebate was updated to be approximately \$5,000.

Thanks,

Donna

<https://vancouversun.com/business/small-business/gut-punch-taxation-hit-averted-as-white-rock-studio-theatres-tax-bill-reduced>

From: Guillermo Ferrero GFerrero@whiterockcity.ca
Sent: June 24, 2021 7:47 PM
To: Mayor and Council MayorandCouncil@whiterockcity.ca
Cc: Donna Kell DKell@whiterockcity.ca
Subject: Blue Frog studios in the news

Hello Mayor and Council,

Blue Frog studios was in global News about their tax increase. I thought I send you some information in case you get asked.

The total increase for Blue Frog Studios taxes was \$8,814. The majority of the increase in Blue Frogs taxes was for school taxes which increased \$6,906 or 257% compared to 2020. Part of this increase is due to the fact that last year the school tax was reduced for one year because of COVID, the decrease last year amounted to \$4,350, the rest of the increase for 2020 or \$2,556 was due to a combination of a change in assessment and an increase in overall rates. The City's taxes increased \$1,072 and all other taxes such as TransLink and BIA increased \$836.

It is difficult to determine how much of their increased assessment value of \$100,000 is responsible for their increase in taxes as there was also a change by BC Assessment in the class split for the property. In 2020 their property was split into two classes, class 1 which is residential and class 6 which is Business, in 2021 BC Assessment had it all as class 6. City staff have reached out to BC Assessment to ask why the property was all class 6 in 2021 and have been told that it was an error and that we should be receiving a supplementary adjustment for the property which should result in a refund of approximately \$2,100. Of the \$2,100 \$650 will be for the school taxes. As we haven't received the supplemental roll adjustment yet the amount of \$2,100 is just an estimate.

Thanks

G

DONNA L. KELL, APR

Manager, Communications and Government Relations | City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B1Y6

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Re: Blue Frog Studios and tax

Erika Johanson <EJohanson@whiterockcity.ca>

Mon 2021-06-28 11:01 AM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Thanks - got it!

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: June 28, 2021 10:37 AM

To: Erika Johanson <EJohanson@whiterockcity.ca>

Subject: RE: Blue Frog Studios and tax

Yes, I will send a reminder, there is always the possibility for error, however I think in this case, those were speaking notes as he was acting Mayor and therefore the spoke person for the City.

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: June 28, 2021 10:03 AM

To: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Subject: Re: Blue Frog Studios and tax

Guillermo,

I thought all emails from members of council to senior staff will be cc'd to Mayorandcouncil. This did not happen with Donna's response to Chris. Perhaps you could remind senior staff to do this to ensure we all have the same information as you say is important.

FYI,

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: June 28, 2021 9:48 AM
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>
Subject: RE: Blue Frog Studios and tax

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From: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Sent: June 25, 2021 5:13 PM
To: Donna Kell <DKell@whiterockcity.ca>
Cc: Shannon Johnston <shannon@whiterockcity.ca>; Guillermo Ferrero <GFerrero@whiterockcity.ca>
Subject: Re: Blue Frog Studios and tax

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White Rock City Councillor
778-867-0267

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Sent: Friday, June 25, 2021 2:15:30 PM
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
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Re: FYI - Blue Frog studio

Christopher Trevelyan <CTrevelyan@whiterockcity.ca>

Tue 2021-06-29 12:19 PM

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

Thanks - really glad to see in the article very clearly stated that it was not the city at fault. Also nice to see kelly state that the city gets blamed for a lot but we collect funds for many others.

Get [Outlook for iOS](#)

From: Guillermo Ferrero <GFerrero@whiterockcity.ca>

Sent: Tuesday, June 29, 2021 8:55:22 AM

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

Subject: FYI - Blue Frog studio

[50 per cent tax hike had White Rock's Blue Frog studio jumping into action – Peace Arch News](#)

GUILLERMO FERRERO

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From: [Guillermo Ferrero](#)
To: [Shannon Johnston](#)
Subject: FW: Blue Frog Studios and tax
Date: Friday, July 9, 2021 9:27:58 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)

Here it is... no need to follow up unless you have any new questions

From: Guillermo Ferrero
Sent: June 28, 2021 9:49 AM
To: Christopher Trevelyan <CTrevelyan@whiterockcity.ca>
Cc: Mayor and Council <MayorandCouncil@whiterockcity.ca>
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