

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, September 9, 2024, 4:00 p.m.

City Hall Council Chambers

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

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

T. Arthur, Director of Corporate Administration

	Pages
1. CALL MEETING TO ORDER	
1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT	
<i>We would like to recognize that we are gathered on the traditional unceded territory of the Semiahmoo First Nation, within the broader territory of the Coast Salish Peoples.</i>	
2. ADOPTION OF AGENDA	
RECOMMENDATION THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for September 9, 2024 as circulated.	
3. ADOPTION OF MINUTES	11
RECOMMENDATION THAT the Corporation of the City of White Rock adopt the July 29, 2024 Regular Council meeting minutes as circulated.	
4. QUESTION AND ANSWER PERIOD (15 MINUTES / 2 MINUTES PER SPEAKER)	
Question and Answer Period will be taking place in person at the meeting.	
Note: there are to be no questions or comments on a matter that will be the subject of a public hearing (time between the public hearing and final consideration of the bylaw).	

4.1	CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD	
5.	DELEGATIONS AND PETITIONS	
5.1	DELEGATIONS (5 MINUTES)	
	None	
5.2	PETITIONS	
	None	
6.	PRESENTATIONS AND CORPORATE REPORTS	
6.1	PRESENTATIONS (10 MINUTES)	
	None	
6.2	CORPORATE REPORTS	
6.2.a	WHITE ROCK PUBLIC NOTICE BYLAW, 2024, NO. 2484	25
	Corporate report dated September 9, 2024 from the Director of Corporate Administration titled "White Rock Public Notice Bylaw, 2024, No. 2484".	
	Note: Bylaw 2484 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.a.	
	RECOMMENDATION	
	THAT Council receive the corporate report dated September 9, 2024, from the Director of Corporate Administration, titled "White Rock Public Notice Bylaw, 2024, No. 2848".	
6.2.b	BUSINESS IMPROVEMENT AREA (BIA) SURVEY RESULTS AND DIRECTION FOR A NEW BIA BYLAW	29
	Corporate report dated September 9, 2024 from the Director of Corporate Administration titled "Business Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw".	

RECOMMENDATION

THAT Council:

1. Receive the September 9, 2024, corporate report from the Director of Corporate Administration, titled “Business Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw;” and
2. Direct staff to bring forward a new Business Improvement Area (BIA) bylaw utilizing:
 - a. the *Community Charter* Section 212 (Petition for local area service) or
 - b. the *Community Charter* Section 213 (Local Area Service on Council Initiative – counter petition) noting that all previous BIA bylaws have utilized Section 213 / counter petition;
3. Confirm the term (5 years);
4. Confirm the annual amounts to be collected in accordance with the bylaw with suggested BIA levies for each year of the five-year term (2% or 4% increase from the previous bylaw); and
5. Confirm the mandate.

6.2.c RESULTS - BUDGET SURVEY 2025

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Corporate report dated September 9, 2024, from the Director of Financial Services titled "Results - Budget Survey 2025".

RECOMMENDATION

THAT Council receive the corporate report dated September 9, 2024, from the Director of Financial Services, titled “Results – Budget Survey 2025” for information.

6.2.d GUARDRAIL AND RETAINING WALL REPAIRS - BEACHVIEW AVENUE AT VIDAL STREET

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Corporate report dated September 9, 2024, from the Director of Engineering and Municipal Operations titled "Guardrail and Retaining Wall Repairs - Beachview Avenue at Vidal Street".

RECOMMENDATION

THAT Council:

1. Approve funding of \$317,000 be allocated from Capital Contingency for the repairs of the guardrail and retaining wall on Beachview Avenue at Vidal Street.”
2. Approve the award of the Beachview Guardrail and Retaining Wall Replacement Project to GDM Construction Ltd. in the amount of \$222,361 (excluding GST);
3. Approve the award of engineering inspection and engineering support for the Beachview Guardrail and Retaining Wall Replacement Project to GeoWest Engineering Ltd. in the amount of \$30,000 (excluding GST);
4. Authorize the pre-approved contingency in the amount of \$44,000.00 (approximately 20%) to support the project; and
5. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.

6.2.e

ZONING AMENDMENT BYLAW TO DELETE 15053 MARINE DRIVE TO PERMIT TEMPORARY USE PERMIT FOR CANNABIS RETAIL SALES

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Corporate report dated September 9, 2024, from the Director of Planning and Development Services titled "Zoning Amendment Bylaw to Delete 15053 Marine Drive to Permit Temporary Use Permit for Cannabis Retail Sales".

Note: Bylaw 2512 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.b

RECOMMENDATION

THAT Council receive the report dated September 9, 2024, from the Director of Planning and Development Services, titled “Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales.”

6.2.f

CONSIDERATION OF FIRST, SECOND AND THIRD READINGS OF WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 4, 2024, NO. 2518 (15156 AND 15158 ROPER AVENUE)

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Corporate report dated September 9, 2024, from the Director of Planning and Development Services "Consideration of First, Second and Third Readings of White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue).

Note: Bylaw 2518 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.c

RECOMMENDATION

THAT Council receive for information this corporate report dated September 9, 2024, from the Director of Planning and Development Services, titled “Consideration of first, second and third readings of *White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue).*”

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

None

7.2 SELECT COMMITTEE RECOMMENDATIONS

None

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2484 - WHITE ROCK PUBLIC NOTICE BYLAW, 2024 NO. 2484

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Bylaw 2484 - A Bylaw to provide for alternative means of publishing a notice.

Note: Bylaw 2484 was the subject of a corporate report under Item 6.2.a, for as long as the Peace Arch News publishes hard copy newspapers it is staff's intent to continue to place the legislated advertising in the newspaper.

RECOMMENDATION

THAT Council give first, second and third reading to “White Rock Public Notice Bylaw, 2024, No. 2484”.

**BYLAW 2512 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506,
AMENDMENT NO. 2, 2024, NO. 2512**

Bylaw 2512 - A bylaw to amend the White Rock Zoning Bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the August 29 and September 5 editions of the Peace Arch News. 176 notices were mailed out to owners and occupants within 100 meters of the subject property.

Note: This Bylaw was the subject of a corporate report under Item 6.2.e

RECOMMENDATION #1

THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512”.

RECOMMENDATION #2

THAT Council give first, second and third reading to “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512”.

**BYLAW 2518 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506,
AMENDMENT NO. 4, 2024, NO. 2518 (15156 AND 15158 ROPER
AVENUE)**

Bylaw 2518 - A bylaw to amend the White Rock Zoning Bylaw to amend the CD-4 (Comprehensive Development) zone to remove the requirement within the CD-4 zone that limits retail service groups 1 use, to be contained within a single strata unit which includes a residential use, so that the commercial units can be operated and owned independently from the residential units at 15156 and 15158 Roper Avenue.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the August 29 and September 5 editions of the Peace Arch News. 228 notices were mailed out to owners and occupants within 100 meters of the subject property.

Note: Bylaw 2518 was the subject of a corporate report under Item 6.2.f

RECOMMENDATION #1

THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue]*".

RECOMMENDATION #2

THAT Council give first second and third readings "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)*".

RECOMMENDATION #3

THAT Council authorize staff to instruct the Applicant's lawyer to prepare the required discharge documents to discharge Restrictive Covenant (BM18352) and authorize the discharge of the covenant after Bylaw 2518 is adopted

RECOMMENDATION #4

THAT Council direct staff to resolve the following issues prior to final adoption of Bylaw 2518;

- a. That the Applicant must submit a complete building permit application for all work that has been undertaken on the subject properties to date and obtain final approval of the work; and
- b. The Applicant will provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official.

9.1.d

BYLAW 2510 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 15, 2024, NO. 2510

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Bylaw 2510 - A bylaw to amend the ticketing for Bylaw Offences Bylaw with respect to schedule B13 to address small scale multi-unit housing regulations. Bylaw 2510 received three (3) readings on July 29, 2024 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "*Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 15, 2024, No. 2510*".

9.1.e **BYLAW 2509 - WHITE ROCK HOUSING AGREEMENT (14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET) BYLAW, 2024, NO. 2509** 143

Bylaw 2509 - A bylaw to enter into a Housing Agreement under Section 483 of the Local Government Act. Bylaw 2509 received three (3) readings on July 29, 2024, and is on the agenda for consideration of final reading.

Note: This bylaw is only in regard to the Housing Agreement element of the overall application.

RECOMMENDATION

THAT Council give final reading to "White Rock Housing Agreement (14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2024, No. 2509".

9.2 **PERMITS**

None

10. **CORRESPONDENCE**

10.1 **CORRESPONDENCE - RECEIVED FOR INFORMATION**

Note: Further action on the following correspondence items may be considered. Council may request that any item be brought forward for discussion, and may propose a motion of action on the matter.

10.1.a **METRO VANCOUVER BOARD - METRO 2050 TYPE 3 PROPOSED AMENDMENT - CITY OF SURREY (7880 128 STREET)** 166

Letter dated August 20, 2024 from Metro Vancouver Board Chair, Mike Hurley, regarding a Metro 2050 Type 3 Proposed Amendment requested by the City of Surrey for one property located at 7880 128 Street.

Report from Metro can be found here: [MVRD Board Agenda Package - July 26, 2024 \(metrovancover.org\)](#)

Note: The Director of Planning and Development Services has noted no concern with the Type 3 proposed amendment to the Metro 2050 plan requested by the City of Surrey at 7880 - 128 Street.

RECOMMENDATION

THAT Council supports the proposed Type 3 amendment to the Metro 2050 plan as proposed by the City of Surrey in regard to 7880 - 128 Street.

11. **MAYOR AND COUNCILLOR REPORTS**

11.1 **MAYOR'S REPORT**

11.2 COUNCILLORS REPORTS

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a CONSIDERATION OF BUSINESS HOURS

Mayor Knight provided the following Motion for consideration by Council at this time:

THAT Council direct staff to bring forward options in regard to the regulation of business hours of operation within the City of White Rock, in order to consider the regulation of closing times.

12.1.b BYLAW PROHIBITING DOGS ON CENTENNIAL TRACK

Councillor Cheung provided the following Motion for consideration by Council at this time:

THAT Council direct staff to draft a bylaw prohibiting dogs on the Centennial Track, with appropriate signage to be installed in order to inform the public of this restriction.

12.1.c OVERNIGHT PARKING LOT CLOSURES ON MARINE DRIVE

Councillor Trevelyan put forward the following Motion for consideration by Council at this time:

That council direct staff to bring forward a report with options on closing some or all parking lots on Marine Drive in the early morning (2am-5am) to support the efforts of our RCMP detachment. Options may include signage, physical closure (automated or manual), and other considerations.

12.1.d ADDITIONAL GARBAGE PICK-UP AND CLEANING ON THE WATERFRONT

Councillor Trevelyan provided the following Motion for consideration by Council at this time:

THAT Council direct staff to bring forward a report with options to increase garbage pick-up and cleaning on the waterfront, in particular during the high season.

12.2 NOTICES OF MOTION

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

14. OTHER BUSINESS

15. CONCLUSION OF THE SEPTEMBER 9, 2024 REGULAR COUNCIL MEETING

Regular Council Meeting of White Rock City Council

Minutes



July 29, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight
Councillor Chesney
Councillor Cheung
Councillor Klassen
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Rob Dixon, White Rock RCMP Staff Sergeant
Jim Gordon, Director of Engineering and Municipal Operations
Kari Laing, Director of Human Resources
Ed Wolfe, Fire Chief
John Woolgar, Director of Recreation and Culture
Robyn Barra, Manager of Communications & Government Relations
Shannon Johnston, Manager, Budgets and Accounting
Neethu Syam, Planning Division Lead
Debbie Johnstone, Deputy Corporate Officer

GUESTS: Approx. 18 (additionally White Rock Triton baseball team for Item 3.1.a)

1. **CALL MEETING TO ORDER**

The meeting was called to order at 4:00 p.m.

1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT

We would like to recognize that we are gathered on the traditional unceded territory of the Semiahmoo First Nation, within the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2024-262 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for July 29, 2024 as circulated.

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2024-263 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the July 15, 2024 Regular Council meeting minutes as circulated.

Motion CARRIED (7 to 0)

3.1 SPECIAL PRESENTATIONS

3.1.a WHITE ROCK TRITONS 2024 BC PREMIER BASEBALL LEAGUE CHAMPIONS

Members of the White Rock Tritons Senior U18 team attended in recognition of their 2024 Premier Provincial Championship win.

3.1.b CHEQUE PRESENTATION: SELF ADVOCATES OF SEMIAHMOO DONATION FOR PIER ACCESSIBILITY IMPROVEMENTS

Members from the Self Advocates of Semiahmoo attended for a cheque presentation to the City of White Rock for accessibility improvements for the White Rock Pier (accessible mat).

4. QUESTION AND ANSWER PERIOD (15 MINUTES / 2 MINUTES PER SPEAKER)

Question and Answer Period will be taking place both in person at the meeting, as well as electronically through email.

As of 8:30 a.m., July 24, 2024, there were no Question and Answer period submissions received.

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- A. English, White Rock, had questions in regard to the City's Integrated Transportation and Infrastructure Master Plan, 2022 as to the status of a bike route at Oxford Street / Thrift Avenue, what is the project status? Is also looking for information on the Buena Vista Bike Path.

Staff noted detailed design work is being undertaken for a Bike Path route on Buena Vista Avenue, anticipated to take one (1) year with work to begin construction in 2026.

The Oxford Street / Thrift Avenue Bike Path, there is utility work needed along Thrift Avenue that must be completed first (the bike path is set back from the curb and this type of path may take several [up to 10] years to complete). Staff are working through the Integrated Transportation and Infrastructure Master Plan, some are large capital projects, and some require public consultation.

- M. Batti, White Rock, follow-up to a question asked at the July 15th meeting (regarding the possibility of duplexes being permitted to have secondary suites on a property). It was noted at that meeting that he would be provided with a response in writing and this is outstanding. Asked Council members, concerning accountability and transparency, how do you feel having a bylaw for a single applicant on the agenda this evening when there is a lineup of residents waiting to get information/ answers from the City?

It was noted that it is appreciated Mr. Batti was in attendance to state his concerns.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a CITY SURVEY REGARDING WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION (BIA) MEMBERSHIP RENEWAL

Corporate report dated July 29, 2024 from the Director of Corporate Administration titled "City Survey Regarding White Rock Business Improvement Association (BIA) Membership Renewal".

Motion Number: 2024-264 It was MOVED and SECONDED

THAT Council:

- 1. Receive the July 29, 2024, corporate report from the Director of Corporate Administration, titled "City Survey Regarding Business Improvement Association (BIA) Membership Renewal;" and**
- 2. Direct staff to conclude the survey at this time.**

Motion CARRIED (7 to 0)

6.2.b ESTIMATED COSTS FOR ADDITIONAL BYLAW ENFORCEMENT OR SECURITY GUARD FOR WATERFRONT PATROLS

Corporate report dated July 29, 2024 from the Director of Planning and Development Services titled "Estimated Costs for Additional Bylaw Enforcement or Security Guard for Waterfront Patrols".

Motion Number: 2024-265 It was MOVED and SECONDED

THAT Council direct staff to hire two (2) security guards for a two (2) month trial period (August to the end of September, 2024) from 9 p.m. to 3 a.m. (6 hours per day).

Motion CARRIED (7 to 0)

6.2.c CONSIDERATION OF FIRST THREE READINGS OF WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT (CD 70 - 15052 BUENA VISTA AVENUE) BYLAW, 2024, NO. 2508 - 15052 BUENA VISTA AVENUE (ZON 21-023)

Corporate report dated July 29, 2024 from the Director of Planning and Development Services, titled "Consideration of First Three (3) Readings of White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD 70 - 15052 Buena Vista Avenue) Bylaw, 2024, No. 2508 -15052 Buena Vista Avenue (ZON 21-023)".

Note: Bylaw 2508 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.a

Motion Number: 2024-266 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated July 29, 2024, from the Director of Planning and Development Services, titled "Consideration of first three readings of White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD 70 – 15052 Buena Vista Avenue) Bylaw, 2024, No. 2508 – 15052 Buena Vista Avenue (ZON 21-023)."

Motion CARRIED (7 to 0)

6.2.d CONSIDERATION OF FIRST THREE READINGS OF "WHITE ROCK HOUSING AGREEMENT (1441 VIDAL STREET) BYLAW, 2024, NO. 2509

Corporate report dated July 29, 2024 from the Director of Planning and Development Services titled "Consideration of First Three (3) Readings of "White Rock Housing Agreement (1441 Vidal Street) Bylaw, 2024, No. 2509".

Note: Bylaw 2509 is on the agenda for consideration of staff recommended first, second, and third reading under Item 9.1.c

Motion Number: 2024-267 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated July 29, 2024, from the Director of Planning and Development Services, titled "Consideration of First Three Readings of "White Rock Housing Agreement (1441 Vidal Street) Bylaw, 2024, No. 2509."

Motion CARRIED (7 to 0)

6.2.e INITIAL REVIEW (ROUND 2) FOR 14780 NORTH BLUFF ROAD (OCP/ZON/MJP 23-016) - TELUS LIVING AND TELUS NETWORK FACILITY

Corporate report dated July 29, 2024 from the Director of Planning and Development Services titled "Initial Review (Round 2) for 14780 North Bluff Road (OCP/ZON/MJP 23-016) - TELUS Living and TELUS Network Facility".

Motion Number: 2024-268 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated July 29, 2024, from the Director of Planning and Development Services, titled "Initial Review (Round 2) for 14780 North Bluff Road (OCP/ZON/MJP 23-016) – TELUS Living and TELUS Network Facility”.

Motion CARRIED (7 to 0)

Motion Number: 2024-269 It was MOVED and SECONDED

THAT Council permit staff to prepare a scoping report for the North Bluff Corridor Study in concurrence with the OCP update Request for Proposal.

Motion CARRIED (7 to 0)

6.2.f TICKETING FOR BYLAW OFFENCES BYLAW AMENDMENT TO UPDATE ZONING BYLAW REFERENCES

Corporate report dated July 29, 2024 from the Director of Planning and Development Services titled "Ticketing for Bylaw Offences Bylaw Amendment to Update Zoning Bylaw References".

Note: Bylaw 2510 is on the agenda for staff recommended first, second and third reading under Item 9.1.b

Motion Number: 2024-270 It was MOVED and SECONDED

THAT Council receive the report dated July 29, 2024, from the Director of Planning and Development Services, titled “Ticketing for Bylaw Offences Bylaw Amendment to Update Zoning Bylaw References”.

Motion CARRIED (7 to 0)

6.2.g AMENDMENT TO MAJOR DEVELOPMENT PERMIT 390 (SIGNAGE) - 1586, 1590, 1594, 1598 NICHOL ROAD (MJP00037)

Corporate report dated July 29, 2024 from the Director of Planning and Development Services titled "Amendment to Major Development Permit 390 (signage) - 1586, 1590, 1594, 1598 Nichol Road (MJP00037)".

Motion Number: 2024-271 It was MOVED and SECONDED

THAT Council:

- 1. Receive the corporate report dated July 29, 2024, from the Director of Planning and Development Services, titled “Amendment to Major Development Permit No. 390 (Signage) – 1586, 1590, 1594, 1598 Nichol Road (MJP00037)”;**
- 2. Waive the requirements for a Public Information Meeting, Advisory Design Panel review and a Public Meeting for the amendment to Development Permit No. 390; and**
- 3. Approve the Major Development Permit No. 390-01.**

Motion CARRIED (7 to 0)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

Motion Number: 2024-272 It was MOVED and SECONDED

THAT Council receive for information the following committee meeting minutes as circulated:

- **Public Art and Culture Advisory Committee - July 10, 2024.**

Motion CARRIED (7 to 0)

7.2 SELECT COMMITTEE RECOMMENDATIONS (2)

**7.2.a PUBLIC ART AND CULTURE ADVISORY COMMITTEE
(COUNCILLOR KLASSEN, CHAIRPERSON)**

7.2.a.a APPROVAL FOR SIGNAGE FUNDING

Motion Number: 2024-273

It was MOVED and SECONDED

THAT Council authorize staff to allocate funds from the Public Art Fund to create interpretive signage for two (2) locations as follows:

- **\$2400 for signage at the Whaling Wall; and**
- **\$2650 for signage at the Saltaire Public Art Installation.**

Motion CARRIED (7 to 0)

**7.2.a.b FUNDING APPROVAL FOR JOHNSTON ROAD
CROSSWALK PUBLIC ART PROJECT**

Motion Number: 2024-274

It was MOVED and SECONDED

THAT Council authorize staff to allocate \$10,300 in additional funds from the Public Art Fund for the completion of the Johnston Road Crosswalk public art project.

Motion CARRIED (7 to 0)

8. **POLICIES**

None

9. **BYLAWS AND PERMITS**

9.1 **BYLAWS**

9.1.a **BYLAW 2508: WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT (CD-70 15052 BUENA VISTA AVENUE) BYLAW, 2024, NO. 2508**

Bylaw 2508 - A bylaw to amend the White Rock Zoning Bylaw in order to rezone the subject property located at 15052 Buena Vista Avenue from the "RS-3 (Small Lot, Hillside) SSMUH Residential" Zone to a property-specific Comprehensive Development (CD) to permit the subdivision of the property and the construction of a new small-scale residential dwelling on each lot.

This Bylaw amendment also includes an update to Section 4.10.1 in the White Rock Zoning Bylaw, 2024, No. 2506 to clarify the properties (CD zones in the one, two, and three-unit residential uses) to which this section of the zoning bylaw will apply.

Note: In accordance with legislation, Notice of Consideration of Bylaw 2508 was published in the July 18 and 25th editions of the Peace Arch News, and 181 notices were mailed to inform owners and occupants within 100 meters of the subject property.

Note: Bylaw 2508 was the subject of a corporate report under Item 6.2.c

**Motion Number: 2024-275
It was MOVED and SECONDED**

THAT Council give first, second and third reading to "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD-70 - 15052 Buena Vista Avenue) Bylaw, 2024, No. 2508*".

Motion CARRIED (7 to 0)

Motion Number: 2024-276
It was MOVED and SECONDED

THAT Council direct staff to resolve the following issues prior to final adoption of Bylaw 2508:

- a. **ensure that all engineering requirements and issues including servicing agreement completion and dedication of 4.5 metres of Buena Vista Avenue and 1.0 metre of Beachview Avenue are addressed to the satisfaction of the Director of Engineering and Municipal Operations;**
- b. **demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and,**
- c. **submit a Geotechnical report which is to be peer-reviewed at the Applicant's cost.**

Motion CARRIED (7 to 0)

9.1.b BYLAW 2510 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 15, 2024, NO. 2510

Bylaw 2510 - A bylaw to amend the ticketing for Bylaw Offences Bylaw with respect to schedule B13

Note: Bylaw 2510 was the subject of a corporate report under Item 6.2.f

Motion Number: 2024-277 It was MOVED and SECONDED

THAT Council give first, second and third reading to " *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 15, 2024, No. 2510*".

Motion CARRIED (7 to 0)

9.1.c BYLAW 2509 - WHITE ROCK HOUSING AGREEMENT (14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET) BYLAW, 2024, NO. 2509

Bylaw 2509 - A bylaw to enter into a Housing Agreement under Section 483 of the Local Government Act.

Note: Bylaw 2509 was the subject of a corporate report under Item 6.2.d

Motion Number: 2024-278 It was MOVED and SECONDED

THAT Council give first, second and third reading to " *White Rock Housing Agreement (14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2024, No. 2509*".

Voted in the negative (1): Councillor Klassen

Motion CARRIED (6 to 1)

9.1.d BYLAW 2507 - WHITE ROCK FINANCIAL PLAN (2024-2028) BYLAW, 2024, NO. 2496, AMENDMENT NO. 2, 2024 NO. 2507

Bylaw 2507 - A bylaw to amend the White Rock Financial Plan (2024-2028) Bylaw, 2024, No. 2496 to replace Schedule A and B to include:

- Allocation out to City departmental budgets of the negotiated CUPE wage settlement increases, which had been sitting in the Fiscal Services departmental budget;
- New budget for the accessibility mat for the Pier; and
- Increased budget for Bayoxide Media replacement for the Water Utility, funded from funds already set aside in the Water Utility Operating Reserve Fund.

Bylaw 2507 received three (3) readings on July 15, 2024 and is on the agenda for consideration of final reading at this time.

Note: Advertising for public written comments in relation to Bylaw 2507 was placed in the Peace Arch News July 18 and 25, 2024.

Motion Number: 2024-279 It was MOVED and SECONDED

THAT Council give final reading to " *White Rock Financial Plan (2024-2028) Bylaw, 2024, No. 2496, Amendment No. 2, 2024, No. 2507*".

Motion CARRIED (7 to 0)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Note: Further action on the following correspondence items may be considered. Council may request that any item be brought forward for discussion and may propose a motion of action on the matter.

10.1.a METRO VANCOUVER - HOUSING NEEDS REPORT - OPT-IN OPPORTUNITY FOR METRO VANCOUVER MEMBER JURISDICTIONS

Correspondence dated July 23, 2024 from Mike Hurley, Chair of the Metro Vancouver Board, offering support from Metro Vancouver staff to complete the Housing Needs Report in accordance with the updated provincial methodology and requirements.

Motion Number: 2024-280 It was MOVED and SECONDED

THAT Council direct staff to opt-into the Metro Vancouver Opportunity regarding Housing Needs.

Motion CARRIED (7 to 0)

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

None

11.2 COUNCILLORS REPORTS

None

12. **MOTIONS AND NOTICES OF MOTION**

12.1 **MOTIONS**

12.1.a **NOTICES OF MOTION**

Councillor Chesney provided the following Motion for consideration at this time:

Motion Number: 2024-281 It was MOVED and SECONDED

That Council directs staff to bring forward an amendment to the Code of Conduct Bylaw No. 2456 whereby if a member of Council has been thought to have violated the bylaw it would be adjudicated by someone outside the City of White Rock organization.

Voted in the negative (4): Mayor Knight, Councillor Cheung, Councillor Lawrence, and Councillor Partridge

Motion DEFEATED (3 to 4)

12.2 **NOTICES OF MOTION**

Mayor Knight provided the following Notice of Motion for consideration at the next Regular Council meeting:

THAT Council direct staff to bring forward options in regard to the regulation of business hours of operation, within the City of White Rock, in order to consider the regulation of closing times.

13. **RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS**

None

14. **OTHER BUSINESS**

Dogs on the Promenade: Trial Period until September 30, 2024:

As a follow up to Council direction from the July 15, 2024 meeting the following motion is to be considered by Council at this time:

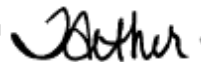
Motion Number: 2024-282 It was MOVED and SECONDED

That Council directs staff to temporarily waive enforcement of Section 23 (6) of Animal Control and Licensing Bylaw, 2012 No. 1959 for the hours of 5:30 a.m. to 9:00 a.m. from August 1st 2024 to September 30, 2024 in order to address a trial period for this additional time to permit dogs on the promenade.

Motion CARRIED (7 to 0)

15. **CONCLUSION OF THE JULY 29, 2024 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:53 p.m.



Mayor Knight

Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024
TO: Mayor and Council
FROM: Tracey Arthur, Director, Corporate Administration
SUBJECT: White Rock Public Notice Bylaw, 2024, No. 2848

RECOMMENDATIONS

THAT Council receive the corporate report dated September 9, 2024, from the Director of Corporate Administration, titled “White Rock Public Notice Bylaw, 2024, No. 2848”.

EXECUTIVE SUMMARY

The *Community Charter* and *Local Government Act* require local governments to give advance public notice on matters of public interest, like Public Hearings, Public Meetings, road closure bylaws, etc. In February 2022, Bill 26 updated Section 94.1 of the *Community Charter* regarding the requirements for public notice. Although the notification timeline remains the same, the method of notifying the public has been changed. Previously, according to Section 94.1, notification had to be provided in the local newspaper. Bill 26 introduces revised public notice requirements, allowing local governments to establish alternative notice methods through a bylaw, such as providing online notice. Due to surrounding changes in the local media landscape, staff have brought forward the *White Rock Public Notice Bylaw, 2024, No. 2484* for Council consideration regarding public notice requirements.

INTRODUCTION/BACKGROUND

Section 94.1 of the *Community Charter* outlines the default publication requirements for statutory ads if a local government does not have a bylaw specifying an alternative statutory advertising process. The default publication method for statutory ads is to place print ads in a local newspaper once each week for two (2) consecutive weeks.

In February 2022, the *Community Charter* was amended to allow for alternative methods of statutory advertising. If a local government adopts a bylaw that specifies two (2) means of publishing a notice (excluding the Public Notice Posting Place), notices are no longer required to be published in local newspapers. It is believed that this amendment was made due to some local governments and regional districts in British Columbia being unable to comply with the required advertising due to a lack of print newspaper circulation in their areas.

Last year several newspapers in smaller municipalities and regional districts in British Columbia have shifted to online publications only or have ceased publication altogether. In August 2023, the cities of Burnaby, New Westminster, Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra were given nine days' notice that the local newspapers distributed in their areas were

ceasing print editions. This caused notification problems for already scheduled Public Hearings in Burnaby, as using an online news service did not meet the requirements of the *Community Charter*. As a result, Burnaby had to move the required ads to a regional paper at a significantly increased cost, as the mailouts had already been completed, and they were unable to use local papers to meet the advertising requirements.

White Rock are serviced by the Peace Arch News who themselves moved to publishing weekly in 2020 from previously having two (2) weekly printed editions on Wednesdays and Fridays. They now only publish on Thursdays, this has provided fewer options for readers to see statutory ads. They have also made changes resulting in tighter timelines for staff to submit content for ads.

Within the draft City of White Rock Public Notice Bylaw, staff are proposing to provide public notice through the City website, on the City's official Facebook page and posting a hard copy on the Public Notice Posting Place outside the front door at City Hall. The Communications Department has confirmed that City Website and Facebook page are the City's most utilized platforms. At this time, it is not intended that the City will cease publication in the Peace Arch News. It is the intent that this will continue to take place as long as Peace Arch News is producing hardcopy newspapers. The Public Notice Bylaw is being proposed to ensure that statutory deadlines for advertisements are met and to address any issues that may arise with printed notices in the future. Council have been provided with options within this corporate report as outlined below and staff are seeking their direction on this matter.

FINANCIAL IMPLICATIONS

Advertising published through the Peace Arch news does have a financial implication. Each public notice ad, depending on the size, costs the city approximately \$900. As an example, in 2023 there were 14 legislated hearing ads that must be placed in two (2) consecutive issues. This was at an approximate cost of \$25,200. These are required to be larger ads where a map is to be included thus more expensive than our typical acknowledgement ads.

LEGAL IMPLICATIONS

The implementation of a Public Notice Bylaw will ensure that the city meets all statutory deadlines for advertising public notices.

If Council were to direct the continued use of the Peace Arch news for as long as it provides hardcopy newspapers, in future should there be any changes regarding these publications this bylaw will guarantee the city still can immediately comply with the requirements of the *Community Charter*.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration (Option 1 has been recommended to Council):

1. Adopt the City of White Rock Public Notice Bylaw for an alternative advertising method and continue with hardcopy newspaper notice of legislated advertising within the Peace Arch News;
2. Adopt the City of White Rock Public Notice Bylaw whereby Public Notice will be conducted through the City website, on the City's official Facebook page and posting a hard copy on the Public Notice Posting Place outside the front door at City Hall and stop local newspaper advertising of public notice;

3. Continue with status quo (advertising in the Peace Arch News as the primary notification), this does pose a risk in business operations should there be a sudden change in newspaper operations and with the associated cost of approximately \$900 per advertisement.

CONCLUSION

Following an amendment to Section 94.1 of the *Community Charter* many municipalities have adopted a Public Notice Bylaw. This bylaw will set the City's means of public notice. This will include the requirement that public notices will be posted electronically on the City website, on the official City of White Rock Facebook page as well as a hardcopy being placed on the City's Public Notice Posting Place (situated outside front doors at City Hall). All of these will be immediately incorporated into City procedure. In addition advertising of legislated items will continue to be done within the Peace Arch News for as long as they publish hardcopy newspapers. Should the Peace Arch News no longer provide an option for hard copy newspapers the City will be ready and prepared by having the notice requirements in place and in practice.

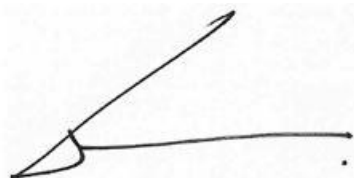
Respectfully submitted,



Tracey Arthur
Director, Corporate Administration

Comments from the Chief Administrative Officer

This corporate report is for Council's consideration and direction to staff.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Public Notice Bylaw, 2024, No. 2484

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2484**



A Bylaw to provide for alternative means of publishing a notice.

The Council of the City of White Rock ENACTS as follows:

1. Definitions

For the purpose of this bylaw:

“City Website” means the official website of the City of White Rock
www.whiterockcity.ca

2. Public Notice

Any notice required to be given or published in accordance with section 94 of the *Community Charter* must be published by the means specified in this bylaw as follows:

- a) Posted electronically on the City Website;
- b) Posted electronically on the official City of White Rock Facebook page; and
- c) Posted a hard copy on the City’s Public Notice Posting Place.

3. This Bylaw may be cited as the “White Rock Public Notice Bylaw, 2024, No. 2484”

RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____
RECONSIDERED AND FINALLY ADOPTED on the _____ day of _____

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024

TO: Mayor and Council

FROM: Tracey Arthur, Director of Corporate Administration

SUBJECT: Business Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw

RECOMMENDATIONS

THAT Council:

1. Receive the September 9, 2024, corporate report from the Director of Corporate Administration, titled "Business Improvement Area (BIA) Survey Results and Direction for a New BIA Bylaw;" and
2. Direct staff to bring forward a new Business Improvement Area (BIA) bylaw utilizing:
 - a. the *Community Charter* Section 212 (Petition for local area service) **or**
 - b. the *Community Charter* Section 213 (Local Area Service on Council Initiative – counter petition) noting that all previous BIA bylaws have utilized Section 213 / counter petition;
 - c) confirm the term (5 years);
 - d) confirm the annual amounts to be collected in accordance with the bylaw with suggested BIA levies for each year of the five-year term (2% or 4% increase from the previous bylaw); and
 - e) confirm the mandate.

EXECUTIVE SUMMARY

The White Rock Business Improvement Area Bylaw, 2019, No. 2311 (Appendix A) is currently in effect until December 31, 2024. For the White Rock Business Improvement Area (BIA) to continue to exist following the end of 2024 a new bylaw must be established. The BIA has requested a new bylaw, similar to the existing that would have a five (5) year term (Appendix B).

Council were presented this information at their March 25, 2024, meeting (Appendix C) and staff were requested at that time to bring forward a survey to receive feedback from the property owners

and retail business owners/operators within the BIA bylaw boundary on the services and support provided by the BIA.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
<p>2024-099 March 25, 2024</p>	<p><i>THAT Council:</i> <i>Direct there be a survey conducted by the City regarding the Business Improvement Area (BIA):</i></p> <ul style="list-style-type: none"> ○ <i>Staff and the BIA are to meet to discuss survey questions</i> ○ <i>The commercial property owners and the retail business within the BIA Area are to be surveyed</i> ○ <i>To be conducted within the next 60-day period</i> ○ <i>To be conducted not solely through email, would like to see door-to-door component</i> ○ <i>Draft survey provided On-Table at the March 25, 2024 meeting can be a starting point for discussion between staff and the BIA</i> <p><i>Results are to come back to the City</i></p>
<p>2024-130 April 15, 2024</p>	<p><i>THAT Council:</i></p> <ol style="list-style-type: none"> 1. <i>Receive the April 15, 2024 corporate report titled “Business Improvement Area (BIA) Survey Information and Process”;</i> 2. <i>Approve staff utilizing TheWGroup to conduct a BIA Member Survey at the cost of \$8,875; and</i> 3. <i>Approve the proposed objectives, methodology, timeline and draft survey outlined in the corporate report.</i>
<p>2024-264 July 29, 2024</p>	<p><i>THAT Council:</i></p> <ol style="list-style-type: none"> 1. <i>Receive the July 29, 2024 corporate report titled “City Survey Regarding Business Improvement Area (BIA) Membership Renewal”;</i> and 2. <i>Direct staff to conclude the survey at this time.</i>

INTRODUCTION/BACKGROUND

This corporate report will:

Provide a results summary from the survey conducted on the City’s behalf by The W Group (the Group) following Council’s direction; and

- a) Seek Council direction on elements of the future bylaw (term, mandate and levy amounts) as well as the petition process that is to be undertaken.

Attached as Appendix D is the White Rock Business Improvements Area Members Survey 2024, provided to the City on August 14, 2024. The survey research program objectives and survey methodology are included in the April 15, 2024, corporate report (Appendix E).

The Group, on the City’s behalf, surveyed the retail owners/ operators and commercial property owners located within the BIA boundary regarding their experiences with the BIA and its mandate.

The BIA's current mandated activities as specified in the bylaw include:

- Carrying out studies, preparing reports, and undertaking projects or initiatives to encourage business and commerce in the BIA area.
- Encouraging and promoting commercial business and encouraging entertainment, sports, and cultural activities within the BIA area.
- Creating a pleasant physical environment.
- Removing graffiti from buildings and other structures in the BIA area.
- Improving, beautifying, or maintaining streets, sidewalks or municipally owned land, buildings, or other structures in the BIA area.

Online survey responses were collected anonymously between May 30 – July 29, 2024. In total, 65 respondents participated in the survey out of 536 (approximately 12%) as described below.

Final summary numbers were:

- Approximately 536 were on the list of property owners and retail business owners/operators within the BIA Boundary area.
- 86 were non-resident contacts – they were mailed invites.
- Of the approximate 450 visited there were 137 email addresses (there were approximately 50 businesses that didn't exist or were clearly out of business).
- Invites were sent in four (4) waves of the 137 email addresses collected.

Some Key Highlights:

- Respondents are most satisfied with the BIA efforts to remove graffiti (66%) and their work to encourage and promote commercial business and encouraging entertainment, sports, and cultural activities (60%).
- A theme emerged during the open-ended comments, the perceived need for the BIA to create greater awareness and understanding of their role.
- BIA could better support local businesses by improving their outreach and engagement efforts on a more consistent basis.
- Concerts at the Pier and the White Rock Jazz & Blues Festival are highly rated in terms of their overall effectiveness in helping businesses in the area.
- Although some praised the work and positive impact the public events had on the area and businesses, a significant proportion reports that the events are either not applicable to them, due to location (28 – 36%) or have not resulted in any increase in visitor numbers to their business (36 – 49%).
- Strong support for White Rock to host more diverse events that involve local businesses, direct attends/ visitors to their location, and subsequently positively impact them.

Business/ Commercial property location:

- Almost four (4) out of five (5) respondents are located in the Uptown Commercial Area, the remainder having waterfront (East and West Beach) locations or unsure of their location (2%).

- Majority (83%) identified as business owners and 3% as solely commercial property owners – the remainder had both business and commercial property interests in the area.
- Over half (53%) operate as a retail outlet or in food services while 41% provide professional or personal services.
- 62% have been operating their business in the White Rock BIA for more than six (6) years.
- Although based on a smaller number of respondents (65 out of 536), 73% of commercial property owners have been in the White Rock BIA for more than six (6) years.

Among those who indicated their level of satisfaction with the BIA’s delivery of specified mandated activities, they were most satisfied with the organizations’ efforts to:

- Remove graffiti from buildings and other structures in the BIA area (66%).
- Encourage and promote commercial business and encouraging entertainment, sports and cultural activities with the BIA area (60%).

Conversely, respondents are less satisfied with the BIA’s efforts to:

- Carry out studies, prepare reports, and undertake projects or initiatives to encourage business and commerce in the BIA area (32%).
- Improve, beautify, or maintain streets, sidewalks, or municipally owned land, buildings, or other structures in the BIA area (26%).

Comments regarding any of the BIA-specified mandated activities:

- There were a number of respondents that had a negative perception of the benefits of the BIA membership.
- It was noted that the BIA needs to create greater awareness and understanding of their role and foster more engagement with local businesses. As well they need to offer more consistent and equitable support for businesses, street maintenance and beautification efforts should be more consistent across the City.
- A number of respondents mentioned challenges with the ongoing construction, as well as accessibility and parking challenges in the BIA areas.
- While some respondents recognize the positive public event and engagement efforts of the BIA others are calling for more advertising and marketing of public events and activities and more diverse events and activities in different locations throughout the city.

Ways the BIA could better support local business:

- Outreach efforts and general support for businesses including liaison with City Hall.
- Greater awareness and understanding of the role be made available.
- Production of more and better promotional and marketing support as well as organizing more public engagement events and activities that directly support these business and property owners.
- Parking concerns (availability, cost, complimentary for business owners).

- Improving street maintenance and beautification and working with the City to address homelessness and public safety issues.
- Some noted appreciation of the organization's work and positive impact on the area.

Overall Effectiveness of Events in terms of helping businesses (The White Rock Jazz & Blues Festival, White Rock Buskers & Comedy Festival, Concerts at the Pier, Presented by TD Ready Commitment and White Rock Craft Beer Festival)

- Perception of the overall effectiveness of the events are mixed: The Concerts at the Pier and The White Rock Jazz & Blues Festival are rated as being effective or very effective (57% and 42% respectively).

Visitor Impact on Businesses:

- The Concerts at the Pier is most immediate for 21% of respondents compared to 13% for the other three (3) events, however between 70 – 77 % reported that these events are either not applicable to them (due to location) or have not resulted in increased visitor numbers to their business.

Comments / Concerns regarding the events and how they specifically impacted businesses:

- A number of respondents commented that the events are not relevant to their business and / or the BIA has had no impact on their business. Conversely some praised the BIA for their work and the positive impact these events have had on the area and their businesses.
- Traffic, accessibility and public safety concerns related to the events.
- Broader variety of events that involve local businesses, direct attendees to their location and subsequently positively impact these businesses.
- Would like to see events throughout the area instead of in the same locations and closing different streets.

Thoughts / Suggestions on what more the BIA could do for its members:

- More outreach, communication and support related to business development and marketing.
- Organize events/activities that are business-related to benefit businesses and property owners directly.
- More effective promotion and marketing of events and leveraging of local businesses to support advertising and promotional efforts.
- Act as a Liaison with City Hall.
- Arrange more public art, street landscaping and beautification.
- Make changes to BIA funding and membership (no longer mandatory / donation).
- Better communication and information sharing.
- Facilitate the businesses to better support and promote local events, festivals, etc. by generating more awareness and providing promotional materials that they can display and distribute to customers.

Appendix D should be referred to for more in-depth information regarding the survey results. Now the survey is complete and given the noted highlights Council may wish to consider the BIA mandate moving forward.

The BIA has proposed another five (5) year mandate, from 2025 to 2029, with an annual levy increase of at least 2% per annum with a notation that additional revenue of a further 2% (4% total) would allow the BIA to sustainably continue successful pilot projects and launch new initiatives.

The BIA is promoting a collaborative relationship with the City benefitting both local businesses and the community overall. Core functions during this mandate have been noted to involve the following:

1. Festivals and Events.
2. Street Beautification and Enhancement.
3. Marketing, Advertising and Promotion.
4. Communications.
5. Community relations and Advocacy.
6. Member Services and Education.

Past BIA levies have reflected inflationary increases each year. The 2024 BIA levy will be \$364,037 and will be assessed to 282 business properties in the BIA Area. For 2025, if the BIA levy was increased by 2% that would represent an increase of \$7,263 and a 4% increase would represent an increase of \$14,563. Subsequent years would be increased by either 2% or 4% depending on which proposal is accepted.

The BIA levy amounts, assuming a 2% or 4% annual increase, would be as follows:

Year	2 % inflationary increases	4 % (sustainably continue pilot projects and launch new initiatives)
2025	\$371,300	\$378,600
2026	\$378,700	\$393,700
2027	\$386,300	\$409,400
2028	\$394,000	\$425,800
2029	\$401,900	\$442,800

Increases for each property will vary as this levy is based on the assessed value of each property.

Legislated statutory process for a BIA bylaw to follow prior to final reading:

Council has two (2) legislated requirement options to complete for a BIA bylaw that staff are seeking direction on. The current BIA bylaw and all previous City BIA bylaws were initiated and adopted following a counter-petition process according to Section 213 of the *Community Charter*.

- 1) Section 212 (Petition for local area service) of the *Community Charter* enables the bylaw to be adopted only if a petition in favour of it is signed by the owners of at least 50% of the parcels within the designated area, and the persons signing represent at least 50% of the assessed value of the properties in the area. This requires the BIA to develop the petition, contact all owners of parcels within the proposed area and obtain the required signatures.

- 2) Section 213 (Local area service on Council initiative – subject to petition against) of the *Community Charter* requires public notification of Council's intent to adopt the bylaw, and notification to be mailed to all property owners of parcels within the designated area. Unless a petition against it (counter-petition), signed by owners of at least 50% of the parcels, representing at least 50% of the assessed value of the designated area, is received within 30 days after the second public notification of Council's intent or when the last notice was mailed, the bylaw can proceed for adoption. If prevented by counter-petition, the same initiative cannot be proposed for one (1) year unless it is for a lower levy or of a different scope.

Creating the business improvement service area in accordance with Section 213, by Council initiative, is considered more effective and expedient than Section 212, as it requires a counter-petition process, which is a negative vote. The Section 213 process is widely used by other municipalities and is more likely to result in the enactment of the bylaw; therefore, it is recommended.

FINANCIAL IMPLICATIONS

The survey was conducted by The W Group at a final cost of \$8,900 plus applicable taxes.

In regard to the BIA bylaw moving forward, there are no financial implications to the City. The City levies the taxable properties on the annual tax notice and then remits the collected funds to the BIA as per the payment schedule (noted above) to be outlined in the Bylaw.

OPTIONS / RISKS / ALTERNATIVES

1. That Council direct staff to bring forward a new BIA bylaw with an amended mandate (as directed) to begin its legislated process including utilizing Section 213 Counter Petition Process (notifies of Council's intent to adopt the bylaw unless a petition against it is signed by owners of at least 50% of the parcels, representing at least 50% of the assessed value for the designated area is received within 30 days after the second notification has been issued including either a 2% or 4% annual increase - this has been the format previously utilized).
2. That Council direct staff to bring forward a new BIA bylaw with an amended mandate (as directed) to begin its legislated process including utilizing Section 212 Petition Process (adopted only if a petition in favour of it is signed by the owners of at least 50 of the parcels within the designated area, and the person signing represent at least 50% of the assess value of the properties in the area including either a 2% or 4% annual increase).
3. That Council direct staff to bring forward a new BIA bylaw to begin its legislative process with the current mandate to begin its legislated process including utilizing Section 213 Counter Petition Process (notifies of Council's intent to adopt the bylaw unless a petition against it is signed by owners of at least 50% of the parcels, representing at least 50% of the assessed value for the designated area is received within 30 days after the second notification has been issued including either a 2% or 4% annual increase - this has been the format previously utilized).
4. That Council direct staff to bring forward a new BIA bylaw to begin its legislative process with the current mandate to begin its legislated process including utilizing Section 212 Petition Process (adopted only if a petition in favour of it is signed by the owners of at least 50 of the parcels within the designated area, and the person signing represent at least 50% of the assess value of the properties in the area including either a 2% or 4% annual increase).

5. Council not proceed with a further BIA bylaw, whereby the current bylaw 2311 will expire December 31, 2024.

CONCLUSION

It is recommended that staff bring forward a new White Rock Business Improvement Area bylaw for consideration, with a five-year mandate. Staff are recommending that the BIA levies would not exceed an annual amount starting at \$371,300 in 2025 at 2% increase or \$378,600 at 4% increase and then further increased by 2% or 4% annual to \$401,900 at 2% or \$442,800 at 4% increase in 2029.


Respectfully submitted,



Tracey Arthur, Director of Corporate Administration

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report and for Council's direction to staff.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Business Improvement Area Bylaw, 2019, No. 2311

Appendix B: BIA Proposal, March 8, 2024

Appendix C: March 25, 2024 Corporate Report – White Rock Business Improvement Area Bylaw

Appendix D: Results of the White Rock Business Improvements Area Members Survey 2024

Appendix E: April 15, 2024 Corporate Report – Business Improvement Association (BIA)
Survey Information and Process

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2311



**A Bylaw to establish and designate a Business Improvement Area
in the City of White Rock.**

WHEREAS the City may establish a business improvement area service to grant money to an organization that has the planning and implementation of a business promotion scheme as one of its aims, functions or purposes;

AND WHEREAS the owners of certain properties within the municipal boundaries have formed an association know as the "White Rock Business Improvement Association", a registered not for profit society in the Province of British Columbia to undertake certain works and services and to market and promote business within that area;

AND WHEREAS a City Council may propose to undertake a business improvement area, as a local area service, on its own initiative;

NOW THEREFORE, the Council of the City of White Rock, in open meeting assembled, enacts as follows:

Definitions

1. For the purpose of this Bylaw:

Area means the lands and improvements contained within the three geographic areas of the City of White Rock as shaded on the maps attached to and forming part of this bylaw as Schedule "A".

Association means the White Rock Business Improvement Association or any other name that the members of the association may approve;

Business Promotion Scheme means the development and undertaking of projects and initiatives to encourage business and commerce in the Area. This includes:

- a. carrying out studies, preparing reports and undertaking projects or initiatives to encourage business and commerce in the Area;
- b. encouraging and promoting commercial business and encouraging entertainment, sports, and cultural activities within the Area;
- c. creating a pleasant physical environment;
- d. removing graffiti from buildings and other structures in the Area
- e. improving, beautifying or maintaining streets, sidewalks or municipally owned land, buildings or other structures in the Area

City means The Corporation of the City of White Rock

Council means the Council for the City

Taxable Property means land and improvements in the Area that fall within the Class 6 property class for assessment purposes.

Grant

2. Subject to the conditions and limitations set out in this bylaw Council hereby grants the following sums to the Association to undertake its Business Promotion Scheme:
 - a) In 2020, a sum not to exceed \$337,006;
 - b) In 2021, a sum not to exceed \$343,014;
 - c) In 2022, a sum not to exceed \$350,021;
 - d) In 2023, a sum not to exceed \$357,029;
 - e) In 2024, a sum not to exceed \$364,037
3. The City will pay 50% of the applicable grant to the Association on or before April 1 of the calendar year in which the funds are collected, and 50% of the applicable grant on or before October 1 of the same calendar year, subject to the requirements noted in Sections 4 and 5 of this Bylaw.
4. The April 1 annual grant installments will only be paid if the requirements of Sections 6, 10 and 16 of this Bylaw have been complied with.
5. The October 1 annual grant installments will only be paid if the requirements of Sections 6, 13 and 16 of this Bylaw have been complied with.

Expenditures and Indebtedness

6. Monies granted to the Association pursuant to this bylaw will be expended only:
 - a) By the Association;
 - b) In accordance with the conditions and limitations set out in this bylaw; and
 - c) For the Business Promotion Scheme.
7. Monies granted pursuant to Section 2 of this bylaw must be expended by the Association on expenses provided for in the annual budget submitted pursuant to Section 10.
8. The Association must not incur any indebtedness or other obligations beyond the sum granted for each calendar year.
9. The Association shall keep separate from any other accounts, the account used for money granted to the Association by City Council pursuant to this Bylaw, and shall report separately from the requirement of Section 13 of this Bylaw, the revenues and expenditures related to that separate account, upon the request of the City.

Budget

10. The Association must submit annually to the City Clerk for information, or before March 1st of each year, 2020 through 2024 inclusive, a budget for the Association's fiscal year beginning on April 1 of the same year, which contains information sufficient in detail to describe all anticipated

expenses and revenues and which has been approved by a majority of the members present at the Annual General Meeting of the Association.

Recovery and Tax Levy

11. All of the money granted to the Association pursuant to this Bylaw will be recovered as a property value tax from the owners of the Taxable Property within the Area.
12. For the purpose of recovering the monies granted the Association, the City will impose each year a levy rate per \$1,000 of assessment on the Taxable Property within the Area which when multiplied by the total assessment for land and improvements will yield the maximum amount of the respective grants set out in this Bylaw.

Financial Statements

13. Notwithstanding any provisions of the Association's Bylaws concerning its fiscal year, the Association must submit to the City on or before July 31 each year an audited annual financial statement for the Association's preceding April 1 to March 31 fiscal year which will be prepared in accordance with generally accepted accounting principles and will include a balance sheet and a statement of revenue and expenditures.
14. The financial statement submitted by the Association must also be prepared in accordance with the requirements of the Society Act, R.S.B.C. 1996, c. 433 as amended from time to time.
15. The Association will permit the Director of Financial Services for the City or his or her nominee to inspect during normal business hours on reasonable notice all books of account, receipts, invoices and other financial position records which the Director of Financial Services deems advisable for the purposes of verifying and obtaining further particulars of the budget and any financial statements of the Association as they relate to monies granted to Association by the Council pursuant to this Bylaw.

Insurance

16. The Association must carry at all times a policy of comprehensive general liability insurance in the amount of \$5,000,000 with:
 - a) The City as an additional named insured;
 - b) A cross coverage provision; and
 - c) An endorsement to provide the City Clerk with 30 days notice of change or cancellation.
17. The Association will deliver a copy of the each insurance policy to the City Clerk within 60 days of payment of the premiums for the insurance policy.

Alterations to the Association's Constitution

18. The Association may not alter or approve amendments to its constitution and bylaws without providing the City Clerk with one (1) months notice of its intention to make such alteration or amendment and where any alteration or amendment is made without such notice, the City may withhold any payments of the grant referred to in Section 2. The Association must provide

written notice of every meeting of the Association’s members, annual or general, at least 14 days prior to the meeting, to the City Clerk.

Independent Entity

- 19. The Association is independent from the City.
- 20. The Association will bear all the responsibility of managing its own affairs, hiring its own employees and paying all its own expenses including all salaries, office rent, subject to this Bylaw.

General Provisions

- 21. This Bylaw will be operative only from the date of final adoption to December 31, 2024.
- 22. If any portion of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been enacted without the invalid portion.
- 23. This Bylaw may be cited for all purposes as the “White Rock Business Improvement Area Bylaw 2019, No. 2311”

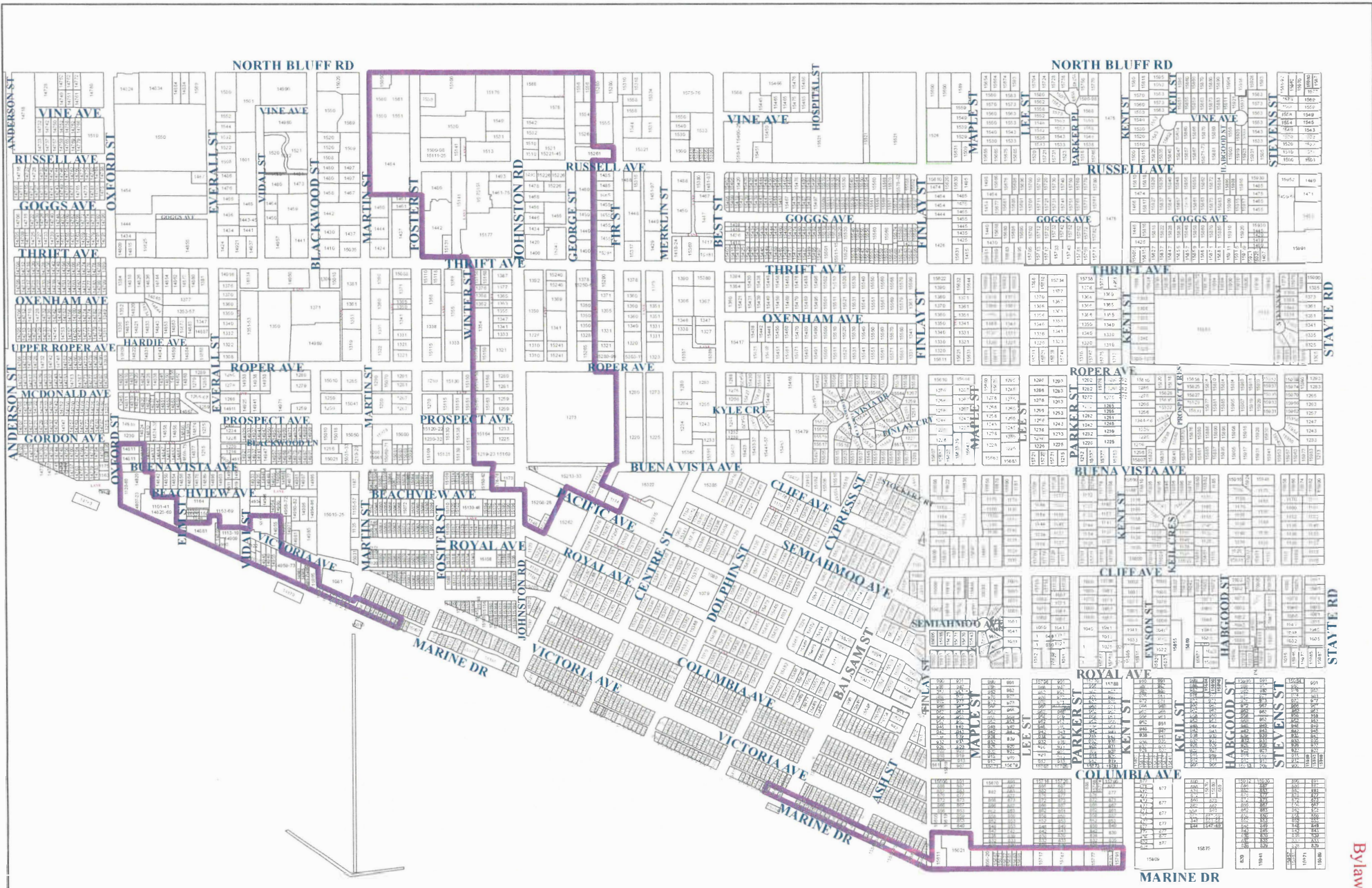
RECEIVED FIRST READING on the	7 th day of	October, 2019
RECEIVED SECOND READING on the	7 th day of	October, 2019
RECEIVED THIRD READING on the	7 th day of	October, 2019
NOTICE OF INTENTION advertised in the Peace Arch News, pursuant to section 213 of the <i>Community Charter</i> , on the	18 th & 25 th day of	October, 2019
A MAJORITY OF THE OWNERS representing at least 50% of the value of lands and improvements of the Taxable Property failed to petition the Council not to proceed as of the	29 th day of	November, 2019
ADOPTED on the	16 th day of	December, 2019



 MAYOR

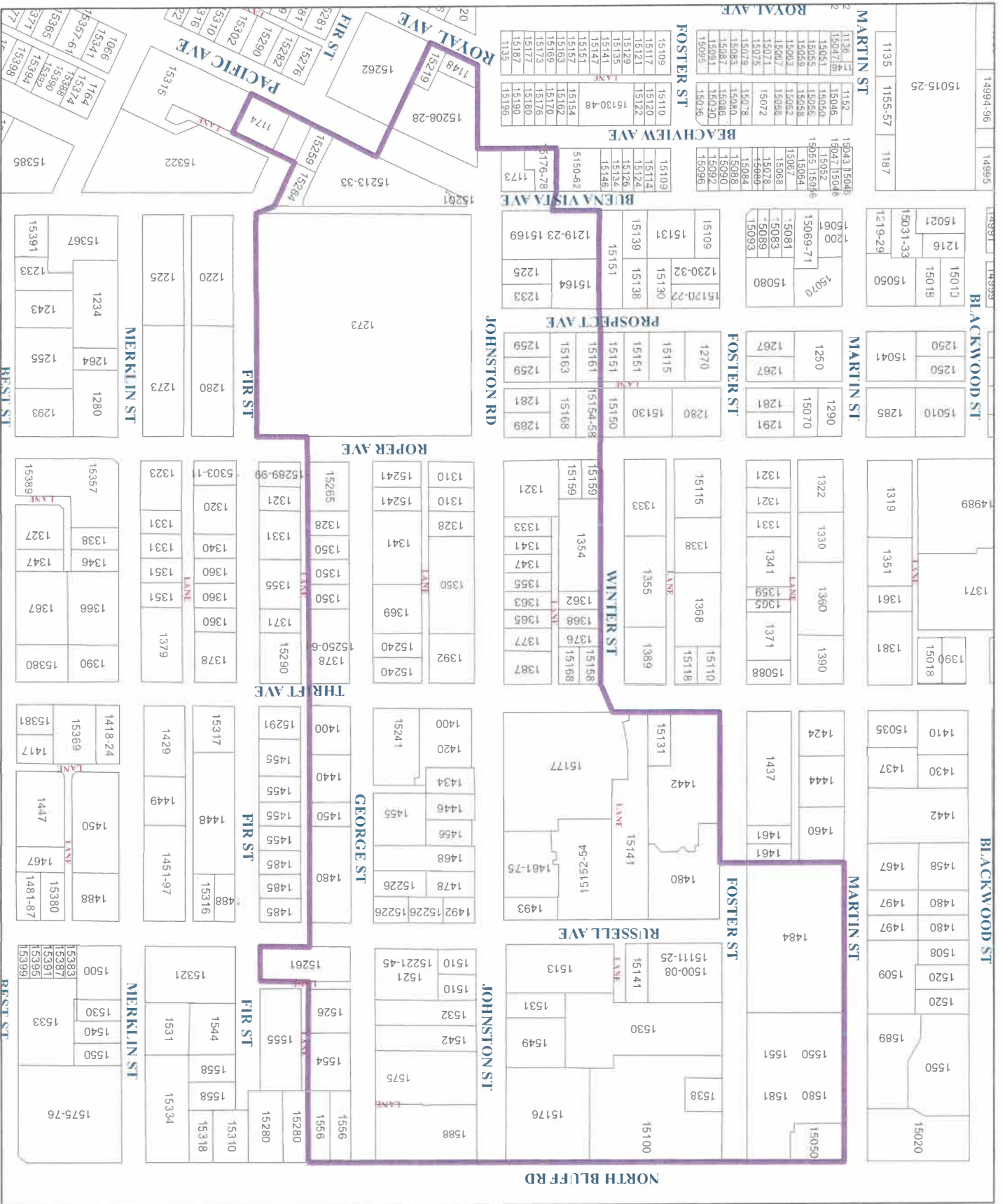


 DIRECTOR OF CORPORATE ADMINISTRATION



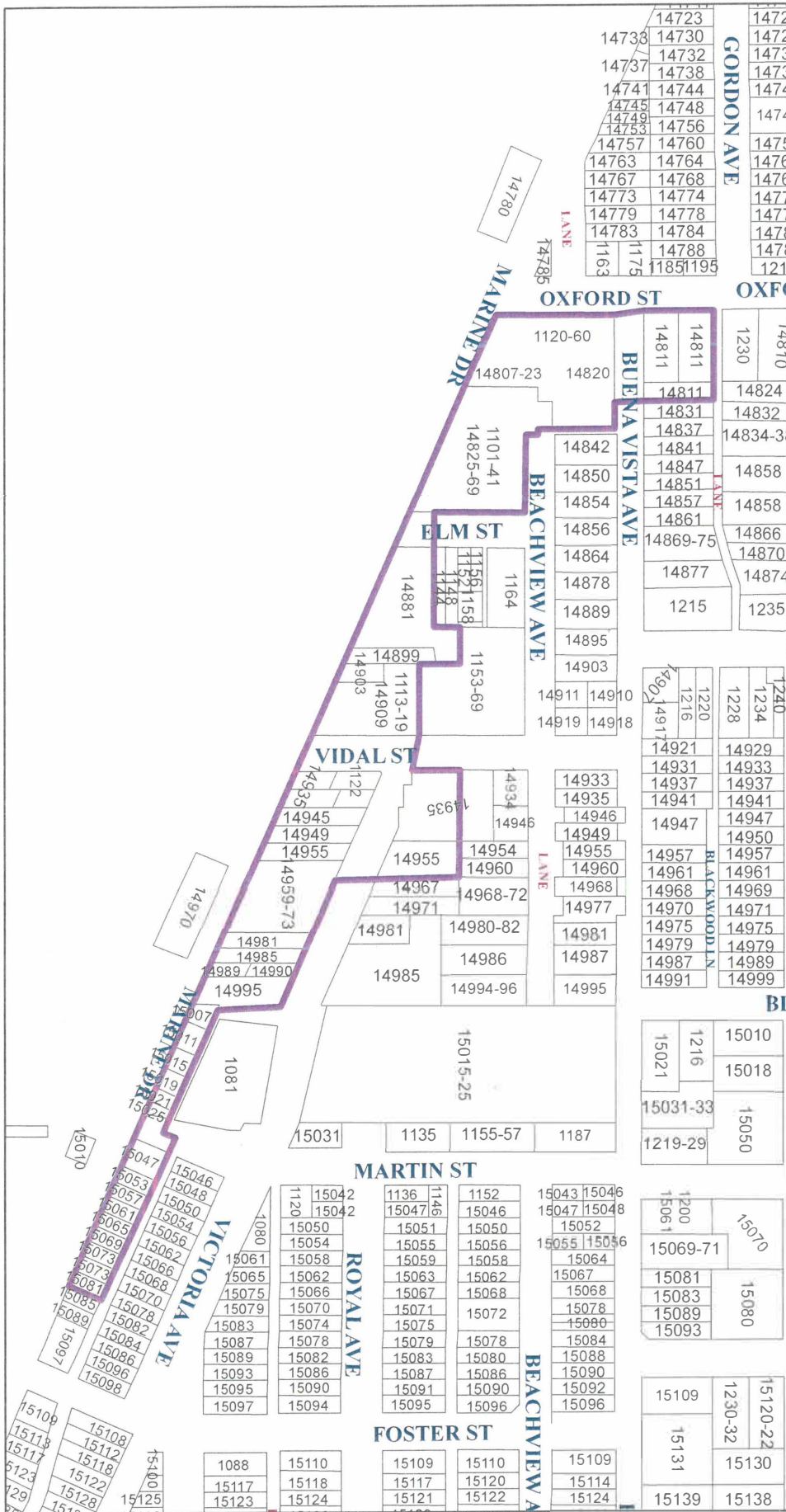
BIA Bylaw - Schedule A

Uptown Commercial Area



Waterfront Commercial Areas

West Beach:



March 8 2024

To: Mayor & Council,
City of White Rock

Re: Renewal of Bylaw No 2311- White Rock Business Improvement Area

Dear Mayor Knight and Councillors Chesney, Cheung, Klassen, Lawrence, Partridge, and Trevelyan:

As you may be aware, our five-year mandate expires in December 2024. We are writing to you to request the renewal of Bylaw 2311- to establish and designate a Business Improvement Area in White Rock.

Since the previous renewal in December 2019, we have seen strong growth in our programs and developed an extensive track record of success. We are asking you to renew the funding bylaw and allow us to continue to build on our successes.

Executive Summary:

- The White Rock BIA mandate ends on December 31 2024;
- For the organization to continue to exist, the City of White Rock bylaw needs to be renewed by City Council through the reverse petition process;
- Any renewal process other than the reverse petition process almost certainly means the end of the White Rock BIA;
- In spite of inflation impacting both our expenses and revenues, and despite receiving significantly less funding than similar sized BIAs in Metro Vancouver, we have increased our activities;
- Without renewing the funding bylaw, our activities- and their benefits to businesses and our community as a whole- will cease, with no other organization currently able to produce them. Without additional resources, we likely will be unable to sustain the current level of activities- we are currently running deficits to pilot programs, including the White Rock Jazz & Blues Festival and the Uptown Music Festival;



Overview of the White Rock BIA:

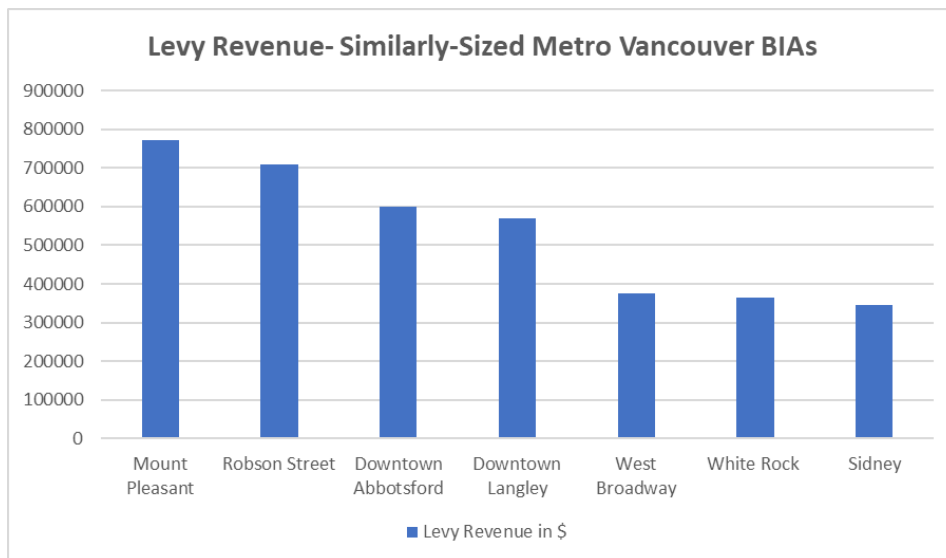
The White Rock BIA's mission is to support White Rock businesses in our four districts- East Beach, West Beach, Uptown, and Five Corners- and encourage business and commerce in our community. We do so through a variety of programs that are directed by the funding bylaw:

- Organizing events in our districts- including the Concerts at the Pier, the White Rock Jazz & Blues Festival, and the White Rock Buskers & Comedy Festival;
- Marketing and promoting businesses through digital, social, and legacy media channels;
- Reporting on issues impacting businesses to the appropriate level of government;
- Beautifying our four districts through graffiti removal, our planter boxes, and the wayfinder maps in our community.

Our organization is governed by a volunteer Board of Directors representing businesses in our districts and our budgets are approved by our membership at our Annual General Meetings.

Comparison of the White Rock BIA to Other Metro Vancouver BIAs:

It is important to place the White Rock BIA’s resources in context with Metro Vancouver BIAs responsible for similarly sized areas:



The White Rock BIA receives significantly less levy revenue than comparably sized BIAs in Metro Vancouver. That said, we have a strong track record of success despite limited resources.

A Sample of White Rock BIA Metrics of Success from 2020-2023:

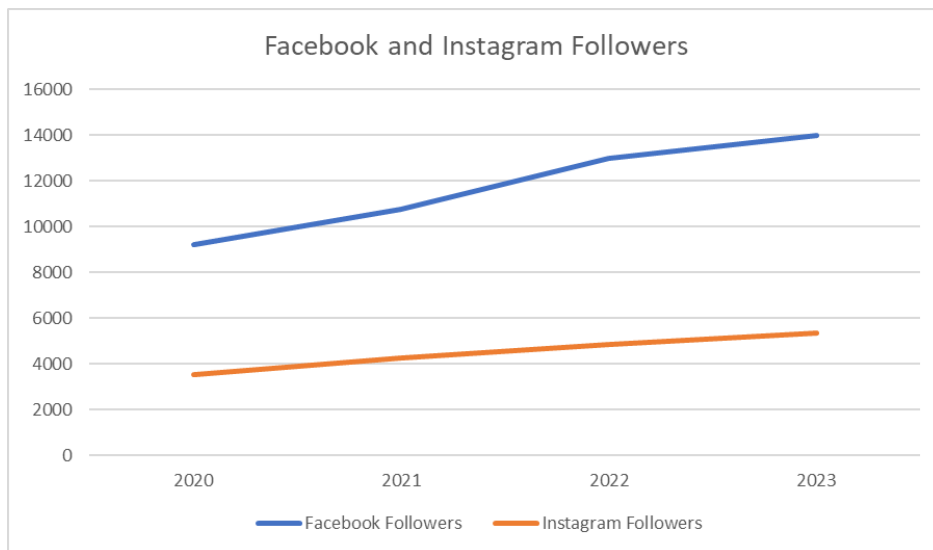


We believe that the most effective way to support our members is to attract customers into our community. We developed our strategic direction through feedback from our member businesses, analysing White Rock’s commercial inventory and population size, and comparing White Rock with other communities.

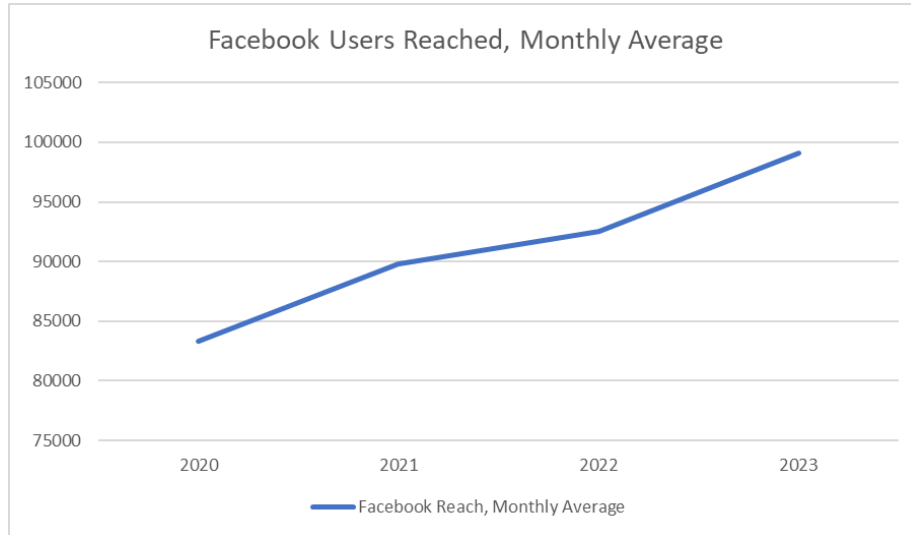


Our strategic direction has led us to focus on marketing and events. We’ve seen strong success in these two programs as we’ve driven growth over the past four years.

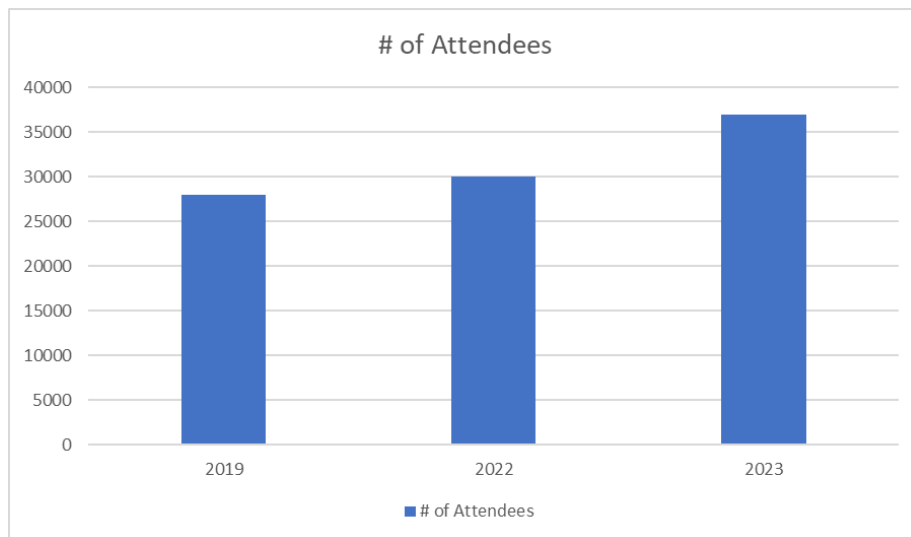
The White Rock BIA social media channels have seen steady growth as we have built them up over the past four years:



The growth in our social media channels has allowed us to reach more and more people to drive them into White Rock and into our members’ businesses:



We have also seen steady growth in our events programs:



Discussions with businesses and surveys of audience members of our events show that our strategic direction is sound- events drive customers to businesses.

For example, the 2023 Audience Survey for the Concerts at the Pier found that 56% of attendees went to a White Rock business before or after the concert. With 29 000 attendees and an average spend of \$50 per attendee that went to a business, the Concerts at the Pier brought in over \$800 000 in economic activity.

Although we are unable to hold the same extensive audience surveys with smaller events as we are with the Concerts at the Pier, business surveys for the White Rock Jazz & Blues Festival and White Rock Buskers & Comedy Festival show similar results- businesses surveyed reported an average sales increase of 35% on event days.



These metrics are just a few examples of the successes we've had in the past four years- a full record of our activities can be found in our annual reports that we have provided to the City of White Rock, our members, and to the public through our website.



Conclusion:

We request the five-year renewal of Bylaw 2311- to establish and designate a Business Improvement Area in White Rock through the reverse petition process, with at least a 2% per annum increase in the levy revenue. Additional revenue above a 2% per annum increase would allow us to sustainably continue our successful pilot projects and launch new initiatives.

We believe that we have provided strong, demonstratable value to our members and our community. With renewal, we look forward to build on these successes to continue to drive visitors into our community and customers into White Rock businesses.

Please reach out to us if you have any questions about our request or about our programs. We look forward to continuing to serve our members and the White Rock community.

Sincerely,



Leah Chandler
Board Chair,
White Rock BIA



Alex Nixon
Executive Director,
White Rock BIA

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 25, 2024

TO: Mayor and Council

FROM: Tracey Arthur, Director of Corporate Administration &
Candice Gartry, Director of Financial Services

SUBJECT: White Rock Business Improvement Area Bylaw

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated March 25, 2024, from the Director of Corporate Administration and the Director of Financial Services, titled “White Rock Business Improvement Area Bylaw;”
2. Provide direction to staff to:
 - a) bring forward a new White Rock Business Improvement Area Bylaw for consideration, with a five-year mandate; and
 - b) Provide direction with regards to the annual amount to be collected in accordance with the bylaw from White Rock Business Improvement Association levies for each year of the five-year term; or,
3. Provide alternate direction to staff.

EXECUTIVE SUMMARY

The White Rock Business Improvement Area Bylaw, 2019, No. 2311 (Attachment A) is currently in effect and will remain so until December 31, 2024. In order for the White Rock Business Improvement Association (BIA) to continue to exist following the end of 2024 a new bylaw must be established. The BIA have requested a new mandate under a similar Bylaw for the next five (5) years (Attachment B). This corporate report provides the BIA's proposal, staff comments, and describes options for the statutory process required before the final reading of the Bylaw.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2019-314 September 9, 2019	<i>THAT Council:</i> 1. <i>Receives for information the corporate report dated September 9, 2019, from the Directors of Financial Services</i>

	<p><i>and Corporate Administration titled “White Rock Business Improvement Area Bylaw”;</i></p> <ol style="list-style-type: none"><li data-bbox="581 310 1406 453">2. <i>Directs staff to bring a forward a new White Rock Business Improvement Area Bylaw for consideration, with a five-year mandate, adding the Foster-Martin property into the White Rock Business Improvement Area; and</i><li data-bbox="581 474 1406 617">3. <i>Endorses staff to come forward with a proposed annual amount of 4% to be collected in accordance with the bylaw from BIA levies for each year of the five-year term (as it can be amended prior to consideration).</i> <p style="text-align: right;">Carried</p>
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INTRODUCTION/BACKGROUND

The *Community Charter* outlines the requirements for business improvement area service bylaws. Before adopting these bylaws, certain processes must be followed. There are two (2) options for these processes. According to Section 212 of the *Community Charter*, a business improvement area service can be established by a petition from the owners of parcels that would be subject to the local area service tax. Alternatively, in accordance with Section 213 of the *Community Charter*, Council can undertake a local area service on its own initiative through a counter petition process.

The White Rock Business Improvement Area Bylaw, 2019, No. 2311, and all prior City Business Improvement Area Bylaws were initiated and adopted by Council following a counter petition process, in accordance with Section 213 of the *Community Charter*.

ANALYSIS

The BIA has proposed another five (5) year mandate, from 2025 to 2029, with an annual levy increase of at least 2% per annum with notation that additional revenue of a further 2% (4% total) would allow the BIA to sustainably continue successful pilot projects and launch new initiatives.

The BIA is promoting a collaborative relationship with the City benefiting both local businesses and the community overall. Core functions during this mandate have been noted to involve the following:

1. Festivals and Events;
2. Street Beautification and Enhancement;
3. Marketing, Advertising and Promotion;
4. Communications;
5. Community Relations and Advocacy; and
6. Member Services and Education.

Past BIA levies have reflected inflationary increases each year. The 2024 BIA levy will be \$364,037 and it will be assessed to 282 business properties in the BIA Area. For 2025, if the BIA levy was increased by 2% that would represent an increase of \$7,263 and a 4% increase would

represent an increase of \$14,563. Subsequent years would be increased by either 2% or 4% depending on which proposal is accepted.

The current BIA Area shown on the attached as Appendix A. The proposal from the BIA is attached as Appendix B.

Staff Comments

The BIA levy amounts, assuming a 2% or 4% annual increases, would be as follows:

Year	2 % inflationary increases	4 % (sustainably continue pilot projects and launch new initiatives)
2025	\$371,300	\$378,600
2026	\$378,700	\$393,700
2027	\$386,300	\$409,400
2028	\$394,000	\$425,800
2029	\$401,900	\$442,800

Increases for each property will vary as this levy is based off of the assessed value of each property.

Statutory Process

Council has two (2) options for establishing the business improvement service area. The "*White Rock Business Improvement Area Bylaw, 2311*" and all previous City Business Improvement Area Bylaws were initiated and adopted by Council following a counter-petition process according to Section 213 of the *Community Charter*.

Section 212 (Petition for local area service) of the *Community Charter* enables the bylaw to be adopted only if a petition in favour of it is signed by the owners of at least 50% of the parcels within the designated area, and the persons signing represent at least 50% of the assessed value of the properties in the area. This requires the BIA to develop the petition, contact all owners of parcels within the proposed area and obtain the required signatures.

Section 213 (Local area service on Council initiative – subject to petition against) of the *Community Charter* requires public notification of Council's intent to adopt the bylaw, and notification to be mailed to all property owners of parcels within the designated area. Unless a petition against it (counter-petition), signed by owners of at least 50% of the parcels, representing at least 50% of the assessed value of the designated area, is received within 30 days after the second public notification of Council's intent or when the last notice was mailed, the bylaw can proceed for adoption. If prevented by counter-petition, the same initiative cannot be proposed for one (1) year unless it is for a lower levy or of a different scope.

Creating the business improvement service area in accordance with Section 213, by Council initiative, is considered more effective and expedient than pursuant to Section 212, as it requires a counter petition process, which is a negative vote. This process is widely used by other municipalities and is more likely to result in the enactment of the bylaw. Therefore, it is recommended.

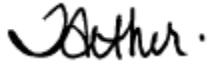
FINANCIAL IMPLICATIONS

There are no financial implications to the City. The City levies the Taxable Properties on the annual tax notice and then remits the collected funds to the BIA as per the payment schedule (noted above) to be outlined in the Bylaw.

CONCLUSION

It is recommended that staff bring forward a new White Rock Business Improvement Area Bylaw for consideration, with a five-year mandate. Staff are recommending that the BIA levies would not exceed an annual amount starting at \$371,300 in 2025 at 2% increase or \$378,600 at 4% increase and then further increased by 2% or 4% annually to \$401,900 at 2% increase or \$442,800 at 4% increase in 2029.

Respectfully submitted,



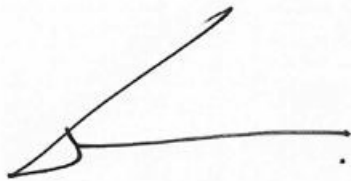
Tracey Arthur
Director of Corporate Administration



Candice Gartry
Director of Financial Services

Comments from the Chief Administrative Officer

This report is provided to Council for consideration and direction to staff.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Current designated BIA, Bylaw 2311
Appendix B: BIA Proposal, March 8, 2024

THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: April 15, 2024
TO: Mayor and Council
FROM: Tracey Arthur, Director of Corporate Administration
SUBJECT: Business Improvement Association (BIA) Survey Information and Process

RECOMMENDATION(S)

THAT Council:

1. Receive the April 15, 2024 corporate report titled “Business Improvement Association (BIA) Survey Information and Process”;
2. Approve staff utilizing TheWGroup to conduct a BIA Member Survey at the cost of \$8,875; and
3. Approve the proposed objectives, methodology, timeline and draft survey outlined in the corporate report.

EXECUTIVE SUMMARY

This corporate report is provided in follow-up to the March 25, 2024 regular Council meeting (March 25, 2024 report is attached as Appendix A), where Council was advised that the current Business Improvement Association (BIA) bylaw will expire at the end of 2024. Staff are seeking direction regarding the continuance of the BIA, whereby a new bylaw will be provided for Council consideration.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-099, Mar 25/24	<p><i>THAT Council:</i> Direct there be a survey conducted by the City regarding the Business Improvement Association (BIA):</p> <ul style="list-style-type: none"> ○ Staff and the BIA are to meet to discuss survey questions ○ The commercial property owners and the retail business within the BIA Area are to be surveyed ○ To be conducted within the next 60-day period ○ To be conducted not solely through email, would like to see door-to-door component ○ Draft survey provided On-Table at the March 25, 2024 meeting can be a starting point for discussion between staff and the BIA ○ Results are to come back to the City

INTRODUCTION/BACKGROUND

The BIA Bylaw, 2019, No. 2311 (Attachment B) will remain in effect until December 31, 2024. For the BIA to continue to exist following the end of 2024 a new bylaw must be established. On March 25, 2024 a corporate report was provided to Council seeking direction in regard to bringing forward a new Bylaw for a further five (5) years and establishment of a mandate and levies for each year for the City to collect from those businesses with a Class 5 (Light Industry) and Class 6 (Business Properties) assessment designation (those designated within the BIA area / boundary).

Staff were requested to meet with the BIA regarding possible survey questions and then provide a proposed survey to Council for consideration that will be distributed to hear from both property owners and retail businesses within the designated BIA area. The Chief Administrative Officer and the Director of Corporate Administration met with Alex Nixon, BIA Executive Director, on Thursday, March 28, 2024 where the On-Table proposed survey was reviewed as a starting point and comments provided by Mr. Nixon were taken under advisement.

The Chief Administrative Officer contacted TheWGroup (Group), who specialize in local government works. The contact at the Group has noted extensive experience in the area of Business Improvement Associations. The Group was provided the On-Table proposed survey from the March 25, 2024 regular Council meeting and the new proposed questions following the meeting held with the BIA Executive Director and was asked to review the newly formatted questions to ensure they were concise, the context would be understood and how the questions were to be placed within the survey (ensuring they can be built upon each other efficiently) and sought suggestions of other possible areas that may be helpful.

The proposal by the Group includes survey research program objectives whereby the survey research program will be established to satisfy the following objectives:

- Measure how well the BIA delivered on its mandated activities
- Understand the perceived level of benefit members gained from the BIA activities
- Identify levels of participation in activities among the BIA members
- Determine the level of engagement/communication the BIA members have had with the BIA during the past year; and
- Gather general feedback on how the BIA can provide its members with even greater support.

In order to satisfy the research objective of the BIA member survey, the survey methodology will:

- Review and confirm the proposed research objectives with the City;
- Craft a survey questionnaire to satisfy each of the five (5) noted objectives above;
- Design and program the project survey considering invitation methods where it is proposed to hand deliver survey invitations to all BIA businesses and to mail survey invitations to all property owners. The invitation is expected to both use a QR Code and survey link leading to the responsive web survey. Individual business/property tracking may be used to enable participation stats and reminders will be sent and technical support for the survey will be provided;
- Field survey of approximately 282 properties and 360 businesses which exist within the BIA boundaries;

- Monitor survey performance and manage data quality, provide advice on and prepare reminders to be sent to ensure as high a response rate as possible; and
- Complete data analysis of collected responses, and prepare a comprehensive report which will include overall findings from the BIA members

Attached as Appendix C is the draft survey content following discussions with the White Rock BIA Executive Director and utilizing the expertise of the Group.

The proposed timeline from initial review, acceptance, and project kick-off meeting to final report delivery is eight (8) weeks. Mr. Nixon requested the survey not be started until he was back from a planned leave on May 16, 2024, due to concern that once the survey was started the BIA office would be contacted and they do not have additional staff to cover the leave in order to be able to respond to questions. Staff noted this would be workable within the timeframe to begin the survey mid-May.

This will result in the survey commencing May 17, 2024, where it will be available for a three (3) week period until June 7th. Results will then be compiled and a report to Council can be brought forward to the June 24th regular Council meeting. Council will then give staff direction as to how they want to proceed with a BIA bylaw. If Council were to proceed with a petition process through Council initiative this can be conducted through July / August; however, staff recommend the mailout and newspaper notification do not begin until September ensuring as much awareness as possible of the petition process rather than conducting it during summer break.

This would permit time for final consideration of a bylaw to occur at the end of October.

FINANCIAL IMPLICATIONS

Due to a tight timeline staff will hire a consultant to conduct the survey at an approximate cost of \$8,900 to produce, conduct and prepare a final report of a BIA member survey for both property owners and retail businesses included within the BIA area / boundary.

CONCLUSION

The current BIA bylaw encompassed a five (5) year period and will expire December 31, 2024. A corporate report seeking direction in regard to potentially bringing a new bylaw forward was considered by Council at their March 25, 2024 regular Council meeting. Following discussion at that meeting staff were directed to complete a survey of the property owners and retail businesses within the BIA boundary. The responses to the survey would then help Council ensure the new bylaw included the current needs and expectations of the retail businesses. For this additional step, due to a tight timeline to carry out the legislated process for a bylaw of this type, staff propose to utilize a consultant who specializes in local government processes to carry out the survey. The consultant, experienced in this area, would be able to put in the required time and effort to ensure the maximum number of responses are received. It is expected that the results of the survey will enable Council to direct staff regarding the bylaw mandate and the process that it will undertake to complete.

Respectfully submitted,



Tracey Arthur
Director of Corporate Administration

Comments from the Acting Chief Administrative Officer

I concur with the recommendation(s) of this corporate report.



Anne Berry
Acting Chief Administrative Officer

Appendix A: March 25, 2024 Corporate Report White Rock Business Improvement Area Bylaw
Appendix B: White Rock Business Improvement Area Bylaw, 2019 No. 2311 (current)
Appendix C: Proposed Survey Content

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024
TO: Mayor and Council
FROM: Candice Gartry, Director, Financial Services
SUBJECT: Results - Budget Survey 2025

RECOMMENDATION

THAT Council receive the corporate report dated September 9, 2024, from the Director of Financial Services, titled “Results – Budget Survey 2025” for information.

EXECUTIVE SUMMARY

On June 21, 2024, the City of White Rock launched its budget survey for the 2025 fiscal year on the *Talk White Rock* online platform. The Survey was promoted through social media, newspaper ads, and a one-page mailer. The survey closed on August 25, 2024. A total of 530 visits were registered on the Survey site, with 215 completing it, representing 0.98% of the City’s population. The results, while informative, are not statistically significant.

Key Findings:

1. General Awareness and Priorities:
 - 75% of respondents indicated they live in White Rock.
 - 50% of respondents were aware of how the City’s budget is allocated, while 34% were not.
 - Engineering Infrastructure, Public Safety, and Emergency Services were rated as the highest priority areas for additional investment.
2. Satisfaction with City Services:
 - Respondents were most satisfied with Emergency Services (53%) and Parks and Open Spaces (52%).
 - Dissatisfaction was highest with Transportation Infrastructure (43%) and Planning, Business, and Development (39%).
 - Common concerns included permit wait times, bylaw enforcement, and infrastructure conditions.
3. Program and Service Levels:
 - 52% of respondents supported maintaining current program and service levels, while 30% supported reductions.
 - Only 14% favored expanding services, with varied opinions on how expansions should be funded.

4. Capital Investment Priorities:

- Engineering Infrastructure and Emergency Equipment were the top priorities for capital investment, each receiving 53% support.
- Cultural Facilities and a New Community Hub were deemed the lowest priorities.

5. Engagement in Future Budgets:

- Respondents expressed a desire for more information on tax allocation and the budget process.
- The preferred methods for future budget input were online surveys and submitting questions online.

6. Demographics:

- A majority (77%) of respondents were 55 years or older, with a fairly balanced gender distribution.
- Most respondents did not have children under 18 living with them and primarily spoke English at home.

INTRODUCTION/BACKGROUND

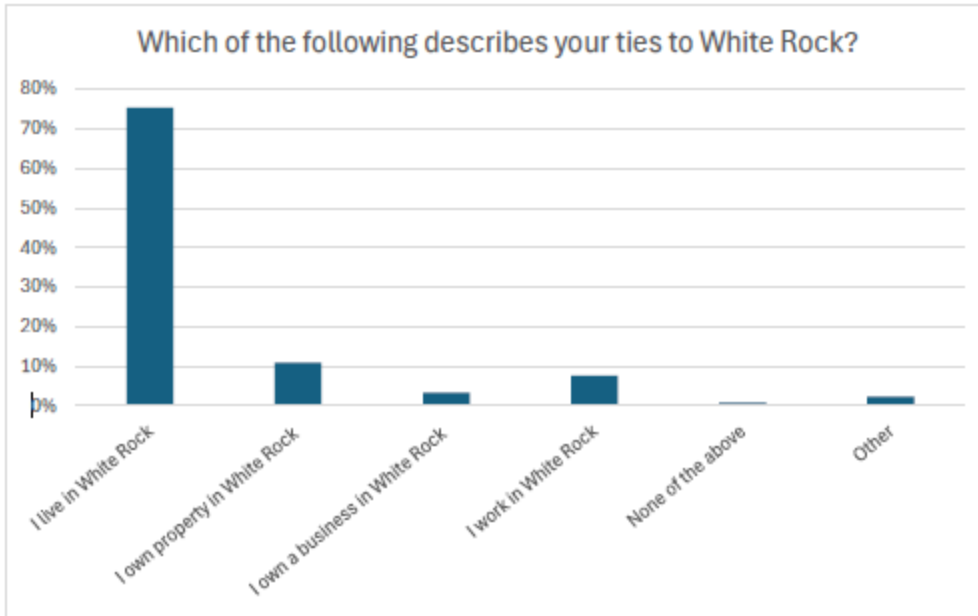
On June 21, 2024, the City of White Rock's budget survey for the 2025 budget year (the "Survey") was launched on the City's *Talk White Rock* online platform. The Survey was promoted through the City's social media channels, two advertisements in the Peach Arch Newspaper, and a one-page mailer sent to all addresses in the City. The Survey closed on August 25, 2024. This report summarizes the Survey results.

The Survey site had 530 visitors (303 in 2023) and received 215 responses (163 in 2023). With only 215 respondents, the results represent just 0.98% of the City's population and are therefore not statistically significant although they are informative.

Section 1 – General Questions

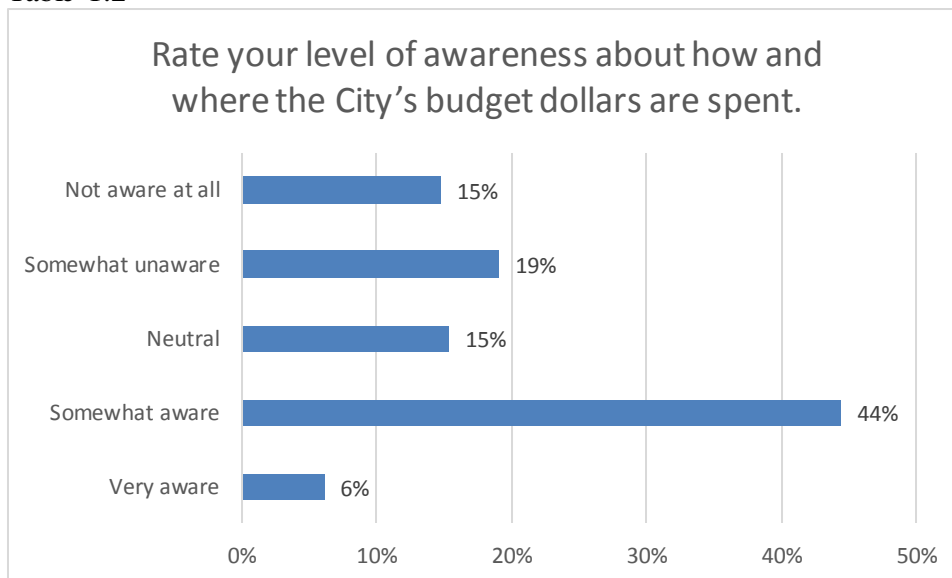
The first section of the Survey included two general questions. In the first question, participants could select multiple answers to indicate they belonged to more than one category. The majority of respondents (75%) indicated that they live in White Rock (Table 1.1) that follows.

Table 1.1



The second question stated that the City is working to provide more information on the City’s budget process and seeks community and resident feedback to guide the next budget. It then asked participants to rate their awareness of how the City’s budget dollars are spent. As shown in Table 1.2, 50% of respondents were either *Very aware* or *Somewhat aware* of how the City’s budget dollars are spent, while 34% were either *Not aware at all* or *Somewhat unaware*.

Table 1.2



Section 2 – Importance and Satisfaction Questions

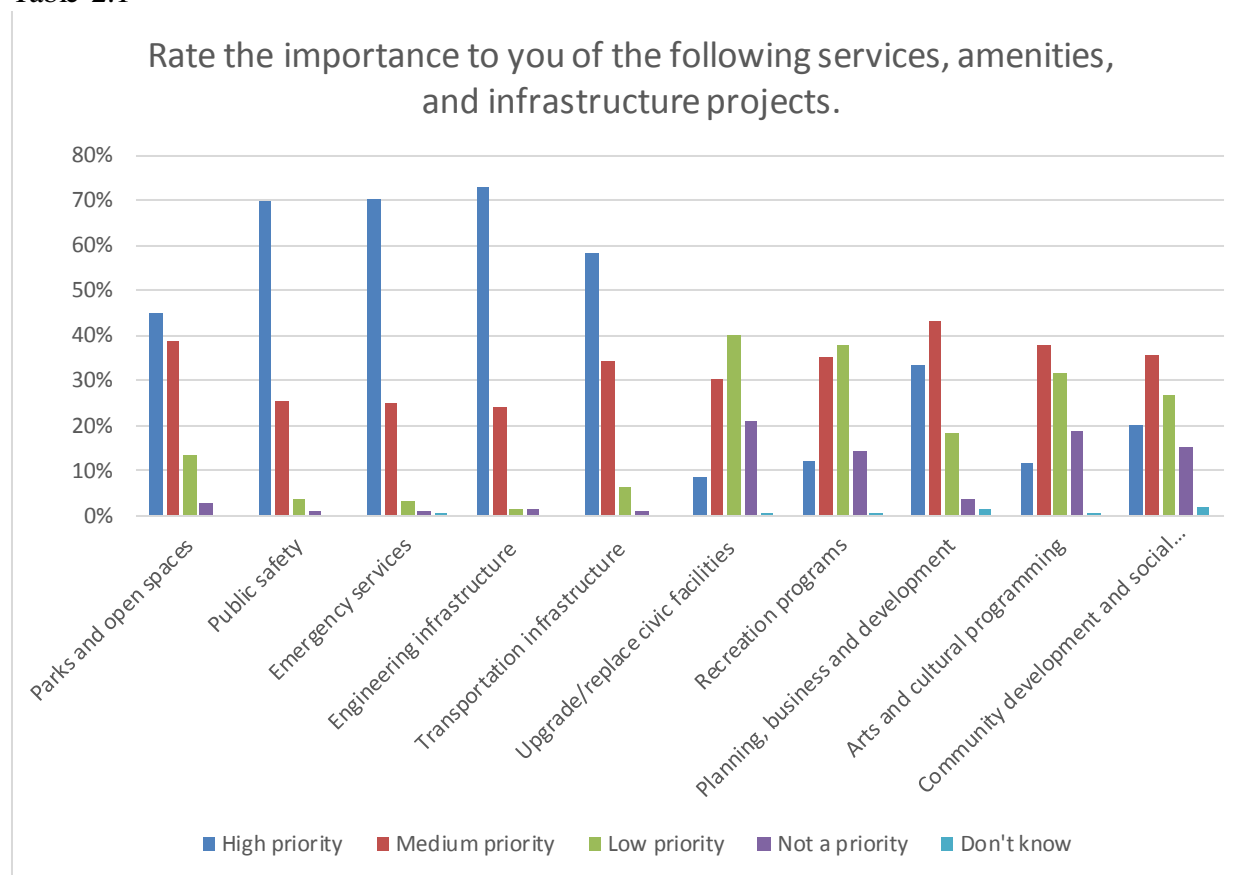
The first question in this section asked respondents to rate their satisfaction with 10 amenities and services provided by the City. Overall, 40% of respondents rated the 10 areas as High Priority, 33% rated them as Medium Priority, and 18% rated them as Low Priority (Table 2.1) that follows.

The top *High Priority* area was Engineering Infrastructure at 73%, followed by Public Safety and Emergency Services, both at 70%. Transportation Infrastructure ranked third at 58%, and Parks and Open Spaces came in next at 45%, with the remaining areas at 33% or less.

The top five *Medium Priority* areas were Planning, Business and Development at 43%, followed by Parks and Open Spaces at 39%, Arts and Cultural Programming at 38%, Community Development and Social Services at 36%, and Recreation Programs at 35%.

The top *Low Priority* and *Not a Priority* areas were Upgrade/Replace Civic Facilities, followed by Arts and Cultural Programming, Community Development and Social Services, and Recreation Programs.

Table 2.1



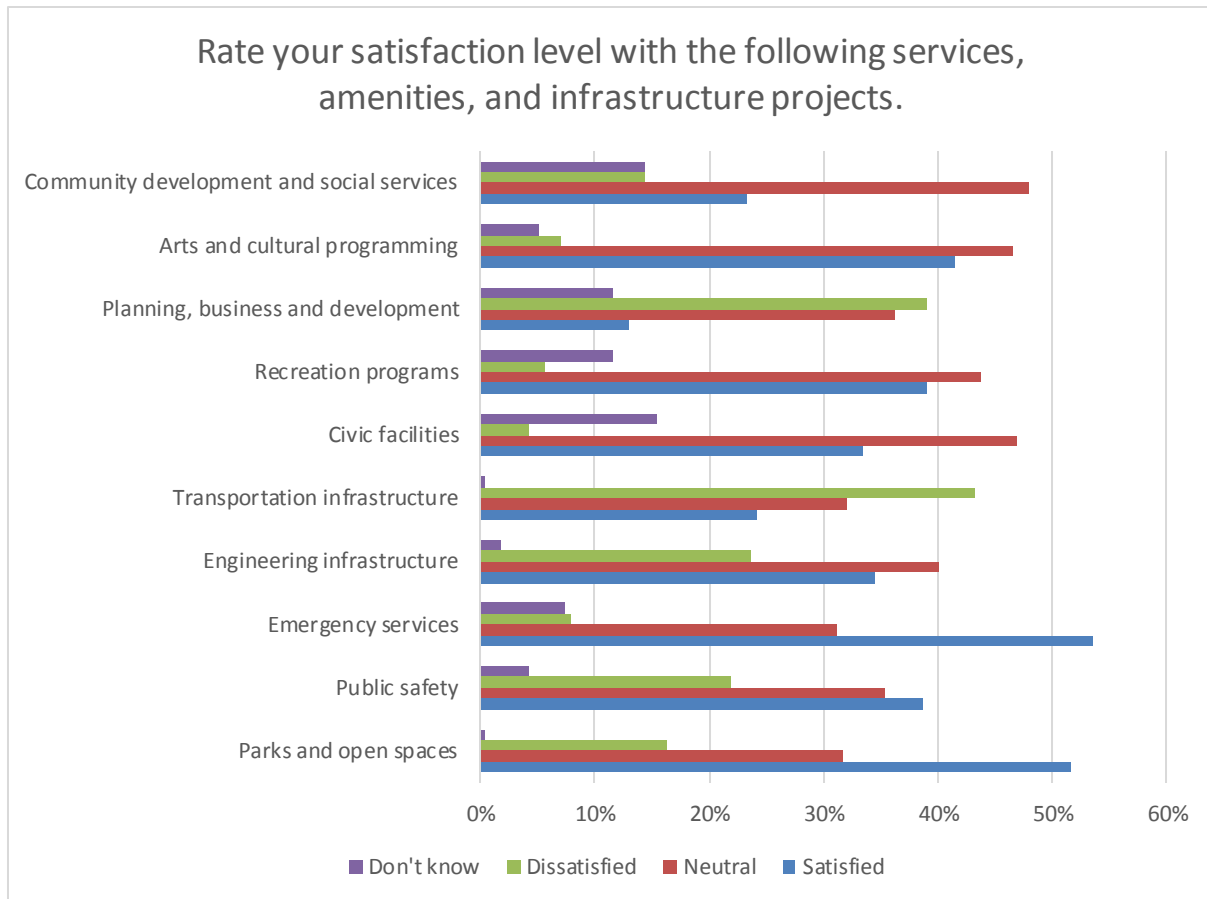
Notes:

- Examples of Engineering infrastructure include water, sanitary sewer, drainage, climate adaptation, garbage, green waste and recycling.
- Examples of Transportation infrastructure include roads, sidewalks, path maintenance and road improvements.
- Upgrade/replace civic facilities includes facilities such as the Kent Street Activity Centre/Seniors Centre, Community Centre and Community Hub.
- Examples of Planning, business and development services include bylaws, licensing, permitting, city planning.
- Examples of Arts and cultural programming include festivals and public art.
- Community development and social services include things like social support programs.

Next, respondents rated their satisfaction with the same amenities and services provided by the City. Table 2.2 that follows shows that respondents were most satisfied with Emergency Services

(53%), followed by Parks and Open Spaces (52%), Arts and Cultural Programming (41%), and Public Safety and Recreation Programs (both at 39%). The highest dissatisfaction was with Transportation Infrastructure (43%), followed by Planning, Business and Development (39%), Engineering Infrastructure (24%), and Public Safety (22%).

Table 2.2



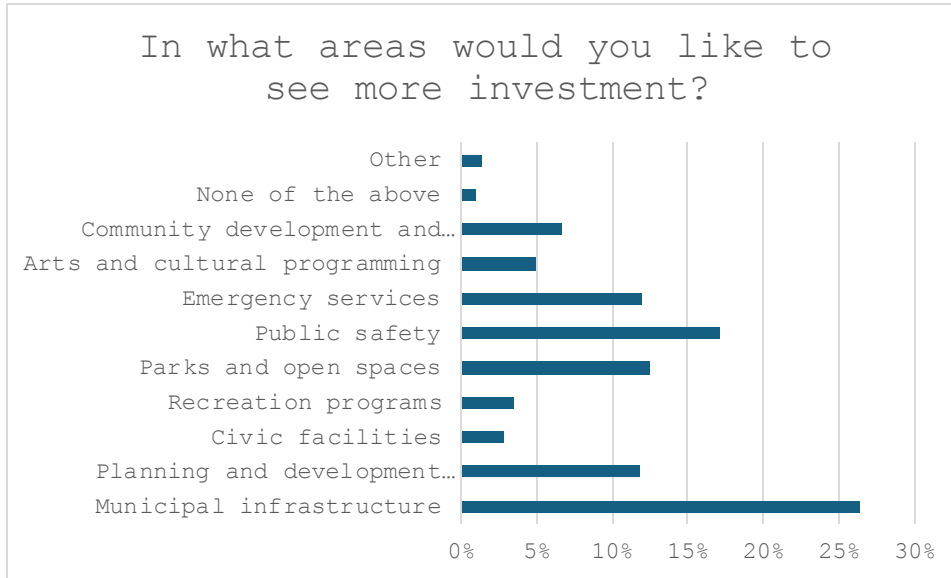
Respondents who selected dissatisfaction with a service or amenity were asked to comment on why. A total of 133 respondents provided comments which have been included in **Appendix A**. Common themes included development permit wait times, bylaw enforcement, city infrastructure, solid waste, and the condition of roads and sidewalks. Public Safety and Community and Social Services also received significant comments.

Section 3 – Additional Investment Areas

The first question in this section asked respondents to select areas where they would like the City to increase investment. The highest-rated area was Municipal Infrastructure at 26%, followed by

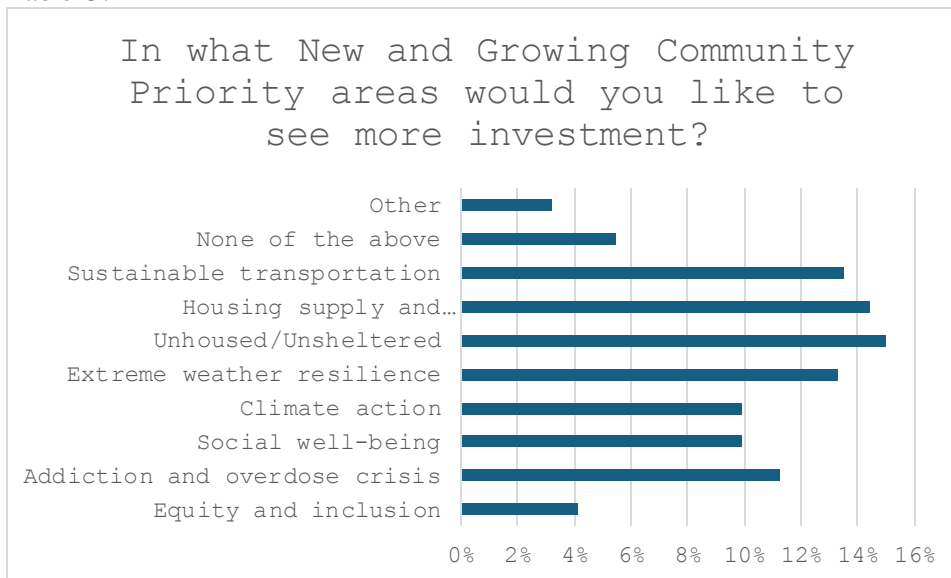
Public Safety at 17%. Tied for third place were Planning and Development Services, Parks and Open Spaces, and Emergency Services, all at 12% (Table 3.1).

Table 3.1



Respondents were then asked which *New and Growing Community Priorities* they would like to see more investment in. The top five areas were Unhoused/Unsheltered at 15%, followed by Housing Supply and Affordability at 14%. Tied for third place were Extreme Weather Resilience and Sustainable Transportation, both at 13%, with Addiction and Overdose coming in at 11% (Table 3.2).

Table 3.2

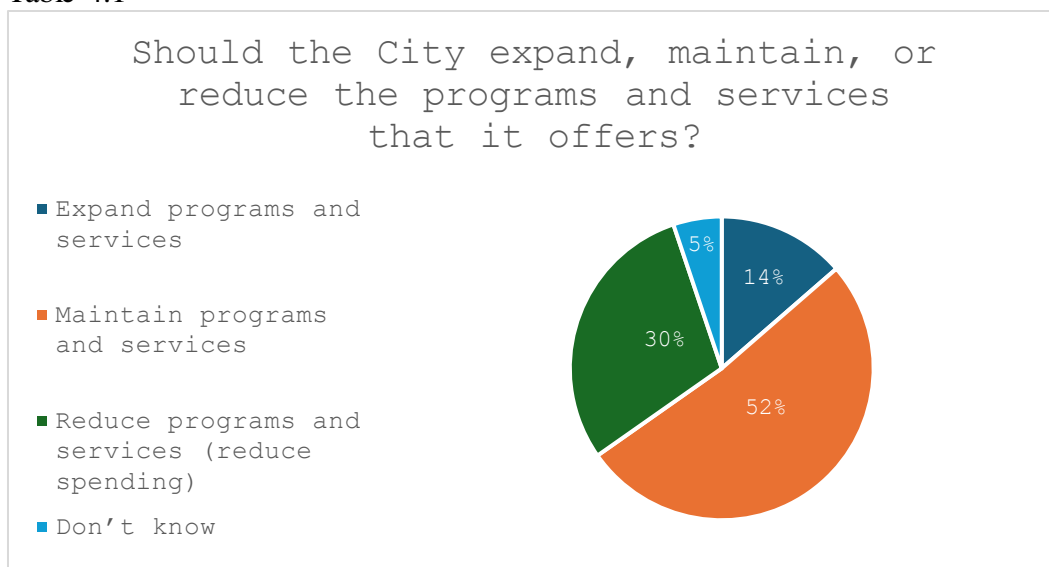


Section 4 – Expand, maintain, or reduce programs and services

In Section 4, participants were asked whether the City should Expand, Maintain, or Reduce programs and services, and how expansions or maintenance should be funded.

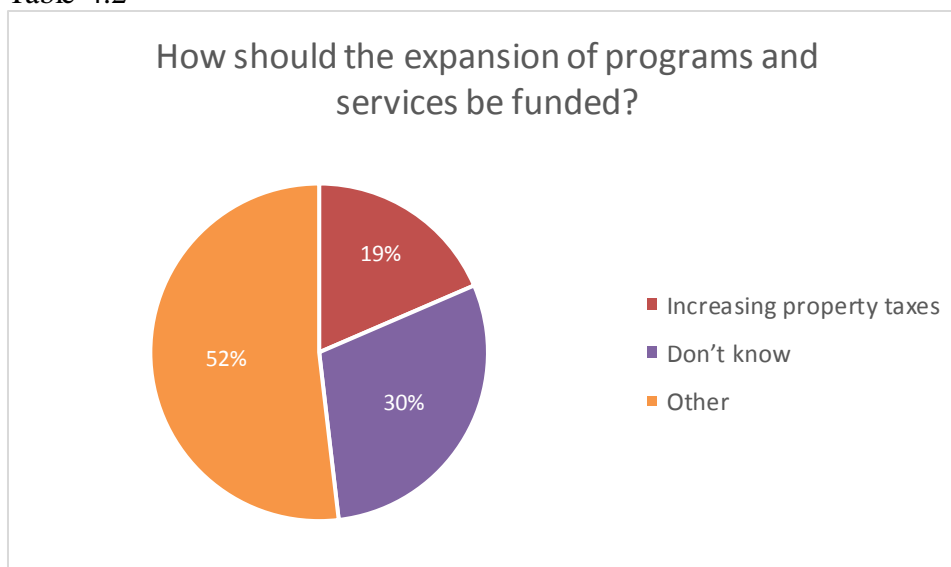
Table 4.1 shows that the majority (52%) supported maintaining programs and services, while 30% favored reducing them. Only 14% supported expansion, with 5% selecting *Don't know*.

Table 4.1



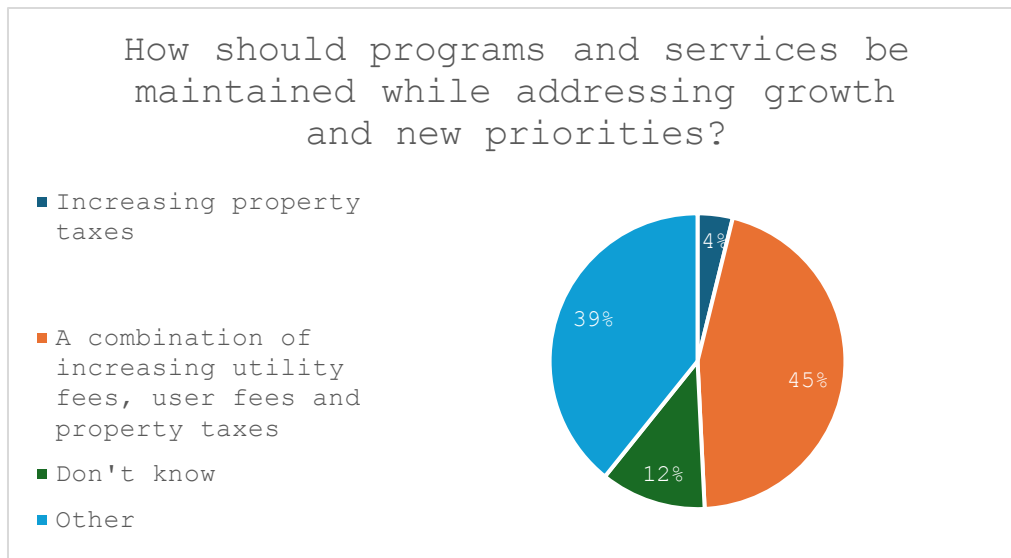
For those who selected *Expand* programs and services, they were further asked how this should be funded (Table 4.2). The majority selected *Other* and were invited to comment, with responses included in Appendix A. Suggestions included spending less, cutting back on programs and staff, selling excess water, attracting more businesses, raising fees and taxes, and increasing ticketing/by-law enforcement.

Table 4.2



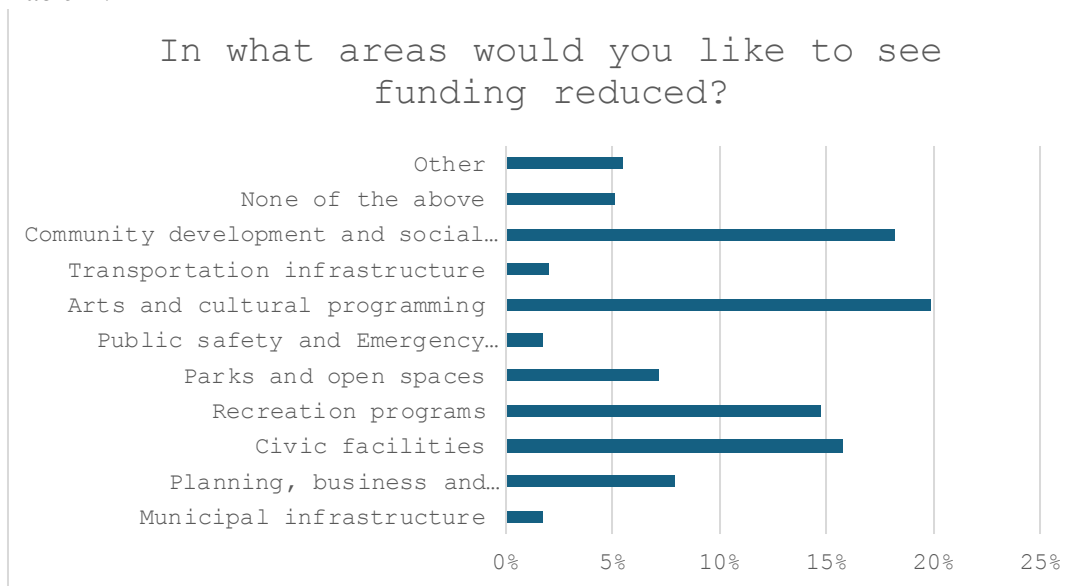
Respondents who selected "Maintain" programs and services (Table 4.1) were also asked how this should be funded, given the City must maintain a balanced budget. The majority responded with "Don't know" or "Other." Comments for this question were similar to those in the previous question and have also been included in Appendix A.

Table 4.3



The final question in this section asked respondents to select areas where they would like to see funding reduced (Table 4.4). The top areas for reduced investment were Arts and Cultural Programming (20%), followed by Community Development and Social Services (18%), Civic Facilities (16%), and Recreation Programs (15%). Comments from those who selected *Other* are included in Appendix A and focused on City efficiency, staffing levels, and spending, with some suggesting merging with the City of Surrey to reduce costs.

Table 4.4



Similar to some previous questions, those respondents who selected *Other* in the above question (Table 4.4) were asked to provide comments. The comments can be found in Appendix A.

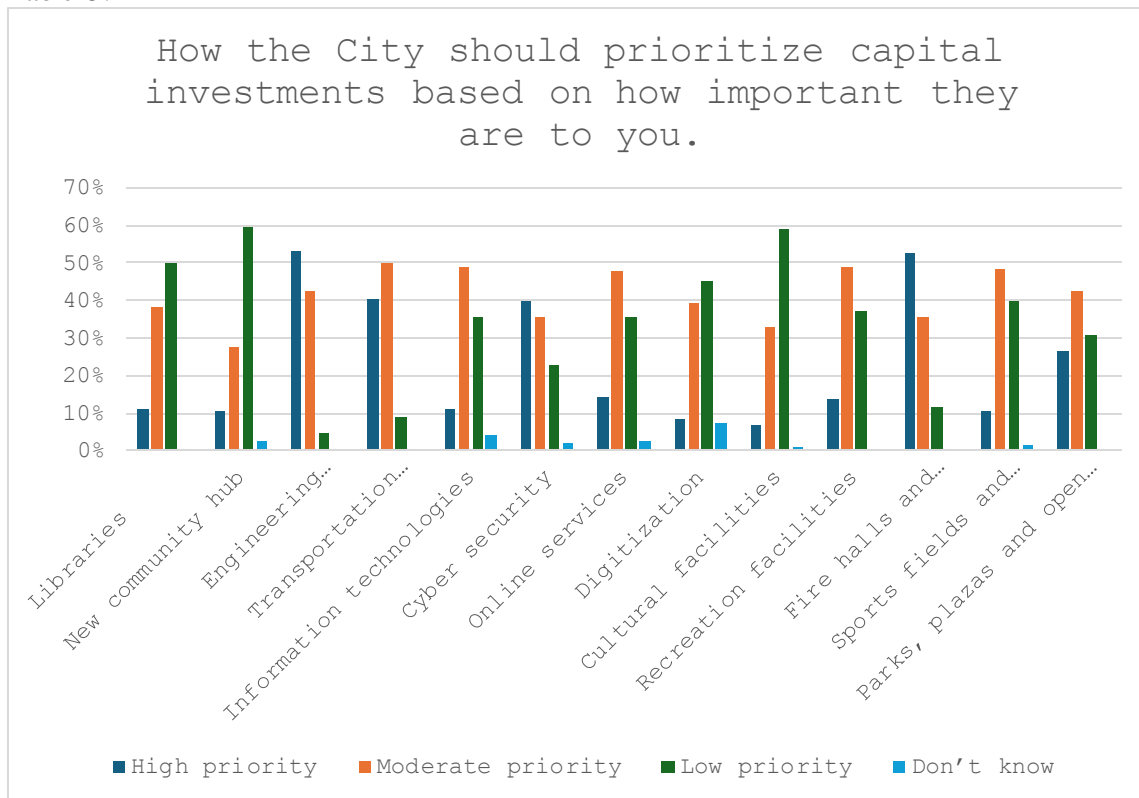
Comments focused on efficiencies within the City, with mention of staffing levels, as well as on spending. As with previous areas within the Survey, some respondents listed merging with the City of Surrey as a possible way to reduce costs.

Section 5 – Capital (asset improvement) funding priorities

In Section 5, the Survey asked participants to prioritize areas of capital investment based on importance. Table 5.1 summarizes the responses, showing that Engineering Infrastructure and Fire Halls and Emergency Equipment were rated as the highest priorities, each receiving 53% of votes within their category. Cybersecurity and Transportation Infrastructure were tied for second at 40%, followed by Parks, Plazas, and Open Spaces at 27%.

Recreation and Culture Facilities and Parks, Plazas, and Open Spaces were the top areas rated as Cultural Facilities and a New Community Hub were rated lowest for capital investment, each at 59%, followed by Libraries at 50% and Digitization at 45%. Recreation Facilities came in at 37%.

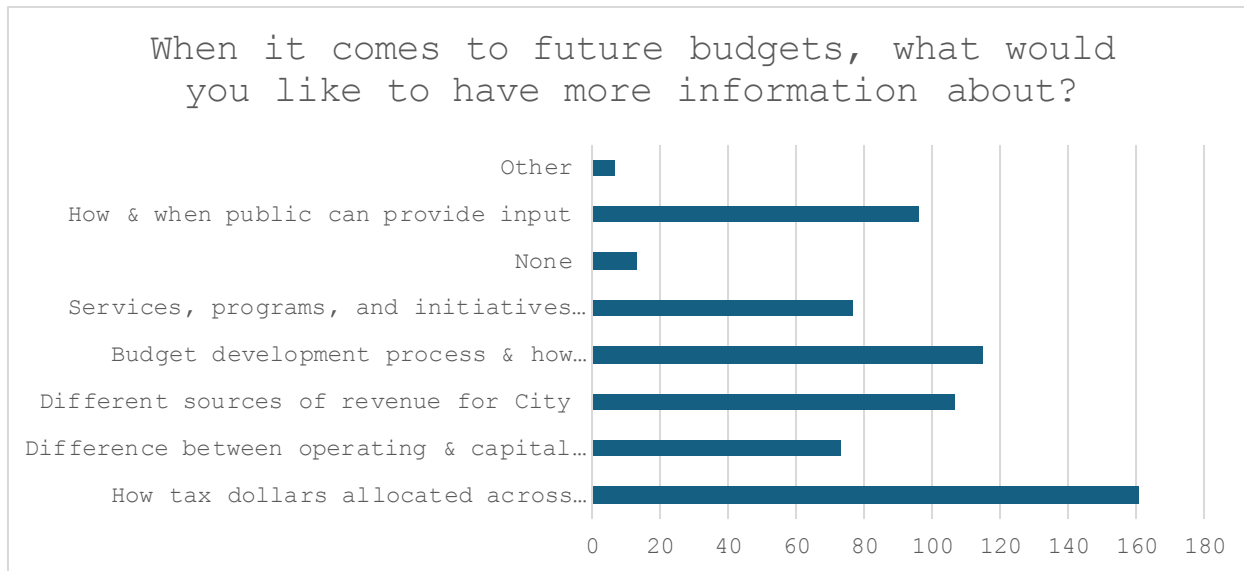
Table 5.1



Section 6 – Future Budgets

The two tables in Section 6 ask questions about future budgets. Table 6.1 shows that most respondents would like more information on *How tax dollars are allocated across different departments and services*. The other top areas of interest were the *Budget development process & how Council decisions are made* and *Different sources of revenue for the City*.

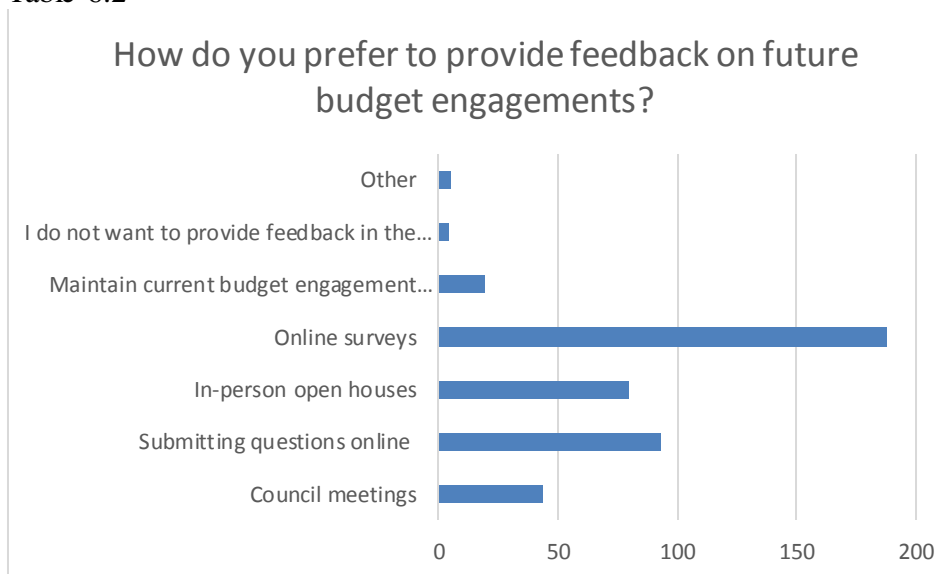
Table 6.1



Similar to some previous questions, those respondents who selected *Other* in the above question (Table 4.4) were asked to provide comments. The comments can be found in Appendix A.

The next question asked respondents how they would like to provide input on future budgets. Table 6.2 shows that the vast majority (188 votes) prefer online surveys, followed by submitting questions online (93 votes) and attending in-person open houses (93 votes).

Table 6.2



Section 7 – Demographics

The final section focused on the demographics of Survey participants. Table 7.1 shows that 33% of respondents have lived or owned a business in White Rock for less than five years, while 19% have lived or owned a business in White Rock for more than 25 years.

Table 7.1

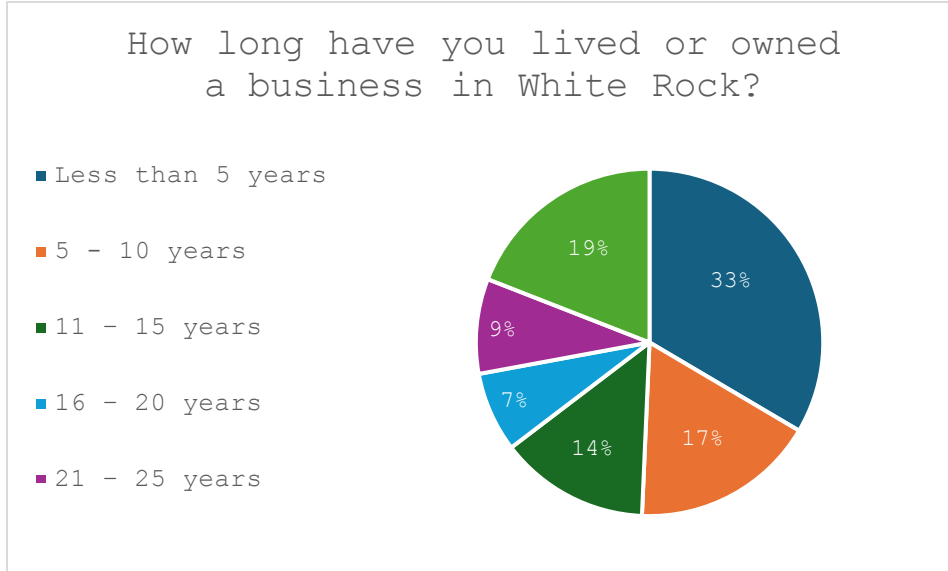


Table 7.2 indicates that 67% of respondents are 55 years or older, with 46% aged 65 or older.

Table 7.2

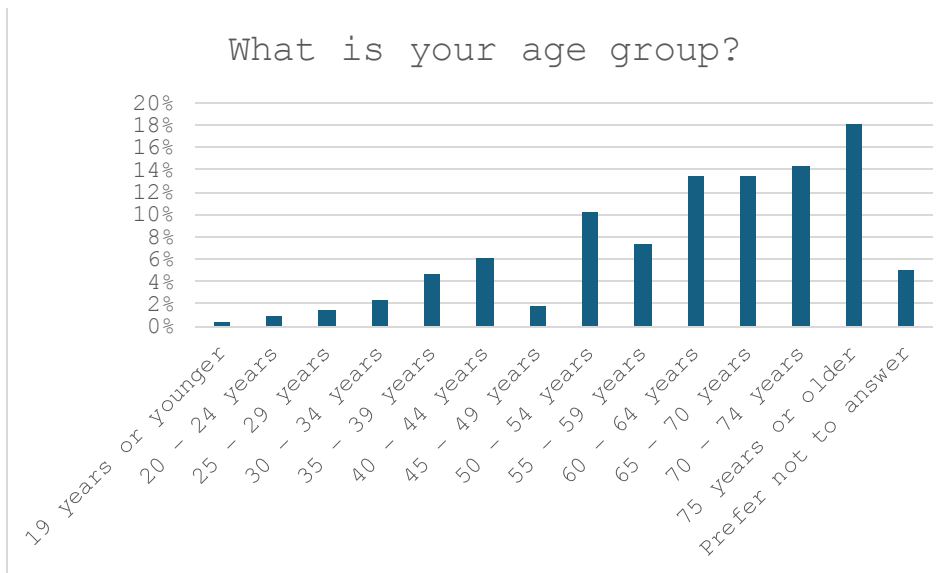


Table 7.3 that follows shows a fairly even gender distribution, with 47% male and 46% female respondents. The majority of respondents did not identify with any of the groups listed in the table (Table 7.4) that follows.

Table 7.3

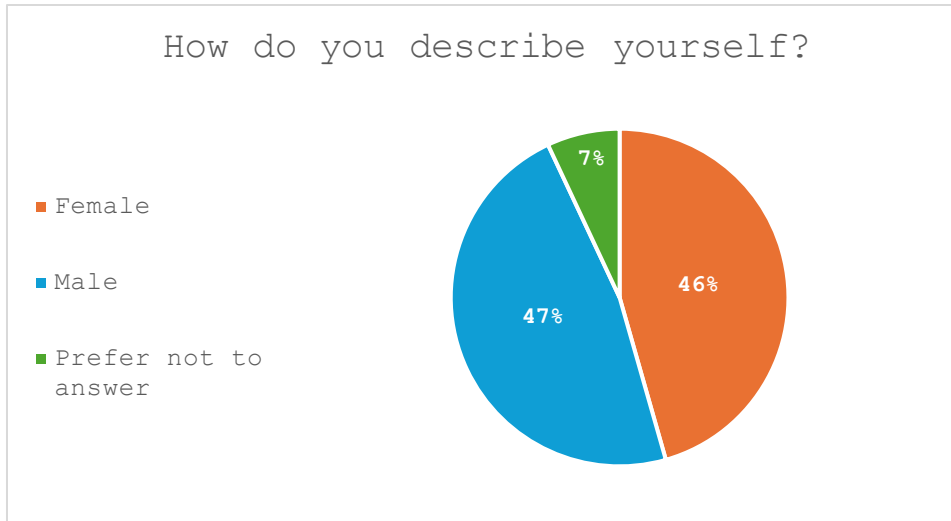


Table 7.4

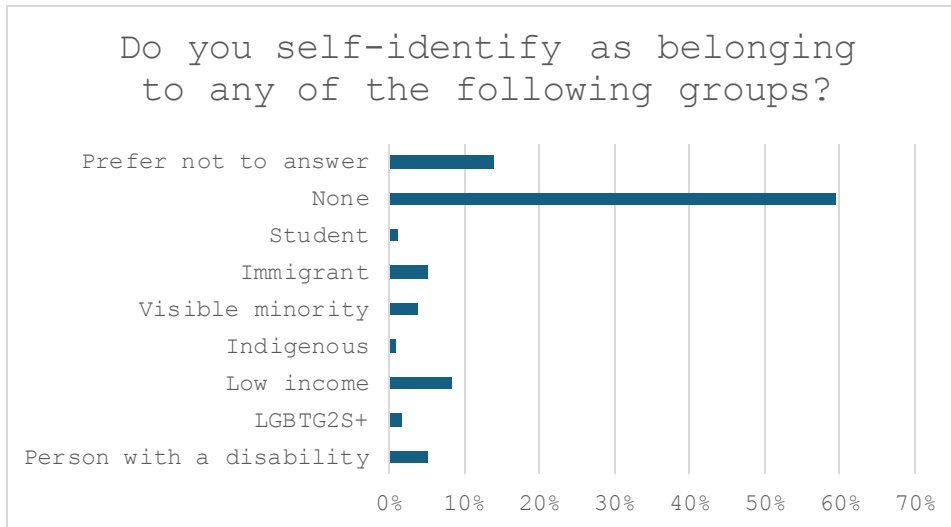


Table 7.5

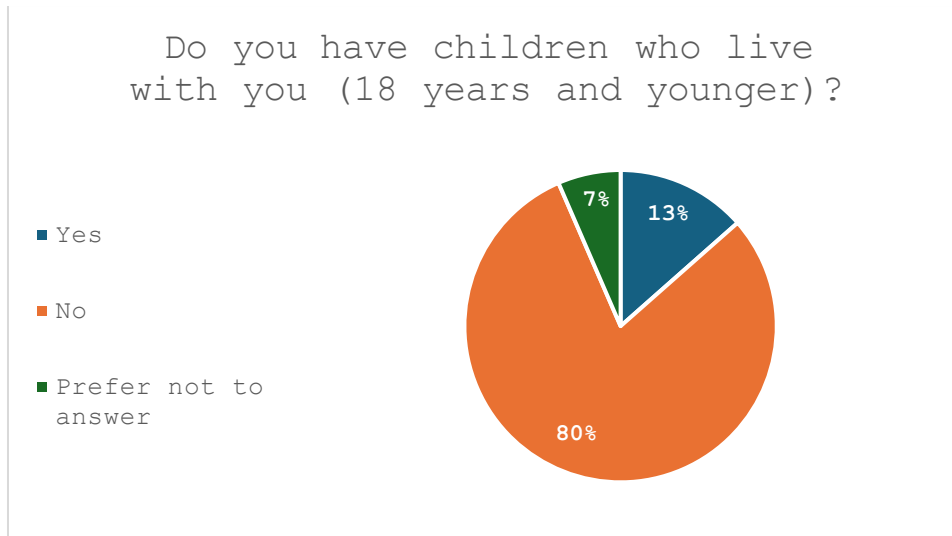


Table 7.5 reveals that 80% of respondents do not have children under 18 living with them.

Table 7.6

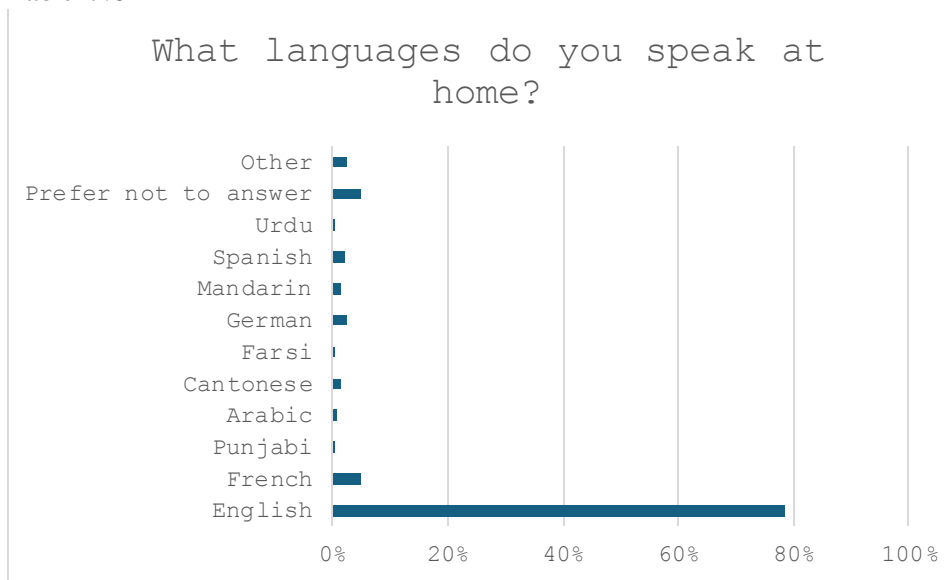


Table 7.6 indicates that the vast majority of Survey respondents speak English at home.

CONCLUSION

The results of the 2025 budget survey provide a snapshot of the community's priorities, satisfaction levels, and areas of concern regarding the City of White Rock's services and infrastructure. While the survey's response rate was modest with 215 respondents (0.98% of the City's population according to 2021 census data), the feedback highlights the importance residents place on maintaining and enhancing critical infrastructure, particularly in engineering, public safety, and emergency services. At the same time, there is clear dissatisfaction with certain areas, such as transportation infrastructure and city planning services, indicating the need for focused improvements in these sectors.

Staff recommend that Council receive this corporate report.

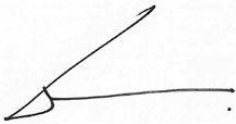
Respectfully submitted,



Candice Gartry, CPA, CGA
Director, Financial Services

Comments from the Chief Administrative Officer

This corporate report is provided as an interim update for information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Budget 2025 Survey Comments

APPENDIX A

BUDGET 2025 SURVEY COMMENTS

The responses below have been assigned to different groupings depending upon what area of City amenities or services the comment(s) relate to. Many respondents commented on more than one area. In those cases, the comments were broken up and the specific comment related to an area was assigned to the related group.

*Please note that the public comments listed below are exact replicas of the actual comments received. No grammar or spelling has been edited in these comments.

TABLE 2.2 (IN THE CORPORATE REPORT)

QUESTION TO RESPONDENTS: Please rate how satisfied you are with each of the following amenities and services that the City provides - *If you selected dissatisfied with an amenity or service, please comment why.*

Unedited Comments

Development, Permits and Planning

- Permits & licensing, while improved of late, has been abominable over the past few years. Any recent fixes need to be sustained. City Council is also TERRIBLE at following its Official Community Plan and being open to development applications that clearly fall outside the guidelines. The OCP should be sacrosanct once approved and until the next formal review! Get processing development applications.
- permitting takes too long, ridiculous variance requires council approval, why have a board of variance
- Lots of new infrastructure but no traffic and parking management.
- Way too congested, lack of advance planning
- I feel that the city puts far greater priority on building high rises in order to obtain tax monies. White Rock is becoming more like central Surrey, and is no longer a "seaside" community. The density of the population does not appear to be taken into account with regard to the necessary infrastructure to support the the high-rise building that has been taking place over the past decade.
- permitting takes way too long

- Getting permits through City Hall is very time consuming.
- There was extensive investment and engagement in planning and this is not honoured. This does not require more money but rather accountability. The high rise on Oxford has many concerns that were disregarded. I am not confident that we have the infrastructure (eg water and sewage) to support such development.
- We are losing many trees to development, despite efforts by our Arbourists to fence off trees for protection. Developers just bulldoze the fences and trees away.
- New builds need to consider green space, it's so important to our health. We're losing a lot of green space at Stayte and Thrift area to 20 or so townhomes with no consideration to the wildlife that live there and or keeping any of the old trees. Green space is happy space.
- 2 requests sent over a year ago about a built in deck which is not allowed based on zoning and nothing done nor did I receive a response to why this has been allowed so I am going to build one on my home
- Takes too long to get permits or inspections done
- The residential development appears to be moving so fast that it outpacing the capacity of infrastructure.
- Planning and development - very slow in proceeding with plans originally started 5 years ago.
- Permits for homes and businesses are ridiculously slow. I've seen the Fieldstones store, "Coming soon", for well over a year, same with some businesses at East and West beaches.
- Length of getting permits
- White Rock needs to slow down development. The roads are crowded. Schools are full. the new high rises are not affordable housing. New developments heights South of North Bluff should be strictly regulated as in the height of the entire new builds cannot exceed the previous height. I paid a hefty price for My condo and if new buildings are allowed to go higher than the previous building I lose both my view and value. Perhaps those building should dig down.
- The permitting process seems to take an extraordinarily long time. (Will Fieldstone Bakery ever open on Russell?)

- We must improve our permitting process despite the revolving door of employment at the City Hall. The way Thrifty's and others are made to wait months or even years to open businesses bringing jobs to our City is downright embarrassing. Sending some very bad signals to others wanting to bring jobs here
- Planning, permits for businesses seem to take years to come to fruition. Also I love curry , but really ,do we need soooo many Indian restaurants .
- And YES. WE NEED AN EXTENSION one to five years to think carefully about this multi- unit housing quandary. If Richmond and Coquitlam can do it ,so can we . Show some strength.
- I am not satisfied with how long it takes the city to provide approval for new businesses to move into the area, such as fieldstones.
- Planning, business and development (e.g., bylaws, licensing, permitting, city planning): Family and I appreciated White Rock for two reasons: (i) it is removed from Lower Mainland urban sprawl, and (ii) once upon a time, White Rock had no high rises or high density population. Both of these have been changing for the worse, with no end in sight. Giving in to developer\$ and high den\$ity population will ultimately ruin what makes White Rock special and attractive. You can't pack people into any place and expect that place to remain pristine...
- Building permits take too long and new houses being built are ruining white rock. Too much house for the lots and too many trees removed.
- Time taken to deal with permits & city planning is abysmal. Amount of assistance and direction provided for small business awful
- I have a hard time understanding why the Engineering department and city halls planning departments make it so difficult for people and Contractors to build in our city? We have a very low tax base and we require much more, so the question is why are we making it difficult for people to build here!!!!
- Takes too long for businesses to get permits. Lots of potential untapped eg 5 corners space.
- Building permits take too long.
- The development in White Rock is very poorly planned. No consideration to residents and businesses, only concerned with getting money from developers

- licensing and permitting have been slow in recent years; please disregard the above negative rating if this is on course to being remedied
- Planning etc. - we need to keep to the official community plan, review the need to have large houses being built in older established neighbourhoods and protect city owned and private trees from large home development.
- Business need a break in terms of permits and bylaws, and they need to be issued faster.
- Planning processes need a more local focus and to be more flexible to the needs to the vicinity of the building. Bylaw(s)

Bylaws (and Enforcement)

- The led cold lights at Foster Tower buildings are way to bright. Stargazing is limited with this light pollution. Turn off the lights, dim significantly or change to warm lights could be options.
- White Rock has a number of open spaces that purport to be parks - the one on the west side of Miramar is an example of useless park space. Doggie poop park would be more appropriate.
- I live right across the street from a new bar that is noise. They leave the entrance door open and are loud. This was a pleasant area to live before they all came in. The people come outside and stand near the door and talk loudly. I am also disappointed that a daycare was put in the same area. We have noise all day and now at night. Please do not allow the bar's on Russell Ave open any later than 11pm
- Transportation:.. too much traffic and speeding
- They also noticed the many very loud motorcycles & cars with enhanced mufflers & wondered why we do have a noise bylaw like most other cities or at least ticket all the speeders along lower Johnston in the evenings.
- Bylaws is a joke. I counted 8 dogs on the promenade today June 21. Too busy giving parking tickets.
- Tax payable by a property owner go higher with any increase in ocean view, and go lower with any decrease in ocean view. White Rock should have a bylaw to protect ocean views and property access, and prevent damage from trees planted by residents.
- bylaws, what's the point in having bylaws if they are not enforced; i.e. parking violations in residential areas. dog bylaws; property trespass violations (by people walking their dogs they expect to be able to snoop on

neighbour while using the property for a dog toilet) , allowing dogs to be on the loose, not on a leash

- I have heard excuse there isn't enough bylaw officers; hire more if needed
- There's abandoned vehicles parked and lots throat. White Rock byelaw does nothing about it. There's garbage over some houses that are in terrible condition and byelaw does nothing about it.
- Numerous dog owners do not pick up after their dogs. Additional signs and garbage with poop bags might assist. None in most parks. Alot of dog are not registered.
- White Rock is too noisy and little is being done to alleviate the situation. Bylaws are not enforced for speed of traffic and noise.
- Too little bylaw enforcement related to building and things like watering are totally not enforced. Parking at the beach is too expensive or should be free for white rock residents
- There is no animal control anymore. Where did our pound go?
- There's also an increase in loud cars and motorcycles which is very annoying. I can literally hear them from two blocks away. White Rock use to be a peaceful neighborhood/community, but the introduction of condo towers it's bring in younger people. Some of them blaring music out of their homes until 11pm. Though we're more concerned about giving out parking tickets to resident vehicles parked on streets for more than 3 days.
- would be great if bylaw staff were actually helpful to residents versus being a nuisance
- The level of services and infrastructure that White Rock can provide depends on City tax revenues, which are based on property values. It would therefore seem vitally important to have bylaws that protect property values. It is a well known fact that ocean views add a lot of value to a property. It is also a fact that some trees are planted to purposely block a neighbor's ocean view and/or impair access and/or cause damage to someone's property.
- I would respectfully ask the City to enact a by law that requires residents to get a permit to plant any tree or shrub that will reduce ocean views for anyone, and/or block, impair, or impede access to or damage any property, and provide a mechanism for existing trees planted by residents to be removed or trimmed to meet requirements of this bylaw.

Arts and Cultural Programming

- Cultural programming such as festivals and public art are fine when there is sufficient space in the budget that hasn't been used for essential services. Organizations that want the festivals need to come up with more money for them. Public Art at this time is not necessary nor affordable.
- transportation and parking inadequate for festivals
- the city does not offer enough opportunity in the area of arts, recreation and culture. The City of White Rock has made progress in this area; but there is room for improvement--I would like to see White Rock as more of a center of arts and culture for the area. We need to attract more small business investment; additional arts and culture tourism can only help in that regard.
- Arts & Culture: I applaud much of the activities that happen in White Rock, but I would love to see more diversity. Although I am a boomer, I have little interest in 70's rock. I would much prefer to see an assortment of types of music and culture related to the diversity of our community. I love the Pop-up Landmark Gallery - kudos to the people who make that happen.
- The arts need to be featured more, white rock is filled with talented artists, galleries and art shops, so putting on more events showcasing them, instead of just having multiple music nights would be helpful. (Possibly quarterly instead of annually for the Art Walk)
- There is a need for more music and arts available thruout the year. Especially free and/or subsidized events. I miss the 5 corners concerts - not everything has to take place at the pier. Although its great to have more frequent events there as well. Art exhibits - street theatre - busking days - they need promotion, scheduling and variety.

Recreation Programs

- Recreation programs are limited in scope, outdated and often require extended periods of commitments.
- Recreation Programs offered by the City for seniors are far too expensive for the majority of senior single women.
- The prices for recreation programs at the White Rock Rec centres is noticeably higher than that of Surrey and is thus off putting. The price of Yoga, Zumba, and Pilates is more than double that at Surrey. By reducing the prices, more people would enroll, more programs would fill, more

programs could be offered, more people hired, ... and the more likely the programs would be to start to self-sustain (economically).

Civic Facilities

- A community hub - again not necessary. Civic Theatre across from an existing, a bigger underused community centre. City Hall - serves its purpose. It may not be the biggest, the brightest or most efficient, but for a "city" the size of White Rock with its lack of tax base, it is more than sufficient.
- City Hall needs revamping. Community Hub should be priority.
- City hall does NOT need to be moved to the annex. \$500000 is an insane amount of money that will be spent to benefit only a small group of people. That money needs to be spent to benefit the entire white rock population.

General Infrastructure/Planning

- Infrastructure plans are slow to keep up with the number of highrises in Downtown White Rock.
- Our transportation infrastructure is behind a lot of the rest of our region, especially regarding active transportation and public transportation. We have some projects (like at Five Corners) working to improve this. But there must be more money allocated to similar projects identified in the ITIMP document.
- Poor infrastructure planning spending money on unnecessary uptown upgrades and not spending on local primary and secondary road upgrades.
- I am not sure the infrastructure (sanitary sewers, water supply etc) are able to cope with all the building mandated. I find it strange that there are so many streets in the city that lack a sidewalk on even one side!
- Drains on Oxford have been full for years, Oxford is in rough shape as are many streets. The list is long and as citizens, paving project priorities are mystifying.
- I don't think the housing situation should be increased as the road system can't keep up now. Also we live on a street with one street lamp, no sidewalks and limited roadway. My main concern is the hanging wires over the street where multiple times trucks have dragged them down because they are too low. What happened to the plan to bury the wires that one council suggested a few years ago...start at Marine drive and every 5 years, go up the hill one

street at a time (it is starting to look like Thailand in some areas due to the unsightliness of this lovely seaside town) Forget new highrises, just clean up what we have or used to have.

- Transportation infrastructure lags behind residential developments that will mean an even greater population using what infrastructure exists.
- City sewers have backed up and drainage is poor for our neighbourhood
- water is not up to par at all, injection site should not be in a residential area
- infrastructure planning must improve. use more private businesses for civil and park maintenance
- Transportation infrastructure isn't going to get most residents out of personal vehicles and on bicycles and public transport. Too few bike lanes even on relatively flat terrains. Those that do exist are not built to protect cyclists adequately! Marine Drive Visitors with cars should use all that extra space
- The population is growing faster than the roads and infrastructure can handle.
- Transportation infrastructure has been completely neglected when it comes to traffic calming on Fir Street! With an Elementary School there and zero signage on the actual school block! Cars drive like it's a freeway. Have seen children and adults almost hit by cats and big trucks! It is a shame how there are no speed bumps like in other communities. Like Jesse Lee Elementary on the Surrey side not far from White Rock Elementary. There you will see signs and speed bumps. Go to Delta they have speed bumps when entering any school zone. Foster and Martin Streets are also speedways for people returning from the Beach or Commuting. Foster and Martin is a well known crash zone, yet nothing is being done. I am so fearful for people in my community and the children at this school, who by the way are playing year round on the basketball courts and playground. Council approves all these towers and welcomes thousands more into the community without doing any upgrades to road safety. Please wake up before something bad happens!!!
- Social services and community infrastructure go hand in hand and should be the foundation of all infrastructure planning.
- Infrastructure not sustainable with the growth
- More bike-friendliness, more park space
- Too many high-rises and not enough infrastructure to compensate for additional people.

General Operations

- I walk everywhere. City benches are terrible. NONE are covered from the sun. This city was supposed to be made pedestrian and is far from it. Perhaps we don't need new city cars and trucks as often. PS..... I think one of the busiest walkways in town is the dirt path between 'Blackwood & Martin' where the crosswalk USED to be until "Landmark" demanded it be moved for their benefit.
- Boulevard parking is an issue, especially locations where large rocks are located. Again, if an address is not provided it is again disregarded. I don't understand why there is no proactive management.
- I understand that the city wants to turn five corners into a park in order to attract more people to the area and make it a destination, thinking it will support the businesses. However, the problem with that area is that there simply is no parking for customers so if you want to support the businesses, increase parking - etc. The idea of taking space away to create a park and adding a bathroom is not going to attract customers, it will attract the homeless. I live four blocks away from that area and would love to frequent it more, however, there is no parking to allow me to stop to drop off dry cleaning, pick up a drink or sushi.
- My experience contacting the Operations department has been very poor. Also, it seems that if I don't report something it is not attended to.
- Repair parking lots on Marine Drive they are in terrible condition. City is tired looking and dirty green spaces need to be kept up. Clean and paint garbage receptacles, paint sidewalk handrails and benches on promenade and clean up white archive building. Upgrade and update public restrooms along Marine Dr. Provide snow removal on the roads if inadequate staff and vehicles exist then contract out for resident safety. Spend less \$ on fireworks. City needs tidying up and should be refreshed. More picnic areas near water Do something with the pier to increase city ambience right now it is nothing but a glorified walkway. Make it boater friendly.
- The beach front is very busy so hard to keep up but definitely many times I feel it is messy and boardwalk isn't cleaned and just looks terrible for a tourist destination.
- For all the property tax dollars collected in White Rock, the service level is far inferior to that provided in Surrey and Vancouver. The water quality is

poor and damages piping and appliances, the garbage collection is insufficient, property crime, b & e's are ridiculous.

- Our city is lacking aesthetic cohesiveness. From street to street, the city looks run down and not visually appealing. The roads are bumpy and patchy with many potholes. It is hard on our cars and not safe for kids to be scootering or biking. The non existence of sidewalks is also a safety concern as a parent and as someone who likes to walk and run outdoors. The corner of Blackburn and Chestnut is an example of uneven pavement and bumpy/patchy roadwork. The hard water is ruining plumbing fixtures throughout my house and causing appliances to be serviced more frequently and replaced much earlier and these appliances are big ticket items. The other dissatisfaction I have is on building permit requirements surrounding deposits. I feel that the requirements are illogical and some of the reasons for not receiving a deposit back should be up for discussion as an owner may not have recourse from the builder on errors made. We pay significant property taxes and I just don't feel that the city does what it could to value and listen to its residents.
- Our sanitation services are outdated.
- Dirty and unlandscaped stairs entrance areas to the promenade from east beach to west beach.

Solid Waste

- The city requires more garbage bins at all the parks and more near the promenade to deal with the increasing amounts of garbage,
- Requiring privatized garbage collection for condos is illogical, inefficient and further deteriorates our roads.
- Garbage issues easily corrected by outsourcing to decrease costs improve service and take the tax payer out of the accountability
- As per garbage. green waste, recycling-why are we not benefiting from economy of scale and joining Surrey in their excellent single stream recycling. Our program is not as cost effective and not as encouraging of recycling. Also during inclement weather the papers and plastic get blown all over and pollute the local environment. Birds have access as well where the closed containers are far more sensible.
- Garbage pickup for general waste should be weekly too.
- Lack of city pickup of waste at MRUs is very wasteful.

- Upgrade garbage/recycling.
- Garbage disposal is significantly worse than Surrey next door, please upgrade to wheeled bins.
- Also, if you want to support businesses, reduce the taxes for pick up of garbage for instance, as that will help them rather than building a park near their area.
- Engineering infrastructure: It would be nice if the recycling programs are clearer. I appreciate that there is a link to show what can be recycled, especially for plastic items with triangles.
- I see that plastic is categorized by what they are (i.e. plastic lids, bags), but would be better if they were categorized using the triangle marks as well.
- Engineering Infrastructure: I am particularly dissatisfied with our garbage pick up and recycling. I live in a strata and we need to work with private companies for these services, knowing that the regionally approved recycling is not happening.

Parks and Open Spaces

- The service provided by Operations with respect to road maintenance and specifically landscaping is not equally focused. Stayte Street, specifically the boulevards are a mess. The grass at the parks needs to be mowed (Victoria & fir)
- Dissatisfied with parks as many need access barriers removed and washroom facilities aren't clean enough.
- In regards to parks, there could never be too many.
- Would like to see more park space.
- It concerns me that there is only one park left in West White Rock, now that Coldicutt Ravine is closed.
- Our pathways are no longer mowed & visitors notice the many dead trees & unkept yards on our walks.
- The green spaces need a bit attention. More green team sessions and a volunteer program to help remove invasive species from Ruth Johnston Park and the beach. Volunteers could also help with garbage pickup in our parks and the beach. This could be done alongside the staff. More trees planted in our city and protection of our green spaces.
- Not enough park-like or resting areas for pedestrians

- Installation of rain gardens as areas are redeveloped
- Parks are not kept clean and maintained
- Green spaces by the waterfront receive priority versus green spaces above Marine Drive. Cypress street green spaces along the pathway from Marine to Pacific look terrible. Green space stairs area at Marine and Cypress are overgrown and sporadically maintained.
- White Rock is lacking in parks and open areas in some parts of the city.
- Too little is invested in services such as Parks and too much in approving bars.....
- I feel the overall gardens and planters aren't very tended or designed well (hanging baskets are beautiful but other garden spaces aren't kept up or planted to be a feature of White Rock For the last ten years utility wire poles and bundles of wires are being constantly added to and left hanging etc - this to me is what most of my guests mention as totally unsightly.
- We are losing greenspace to concrete and pavement. Ruth Johnson Park is in desperate need of caretaking.
- We live next door to a green pathway and it is not maintained. Neighbours must complain to the fire dept and city hall before a crew is sent to cut the grass/knee high dry hay. It invites rodents, garbage and feces. It's also a fire hazard and we regularly see cigarette butts next to the dry grass, and people smoke weed on the benches. Calling it a pollinating meadow does not reduce the city's liability should a fire start and engulf our home.
- Parks and open spaces are not well maintained, are, therefore, underused and are consequently taken over by those living rough and vandals.
- Vegetation overgrowth, especially blackberry bushes, is reaching epic proportions. Both sides of the Promenade, the slope over the Promenade, the unkempt boulevards (e.g. Cypress, Dolphin, Centre St.) are an embarasment and a safety hazzard - both physical and fire related.
- I like to see more open spaces.
- Parks and open spaces - we need to keep and maintain our parks and open spaces better.
- Parks & Open Spaces: I have lived here for 8 years and over that time, the waterfront area, boulevards and other open areas are decreasing cared for and tended. The White Rock claim to fame is its beauty. We should be preserving it and ensuring that all open spaces look well-tended. That would

have a positive impact on businesses in the area and help all residents feel motivated to keep it streets, parks and open areas clean and tidy.

- Parks and green spaces need to be taken care of properly by the city, instead of forcing the locals and business owners to take care of them. More bike-friendliness, more park space

Roads, Sidewalks and Street Lights

- Many sidewalks have bumps in the adjoining sections of it putting people at risk for falling. I have a scooter and sidewalk bumps cause me a pain in the bum.
- Roadwork and engineering of projects slow to start and finish, permitting very slow
- I see money being spent on 'updating' council Chambers when so many of our roads have no sidewalks for children going to school, dog walkers, pedestrians; and intersections with no crosswalks (particularly Buena Vista at the top of Cliff - where there are bus stops on either side). We are encouraged to walk for health and climate action, but in order to make walking an all season, go to work, living mindset, there must be safe avenues to do this.
- I am dissatisfied with the multicolored roadway at 5 corners. The law states that everyone is equal under the law and public spaces are to be neutral. This painted roadway is offensive to many in our seaside community. Please make this roadway neutral.
- Many roads in White Rock seem to be in a bad state of repair. Sidewalks and curbs are rare.
- Transportation infrastructure takes too long. For example the Johnston street work is taking too long. Even though detour traffic is suppose to go up Martin street, a majority is coming up Foster.
- Sidewalk work needs to be improved for access (let downs on curb ends etc.)
- Roads have too many patches and are rough
- All these condos being built zero road widening thought put into traffic management
- road surfaces are very poor
- With the expected population influx, I see little done about expanding single-lane roads to double lanes to accommodate this.

- the sidewalks need repair (specifically the sidewalk at Dolphin at Columbia and Royal),
- Sidewalks need better maintenance given number of elderly in our community.
- Pave the roads.
- Our sidewalks & roads are a mess mostly due to the construction trucks & many patchworks. the disrepair is evident and in some cases even dangerous ie winter management
- Side walk improvement inconsistent by streets road not properly maintained ie pacific street
- Too many potholes on roads not enough curbs and sidewalks. Roads and sidewalks are falling apart, potholes everywhere, garbage everywhere, nothing is getting done and we have no idea where the money is going.
- I have watched Johnston ripped up every time there is a new building disrupting businesses and traffic. It seems that so many of these types of infrastructure projects are piecemeal.
- More traffic lights for pedestrians needed, especially best/thrift ave. There are so many cars and some drive insanely fast and do not look out or stop for pedestrians crossing the road.
- Need proper sidewalks. Wires need to go under ground. Hard water is terrible.
- Engineering: drainage on road (Blackburn Crescent)
- Road: road maintenance not upgraded; keeps getting passed over (Blackburn Crescent)
- Roads and back lanes are a mess. Overhead wires are an eye sore. For the taxes we pay, we need these remedied.
- The Roads in White Rock are in a pathetic state. They need to be addressed. Example, Martin Str and Prospect Ave, Intersection Thrift and Martin, Prospect Ave from Martin going East to Johnston Road are in a sad of affair.
- The roads are also in significantly worse shape than in Surrey. There are many neighbourhood roads with pot holes, no sidewalks and crumbling curbs.
- Roads with very uneven surfaces ie. 1000 block Lee St and the whole block in front of the Superfluity Thrift store are so sunken in spots it is hard to drive on them. Also, the sidewalks of Columbia Ave and the big hill on

Pacific have sidewalks overgrown with weeds and blackberry bushes narrowing the sidewalk to almost nothing in spots.

- I would like to see a 4 way traffic sign at the intersection of Thrift and Foster Street
- Sidewalks around where I live need cleaning and person hole covers need to be level, not tilted.
- Broken cement in Sidewalks that I can cause you to trip and fall. Some roads require widening.
- Lack of sidewalks and poor road surface maintenance (Pacific Ave). Lack of signage to direct "lost" traffic on its way to the beach and out of slow neighbourhoods (East hillside Balsam-Centre St) causing racing traffic up Columbia lane.
- Some of our roads are in disrepair....pot holes are dangerous.
- Storm drainage has been an issue for decades and ignored for decades.
- We also have no sidewalks and a single street light. It isn't safe to walk along our street.
- Very poor road and sidewalk conditions - wheel chair access - ie. East end of Whit Rock -Pacific ave and north . No designated sidewalks on east end of Pacific ave.
- Some sidewalks are in very rough shape (eg. Columbia between Johnston & Foster, Johnston between Beachview & Columbia, Brick sidewalk beside Little Footprints Academy/Daycare on Russell Ave.)
- As I drive a car, roads improvements are important to me.
- Some Roads, and sidewalks not maintained properly. Tripping hazards.
- I noticed that this year in particular the landscaping maintenance around sidewalks and roadways has been terrible. Stayte st corridor from n. Bluff to Buena.vista was not tended to at all and looked disastrous. In years past the sidewalk weeds in front of my house would get weedwacked but it was not done this year. Over grown grass and weeds in numerous places around the city at a point to which I had not seen in years past.
- Low priority for sidewalks and roads to be maintained or repaired or built. Most of the stair sets are unkept and need some repair.

Community and Social Services

- Cannot walk a couple of blocks without seeing someone struggling with addiction and without shelter. Children play in our parks and the elderly are vulnerable. There is constantly human feces, drug paraphernalia, clothing, mattresses and flammable cans left in our parks.
- Protection of our lowrise buildings to ensure those residents have access to lower rents.
- Housing (options and affordable for all) need drastic improvement please. don't want any social services for the unhoused (I walk in the morning and the scary men at Centennial due to the warming shelter was not safe),
- I was happy to see the warming centre this past winter, but was concerned that it wasn't open at night. Where do all these people go on long winter nights?
- Finland has zero homelessness; why don't we?
- There needs to be more social support for unhoused people.
- Safe injection site near peace arch hospital is an eyesore (garbage and items left everywhere), individuals coming and going are sketchy and make me uneasy while walking around with my young daughter.
- Too much homelessness
- There is demonstrated need for supportive housing and health services for the unhoused
- Poverty, homelessness and drug problems appear to be getting worse.
- Community development and social services more homeless people present that was not so apparent even 18 months ago. No planning to help this group within community
- terrible how many unhoused addicts have made WR home and are constantly hassling residents. The free drug center at PAH on the corner of Russell and Findlay is appalling. Vagrants hanging out at all hours even when it is not drug Christmas. Deals happening, garbage left behind. Very unsafe for local families who spend a lot of money to live here. I know neighbours who carry a golf club when they walk in case they are harassed. Sad truth. Don't set up programs to support people who contribute nothing to our community and encourage more to come here.
- Community development/ social services, What are we doing to help the unfortunate people living on the streets.

- drugs crime and homelessness getting worse with the current approach. Hospital safe consumption site a big mistake. Treatment centres needed. Not public places like this.
- This is a lovely city. Housing for drug addicts, needle exchanges sites and safe injection sites are not going to enhance White Rock. I am sympathetic to people who are being priced out of living in this city but have no desire to build facilities that would encourage the homeless to move here.
- The number of drug addicted people sleeping wherever they like, doping up and passing out, as well as haranguing the public and causing disturbances is growing and nothing is being done about it.
- Whiterock has become too lenient towards bleeding hearts, you're sacrificing the safety and comfort of the residents and property owners of Whiterock in order to cater to small self destructive parts of the population. We don't need social services whatsoever, people pay large amounts of money to live somewhere like whiterock where they can feel safe and increasing social services will negatively impact that. Homeless people should not be made to feel welcome in whiterock, they will ruin our community it's already destroyed uptown with people freely smoking meth on corners and leaving needles everywhere.
- We need year-round support and shelter for white rock's homeless population instead of just during the cold months.

Public Safety

- With the recent occurrence occurring at the pier perhaps some volunteer security could be initiated.
- Safety on our overcrowded, dangerous roads are a MAJOR concern. Five Corners in particular remains a tragedy waiting to happen. Lower Johnston from Buena Vista needs to be closed off to the endless speeding traffic going through the stop sign at Beachview - accelerating up to 100 km downhill to Columbia and then to the beach. WE DONT NEED A PARK as is proposed costing a ridiculous sum of taxpayers money. WE NEED SAFETY AT THIS CORNER NOW!!!!!! Guaranteed a child will be critically hurt or killed at this corner eventually. I am not kidding - I live at the Oceanridge and watch speeders, skateboarders, wheelchairs, dogs, seniors and kids of all ages try to safely navigate crossing the insane intersections at this corner. Block off the

entrance to Lower Johnston immediately before the big summer rush to party at the beach - for Gods sake!!!! Please do this now.

- People walk across the street whenever they please on Marine Drive. The placement of stairs or pathways from the water park to a crosswalk do not match up. Watch the White Rock Pier Camera and this danger becomes evident. The corner of Thrift and Fir is hazardous... the cars at the stop sign cannot see right or left which results in honking, screeching and accidents.
- Many cars parked on FIR st make turning left from Royal a hazard as limited visibility.
- The city needs to make certain intersections safer: Martin Drive & North Bluff Road; North Bluff Road and Oxford Street (148 st). These intersections are dangerous for pedestrians because drivers are frustrated and inattentive due to the problems turning and going straight south into White Rock. As the population grows (new constructions, eg Foster Martin), the city needs to manage the traffic flow better. I have already mentioned this in a consultation meeting several years ago with the City of Surrey. Please work with them to resolve this. People should not need to be injured or killed for you to react.
- poor RCMP response especially to traffic enforcement and safety as evidenced by knife attacks at beach The White Rock/South Surrey area has been hit with multiple shootings we need the Mayor and council to stand up to the Provincial government and crack down on the gang wars
- White Rock has become a lawless place in the past few years with the safe injection site causing crime and creating a captive drug market which is being filled. It is no surprise what the east side is now riddled with shootings and automatic weapons. Mayor and council need to stand up to Fraser Health and the Province and say enough already. There is no treatment offered it's the biggest farce of our time and everyone I know is disgusted that this was allowed to happen. Sure Altus buyers enjoy that view. It's ruined the neighbourhood. I have lived here 30 years and like to walk. I never walk without pepper spray now and never at night.
- The concerns about crime and personal safety in the community appear to be increasing.
- Need CCTV cameras on Marine Drive and Promenade.
- Public safety

- As per efficiency, having one fire hall that frequently requires Surrey support at a high financial cost makes no sense. We have grown considerably and they need help. Perhaps they too should be a part of the Surrey/White Rock fire dept and save taxpayers a lot of money.
- Security wise we need more security cameras especially along Marine Drive and Pier/Promenade.
- Not sure if this qualifies as an amenity, but as a resident who lives close to West Beach, the lack of police presence late at night in the West or East Beach areas has led to a significant increase in drunken behaviour, particularly since Covid times. While I have noticed an increased police presence on West Beach since the unfortunate stabbings at East Beach, this anti social behaviour had been building for the past three years. I sincerely hope that the improved police presence will be a deterrence, especially on weekends and holidays.
- crime and violence are higher
- Multiple stabbing and a murder near the pier.
- I've had to call the non emergency line several times this year, once for being harassed by a strange women and another time a homeless man/Addict had set up his little camp in front of one of our complex gates blocking the exit. There's graffiti and all sorts of junk always left in front of the Rexall on Russell. It doesn't feel safe to walk down many streets, cars drive way too fast down Russell, Thrift, and Roper. Crossing an intersection feels like a gamble every time, we need pedestrian controlled intersections on more highly used corners and crosswalk lines at every crossing.
- Crime - death on marine Drive.
- Speeding - not attended to
- Need a better police presence at the beach. Vehicles speeding and with excessive noise should be fined and ticketed. It should be safe and welcoming to families and children. Gangsters and jerks in muscle cars and loud motor bikes should not be intimidating and driving away other people.
- I do not feel secure walking around White Rock anymore including the promenade and pier.
Security needs to be drastically improved. An increase in bylaw officers may not work as I rarely see them on the promenade currently.

- We moved from ocean Park and since moving into our house in 2021 we have been victim to 4 property crimes or attempts (3 b and E's, vehicle damage and B & e) and we have a crowd of homeless living in our ravine. We have a similarly valued home but pay more in property tax than we did down the road in Ocean Park and we had better security and service there.

Property Taxes

- We are wasteful with tax dollars. Mine are up 12% this year which is mind boggling when a raise of 4.8% was forecast. We are also becoming a vertical city which means a lot more taxes are paid on the same plot of land, yet taxes continue to rise beyond inflation. You are pricing life long residents out of their own community.
- Please stop raising our taxes! I have lived in the same house since 2001 and cannot believe how fast you are raising our property taxes each year. I do. It want to see our taxes increased faster than inflation. In other words if you cannot balance the budget stop investing in new infrastructure/programs/policing etc.

Climate Change

- There's more to life than just sports and arts. We are not adapting sufficiently to climate change: it's not coming - it's here now.
- Sinking money into climate adaptation is NOT a priority of mine as a tax-paying citizen. Municipal infrastructure I would like to see improved with my tax dollars does not include the climate change agenda.
- I think we can always do better when it comes to the environment and energy efficiencies. Plus we need to keep our water / ocean clean.

General City

- a lot of talk, little substance
- Roads are a disgrace and permits take an unacceptable time to obtain plus there is a lack of encouragement for self employment.
- The city of white rock seems to be so focused on making the town look pretty as opposed to actually fixing our roads, creating safe spaces for homeless and creating affordable housing.
- White Rock looks like an absolute mess now.
- Seems the City of WR has lost focus on priorities. Roads, sidewalks and service maintenance, policing, bylaw enforcement should be priorities, not HUB project and big development. We only have so many dollars to go around yet the basics are being ignored.
- The work on Johnson is such a detriment to the local businesses and the traffic including buses has been rerouted to Martin where I live. Such heavy, noisy traffic!
- Engineering and City planning are atrocious. Work at snail pace.
- Council is living in the past when bars and fish shops predominated. White Rock has changed and is more wealthy, sophisticated and residential. We do not need to attract from the around the Lower Mainland. We need better options for our residents.
- traffic noise is absolutely elevated Also incredibly noisy motorcycles
- Relying on South Surrey too much
- City needs to solve the problem of all the empty businesses at the beach. Ridiculously high rent should be illegal.
- Too many vacant store fronts and office spaces.
- Businesses have leased space a put up signs and have not been able to open in over 2 years. This is a travesty and a major failure of City Hall.
- The City is doing a fine job!
- Planning/permitting/bylaws all seem to favour developers not residents.
- Amalgamate with Surrey — our growing population needs a larger tax base

Health Care

- Emergency services , last year waited 3 hours for an ambulance after my husband fractured his arm .non available ,while we watched him go into shock .he later died .

- Called 911 for an ambulance and ambulance could not attend and had to find my own way to the hospital albeit losing alot of blood.
- Last year I called an ambulance and waited over an hour
- ambulance service is hopeless
- Social Services (mother waited 3 years for senior support, but passed away before any help).

Other

- The indoor pool is yet to be fully opened
- South Surrey pool was closed for almost 3 years?? Not acceptable!
- Too many businesses the same culture. eg East Indian restaurants and Chinese tea houses.
- This section of the budget survey would be much more effectively handled through a finance and audit committee that could hold public hearings about the amenities and services offered to our community byt the City. Each of the amenity areas listed could be a topic of significant discussion and public input if facilitated by City Council.
- too many staff at city yet poor services and horrible attitudes. If you have any issues or challenges they do not want to assist you unless you are a well known person or big developer. Employees act as lords and forget they are there to facilitate the citizens.
- WR has trouble retaining businesses

TABLE 4.2 (IN THE CORPORATE REPORT)

QUESTION TO RESPONDENTS: For those participants who selected *Expand* City programs and services, respondents were further asked how the expansion of services should be funded. 50% of those respondents selected ‘*Other*’. The Survey then asked them to provide comments on what ‘*Other*’ meant to them. Below are their unedited comments.

Unedited Comments

Balance Budget

- Balance your budget by spending more wisely
- Balance against other expenditures
- You need to balance the budget to the expansion projects.
- Services, Programs, Staff, Other Expenses
- Spend less on parks, more on police and bylaw enforcement. PLEASE do NOT raise property taxes.
- Reduce the levels of employees / levels of administration.
- Cut the fat: find places where wasteful spending, overspending, as well as inefficiencies occur.
- Maintain the programs and services, not expand.
- By reducing services... the population in whiterock is constantly growing and we barley have any new amenities to show for it yet you're collecting more tax revenue than ever before.
- According to the city of whiterock It takes 3 paid city employees to man a cooling tent with a mister hooked up to it..
- Spend less on parks, recreation and cultural events. Or budget these events more efficiently.
- Reduce the police budget and implement social service and support workers who deal with issues that they are trained in.
- Cut frivolous spending on consultations and projects that are being developed without the communities input. (how much was spent so far on the Five Corners Improvement Project when it was clear that the developers hadn't spent much time in Five Corners and the city didn't ask for input)
- Cut city councils salary. They have 2 meetings a month and are allocated 17% of the budget

- Investing more in a collaborative approach across municipal services and an elimination of inefficiency's in bureaucracy, as well as vehicle's and equipment overlap.
- Quit expanding programs and services. Taxes already are too high.
- Don't expand programs, especially not "woke" programs

Sell, Privatize, or Commercialize City Amenities and/or Services

- Sell of our excess water to other districts since we aren't using the GVRD system.
- Privatize services such as garbage collection try to attract corporate sponsorship for funding of public projects
- Allow facilities to be named by cooperate entities for a 5-10 year contract.

Additional Business in the City

- Allow more Cannabis stores to open generate taxes from them.
- Given that technology is always changing and innovating perhaps more business thought should look at bringing in new businesses who could add to the Business taxes payable to the city and not just maintaining status quo service (massages, hairdressing, food) business.
- Expand the Tourism industry to bring in more capital.

Fees and Taxes

- Perhaps increase property tax on vacant lots on Marine Drive.
- A combination of increasing utilities and property taxes and continuing to visit grant availability from the provincial and federal government.
- White Rock's property taxes are the highest around. Ridiculous.
- I would advocate for higher property taxes, which in my view are absurdly low. A comparison of property taxes across the country shows that White Rock and other Lower Mainland cities rank amongst some of the lowest taxes in the country. Many of the people who live in WR can well afford to pay more taxes.
- I would also suggest raising the fees on water and parking.
- Increase taxes on the wealthy
- Increase taxes on second homes
- Increase taxes in luxury vehicles

- Im interested to know where all of the new build property taxes are being spent.
- Increase taxes for empty homes.
- Increase taxes for houses worth 2mil.
- Money can be reallocated more efficiently without lazily having a tax grab.
- Fines for illegal activities with businesses should be watched and increased
- From the development fees and additional taxes that the city continues to collect
- obviously the city uses incredibly inefficient processes for approving building and business permits.

Bylaw Enforcement/Fines

- Increasing bylaw and violation fees
- Ticket cars and drivers on marine drive who are driving illegally loud cars with illegally tinted windows.
- Bylaw enforcement (parking and other violations by the beach, ticket people as much as possible 7 days a week) and police ticketing of road violations on marine (speeding, car noise, etc). Plenty of visitors come to Marine just to drive around and don't contribute a penny to our local economy. They just flex their cars and leave. Let's ticket their bad behaviors.
An annual membership for visitors to park on Marine drive lots. Make it a bit expensive (250+) so it attracts serious beach goers and shoppers and provide them all a small discount at all vendors on the strip. Will support small businesses and give people a bit of a vip status feeling. Call it the White Rock VIP pass.

Merge with the City of Surrey

- Better yet, merge the City of White Rock with Surrey and eliminate the redundancies of city staff/costs.
- Join surrey

General

- change the way they are implemented
- Engaging with other government agencies to provide IT, telecom, small manufacturing industry.

- Unless there is less reliance on property owners to provide the majority of the income needed to effectively run the city minimal changes to community is likely to happen.
- Yes, there is limited physical space to achieve this but council and city staff need to "think outside the box".
- Research to see how similar cities around the world accomplish this. Use other model cities to learn how to do it.
- It's ridiculous that increasing fees is even up for debate, stop wasting our money and you won't have to charge us more.
- We have so many new people here and our infrastructure is not keeping up.
- Increasing expectations on planners and developers to include community and civic infrastructure at cost.
- Big business and the wealthiest need to pay their fair share.

TABLE 4.3 (IN THE CORPORATE REPORT)

QUESTION TO RESPONDENTS: For those participants who selected *Maintain* City programs and services, respondents were further asked how the expansion of services should be funded. 39% of those respondents selected ‘*Other*’. The Survey then asked them to provide comments on what ‘*Other*’ meant to them. Below are their unedited comments.

Unedited Comments

Balance Budget

- Balance budget more wisely
- Balance against other expenditures
- Manage funds more effectively.
- Only spend what you have.

Services, Programs, Staff, Other Expenses

- cut the useless parts
- Reduce spending on certain areas. Such as culture,
- Cut the fat: find places where wasteful spending, overspending, as well as inefficiencies occur.
- Take a look at admin costs and see if there are any opportunities for cost saving measures. For example, pull IT budget is there a way to outsource some of that to reduce costs.
- Reduce the levels of employees / levels of administration.
- don't address the "new priorities" mentioned

Development Permits and Fees

- You are joking, right? The City is growing so we need more money while maintaining the status quo? Tax the developers and new people coming in.
- Charging developers more in fees in order to develop high rises in the City.
- Increase densification with new high rises that pay a proportionate tax base and fees for development privilege. Ensure create fund for future generations. Do not put in high rises below thrift. Will support businesses and area. More speed restrictions in white rock.
- Encourage development of the Upper Town Core so that businesses are attracted there. Resulting in more commercial operations and taxation. The

single family homeowner cannot continue to be the major source of revenue for the city.

- Maintain density at existing levels; i.e., stop growth and deal with existing "priorities". The city has done a poor job with what we have. "Growth" is not an option!
- where is the millions captured from CAC's and DCC's ???? historical increase in condo residences in uptown have certainly padded the city coffers with funds extracted from those developers who are adding to the housing supply in white rock by the hundreds of homes annually
- Issue building permits in a timely manner and use the additional taxes generated. Also cut waste.
- Seems with all the large scale apartment and retail building that your overall intake must be much higher than it was- no main new facilities have been added or roads etc so it then makes sense that you could increase some spending without higher taxes or fees.
- Continue with high-rises or multi-family to increase the tax base without increasing individual taxes
- Charge rental owners a service fee/tax when multiple living area in one home or duplex etc The more units the more the fee. If a house is built as a 3 bedroom and upstairs/downstairs is rented. More people to deal with when it comes to roads, hospitals, services. They should pay

Sell, Privatize, or Commercialize City Amenities and/or Services

- Sell of our excess water to other districts since we arent using the GVRD system
- Allow facilities to be named by cooperate entities for a 5-10 year contract.

Additional Business in the City

- Allow more Cannabis stores to open generate taxes from them.
- Make it easier for local businesses

Fees and Taxes

- Property taxes are already too high and if possible should be frozen for at least 2 years.
- "I cannot afford to keep paying more and more. From 2021 to 2024 my yearly taxes have risen by \$1400. I am on a pension. I suggest that developers have not been paying enough to cover long reaching overall costs

- The fantasy of bringing in more people ie. taxpayers and our taxes would be lower, hahaha, don't see it."
- Whatever cost of inflation is, so should be the tax increase. A lot of White Rock residents are fixed income seniors. Excessive municipal tax increases will turn us into paupers.
- A combination of utilities and property tax along with reviewing what is available through grants from provincial and federal resources.
- Better usage of the tax base
- In addition to increasing utility fees, user fees and property taxes, apply and utilize federal and provincial grant funding.
- Property taxes are incredibly high, I don't think we need to be taxed more I think we need to support people without housing and steady incomes.
- A combination of increasing utility fees, user fees and prop taxes is acceptable and expected IF there is also increasing budget vs. actual transparency, care with accounting
- Increase charges to foreign business's and homeowners
- Reduce the police budget and implement social service and support workers who deal with issues that they are trained in.
- Big Business and the wealthy need to pay their fair share
- White Rock's property taxes are the highest around. Ridiculous.

Bylaw Enforcement/Fines

- Increase user and parking fees only.
- Increase parking fees for out of towners. Every, legal, resident of the City receives a discount.
- Stricter fines and breaks for locals.
- Bylaw offense and violations can be increased (i.e. parking violation, bylaw fees from owners), as well as increasing interest from developers and investors
- Increase bylaw fines

Fundraising

- 50/50 draw? fund raising auction?
- Have residential fund raisers every quarter

Public Safety

- keep Surrey gangs out of here

Government Grants/Support

- Have the Federal govt and Provincial govt help fund services for increased population. They are adding to increased populations through immigration. The provincial govt is adding to population growth also. They are also forcing changes to our community through increased housing regulations, adding to the population by requiring all strata properties to be eligible for rent. Why should tax payers of White Rock fund Federal and Provincial immigration and housing requirements.
- Be strong . Do not let the province dictate this multi unit housing mandate.
- Don't waste \$ on immigrants, losers and social programs that perpetrate the problems.

Merge with the City of Surrey

- Privatize join Surrey police privatize sanitation decrease city employees To many based on size of community versus Surrey let's start being more proactive in sourcing out and decrease tax payer accountability for pensions and salaries
- White Rock should consider partnering with Surrey where possible. Surrey has a huge and growing Industrial and commercial tax base while White Rock has little opportunity to grow. White Rock should lever the unique features it has to get financial support from Surrey. Merge with Surrey. The cost to maintain the City of White Rock has become too high and is unsustainable. We get no real benefit for the extra costs to be in our own municipality.
- Join surrey

General

- already completed this in previous entry
- We need more time to evaluate the situation.

- You have thousands of new people moving into white rock and there's no money? Charge people on the number of people that live in 1 house
- comprehensive accountability within departments, especially when hiring contractors (i.e. pay for completed work, not time to do the work).
- Forget spending money on Council chambers
- Use the 180 million available to the city in the city coffers. Infrastructure repair, water conservation and green spaces should be prioritized. This city is ranked as the tenth most densely populated in Canada. We can't pack more people into this tiny city. It's become unliveable for many residents. Let me count the ways. Argh.
- Hire experts who know how to achieve this.
- The population density of white rock is more than double that of Surrey. Why is everything that is controlled by the municipal hall so much poorer in white rock.
- Re-establish a Finance and Audit committee of City Council that includes members of the community. Encourage dialogue that addresses things like why does the City of White Rock have 160 million more dollars in cash in the bank than it did 10 years ago!!
- Clearly define the requirements of the ""contingency reserve"" funds so that the tax payers know how much is really necessary to be ""immediate cash on hand"" to replace our infrastructure over the next 30 years.
- Maintain the existing City Hall and offices and not invest in not needed expansion or building new facilities.
- Propose how you're going to do this before asking for money, the currently state of whiterock is pathetic.

TABLE 4.4 (IN THE CORPORATE REPORT)

QUESTION TO RESPONDENTS: Respondents were asked in what areas they would like to see funding reduced. 5% of those respondents selected *Other*. The Survey then asked them to provide comments on what ‘*Other*’ meant to them. Below are their unedited comments.

Unedited Comments

Efficiencies

- Reduce spending through a closer look at establishing administrative efficiencies.
- Efficiency of personnel. At 180+ employees for a small city is far too high. Why don't governments ever mention becoming more efficient
- What is not on this list is staff. That is the first place I would look to reduce spending. I don't know how many people are needed to run the services we have in the city, but given the growth in staff at the Federal and Provincial levels, I suspect the same growth in staff for the same service levels exists at the Municipal level as well. Do we have the right mix of staff and contracted services? How many captains at \$200,000 per year does a one unit fire department need? Etc.
- A detailed analysis of the Staffing Requirements necessary to maintain City operations is required. The tax payers of White Rock have provided funding for a number of positions that have not been filled over the past few years. Examples include: A Grant Writer, A Freedom of Information officer, A Project Manager for the "Community Hub" project.
- Reallocate inefficiencies across depts to redistribute funds over the course of a plan rather than year to year. Funnelling money, fundraising and donations into priority services year to year.

Services, Programs, Staff, Other Expenses

- stop raising salaries of city council members
- why the high salaries? we are a small city.
- Too much is being spent on general government. Salaries for high level administrators should be addressed as well as looking at efficiency options for other areas of government.
- Governmental Spending

- Money spent on painting roadways and supporting target groups like the LGBTQ above other groups, must be reduced to ZERO!

Bylaw Enforcement/Fines

- STOP spending on two parking enforcement people per car, it's nuts. They don't need to have dual custody anymore as most payment is with credit cards.

Government Grants/Support

- I'm not sure what is exactly meant by social services and programs, but I feel that other levels of government should primarily bear that expense and not city taxes.

Merge with the City of Surrey

- Are there areas where we could combine with Surrey to reduce staff expenses?
- Merge with Surrey and spread the costs of all the above over the larger municipality, especially including police.

General

- Same answer as previous. So many more tax payers live here than years ago so tax dollars must be much higher than they use to be even though of course things cost more. May at least balance out the cost increases
- In addition, the tax payers are being asked to pay more than 500,000 dollars for a renovation to the old annex building so that the existing City Hall Council Chamber can be renovated into "office space" until a new "Community Hub" is constructed sometime in the next 6 to 10 years! There have been no studies or project review released to the community that validates this expenditure and the necessity to relegate our Council Chambers to a sub-par facility with inadequate heating and air conditioning.
- Climate Adaptation” give me a break..
- Do not improve five corners. It is not a destination hub. It absolutely is not the “social, cultural and commercial heart of the community. It is a gross waste of tax dollars to make it an improvement project.

TABLE 6.1 (IN THE CORPORATE REPORT)

QUESTION TO RESPONDENTS: Respondents were asked, when it comes to future budgets, what would they like more information about. For those participants who selected *Other* City programs and services, respondents were further asked how the expansion of services should be funded. Below are their unedited comments.

Unedited Comments

- I'd like to know more about future plans for the city
- Timely and meaningful public input process. Yes, engaging your populace is work.
- Why not get public opinion on things that matter to us citizens like the \$500,000 chambers move or the multi-unit housing issue.
- Whose voice is weighed most and least substantively when it comes to the final budget and spending decisions, and what criteria those voices follow to make those decisions.
- You need to be specific rather than general in terms of the buckets where spending occurs. Also, you need to break it down by stating something like 'we cannot have festivals if we want to have trash picked up weekly.'
- More specifics as to the intent of additional investment. Eg infrastructure-solid waste seems adequate but water perhaps not.
- Provide financial data to the public on a quarterly basis. Provide greater opportunity for increased community input into the allocation of funding for capital projects, surplus revenues, reserves and staffing. Provide an opportunity for providing more input into Economic Development and Community Planning including City Council being held accountable for adherence to the Official Community Plan.

GENERAL COMMENTS FROM RESPONDENTS

Unedited Comments

State of the City

- Stop the stupidity and start thinking about how to save this town from becoming a s***hole. It's time to act..
- White Rock, as it is today, is not a sustainable community. Being near the ocean is a nice perk; however, we need to look at the fact that most of the building facing it are near the end of their lives, too many are vacant now and it all looks shabby. Nothing much to bring in enough tourist dollars when all you are offering is a walk on the pier and a choice of places to get an ice cream. Accommodations for visitors are lacking, consequently when they have finished the walk on the pier, marveled at the location, eaten and had an ice cream they leave. If we are really fortunate, they will buy an item at an overpriced boutique style store. A plan for the future of White Rock is needed as much, if not more than, a plan for the budget.
- I do not have confidence that Council has a clear vision of what the City should be and that the bureaucracy is capable of delivering the services that are needed.

Community and Social Services

- We need more preparations set in place for emergency warming or cooling stations for unhoused people in winter and summer, including places for them to stay overnight.
- Tell FH to move consumption site to another community
- I don't believe and trust that the community hub will have housing options (hence rated hub low). Please focus on sustainable and affordable (ie bot onky affordable for rich and international buyers) housing and health care...help to attract physicians to the community.
- I believe more shelter for the homeless should be increased in order to help those in need
- Please continue to deter the unhoused population from making themselves at home around the beach areas. Allowing them there will not solve any homelessness. Only encourage more to go there & destroy the gem of White Rock.

- please consider adding more outreach & services for residents experiencing homelessness (secure storage for belongings, overnight shelter spaces, connections to health care workers & treatment facilities)
- Unhoused people making a home of our community is a very high priority to solve. We cannot afford to become the next Abbotsford or Langley and more resources need to be spend on bylaw enforcement and prevention.
- I want to indicate how highly prioritized I support enhancing current commitments to warming centre and cooling centre. Ideally permanent supportive housing would enhance quality of life for citizens and businesses.

General

- We are an anachronism.
- In regards to licensing, there are too many Indian restaurants in White Rock. I feel like there is no diversity with the ratio of restaurants opening being mostly Indian. Are the "non Indo Canadians" being pushed out of White Rock? The comments I hear are "not another Indian restaurant" and "too many in the area".
- I know we can't do it all, so it is very difficult to lower priority on items I really consider High Priority.
- And stop burying your head in the sand and hiding behind polically correct language. Everyone with eyes who walks knows exactly what is happening. And it's heartbreaking to go from loving our community to fearing for its future.
- Under recreational facilities, you failed to mention the peace arch curling club, which I understand has asked the city for help on a number of occasions.
- Everything is connected - the ratings above may change depending on what else is needed - eg - the new community hub sounds great but rather than make it luxurious and posh or ultra-modern - make it user friendly, make it artist friendly, spend wisely.
- This statement is biased: Transportation infrastructure (e.g., road improvements, sustainable transportation)
- We do not need more cars, you need to get cars off the road by emphasizing transit
- Scrap plan for plaza at 5 Corners! Ust that 2 million elsewhere! 2.

- Thank you for doing the incredible challenging job you have you other been hired or voted in to do. You will not please everyone but safety and well being come first for you and all the people of White Rock. Keep up the hard work you do and remember you are appreciated.
- Obviously lots has changed (so it should) since I moved here in 1990. I know everyone misses the 'old' White Rock when it was quaint and quiet.. I do too. I get that we need money to improve, and I get that we need affordable housing for families and individuals. And I trust our council will make the right decisions for our community and the experience folks have being a part of "White Rock".
- Thank you for giving us the opportunity to vent.
- I think there is too much focus on on making white rock look pretty with parks and open spaces but I think there needs to be more focus on fixing roads, building affordable housing, revitalizing the beach by renting out the dozen of closed business. White rock has so much potential and I find it's lacking in many areas. we have parks, community centres, meeting areas for council, fire and police have a budget. Creating a space where the people that live here feel proud of it as opposed to feeling like this town is just being bought up and sold away.
- help support local business' that help keep this town running.
- Thanks to Council members and to City employees for their efforts. The world is increasingly complex to manage. There are few easy answers and solutions, so I feel grateful to Council and City employees for their efforts.
- Reduce administrative top heavy numbers and more emphasis on services to residents not developers
- Cybersecurity, Digitization, Online services all fall under Information Technologies!
- Be more friendly to business, a lot of them are struggling and they are what attract people to the area.

City Budget

- It seems the City generates it's operating budgets from a limited stream of sources--fees, permits, taxes--paid by the residents and businesses operating in the City. It would be good to see the city exploring the means to generate additional income in a more creative manner; particularly in the area of tourism.

- Unclear on the introduction of IT related issues above. The city should already have this integrated into admin with a plan. If not done investment may be needed.
- I continue to find it troubling that open forum public engagement associated with the budgetary process is so challenging to provide. In addition, it is very difficult to understand why the budget process takes so long to complete. The final approved budget was not submitted to City Council until June of 2024 that is 6 months into the fiscal year. Hopefully the over 3 million dollars that has been allocated to the upgrade of the financial reporting technology and staff training will result in a more timely, meaningful, accountable, engaging and inclusive budget planning process in future years.
- Reduce waste please.

Merge with City of Surrey

- Again, White Rock should be part of Surrey, including getting rid of the RCMP.
- You need to merge fire with Surrey.
- We don't have enough access to specific numbers to be able to provide much more than cursory thoughts, but I think the City should create a task force to create an operating vision for the City which includes Surrey, where it makes sense in areas of duplicated spending on the residents who live in South Surrey and White Rock. There are other examples of this duplicated spending in Langley and North Vancouver. Government services need to become

Public Safety

- Currently I understand WR RCMP use partial night coverage by the Surrey RCMP. With a new Surrey Police force who will fill this need
- We are now less safe than Newton. Please add more police and mandate a crackdown on drug dealers. We will need more police presence for increased crime, and enforcing illegal car mufflers laws.
- Also we need control over visitors behavior increasing amount of trash and inappropriate actions on marine walk.
- Make this city safer by blocking off lower Johnston Road at Five Corners immediately. Improve safety at Johnston at Thrift where buses block traffic

at the new Thrifty's parkade and deal with the horrible bus and traffic congestion at 16th Ave. At Martin Drive entrance to Save On Foods people are struck by drivers.

Multi-Unit Provincial Housing Regulations

- There's been a lot of comments on the multi-unit housing issue. Why are you not pushing back to the govt on this? WR is a small city, the infrastructure is not in place for more development. Can't wait for the next city election to vote in someone with "balls" who will stick up for our little city and fight back instead of being a bunch of "wimps" and giving in to Ebby.
- Mayor Knight needs to stand up to the province's mandate to increase housing in White Rock with no public hearings allowed - this is NOT HOW DEMOCRACY WORKS.

Civic Facilities

- RCMP building looks like it's about to fall apart- hopefully the ongoing repairs won't take much longer
- I can't believe under new community hub you listed improvements to council chambers with additional low income housing. These are the polar opposites of what should be funded.
- City Council should temper aspirations for new 'nice to have' capital projects (i.e., new library, city hall, theater, etc.) and enhancement of operational programs (especially social programs that are more properly the responsibility of senior levels of government) in order to avoid large tax increases going forward.

Property Taxes and Fees

- Consider the needs of us seniors who are on a budget. Consider the affects your decisions make on our future. Consider the possibility of slowing down development and take time to assess the City's accomplishments.
- Be more focused and efficient as I believe we have hit a cumulative tax limit in BC/Canada. The city has spent millions enough creating what we have . It's wonderful , just maintain from here on . Quit the crazy constant WAY ABOVE INFLATION tax increases , please .

- Without a broader tax base the wants and needs of the community cannot be met. Higher residential taxes and user fees will drive people out of the City into areas with a more affordable community. You can't keep raising taxes. Reduce property taxes!
- Stop increasing taxes!!!!
- Again, stop raising taxes. Live within our means

Development

- Whatever you decide, you're making decisions that will affect many many people for years and years to come. Meanwhile, once you remove green space, you'll never ever get it back.
- Do not approve more highrise applications - our finite resources are stretched to the limit in so many ways. Sustainability and conservation of what's here now should be number one priority - not ever increasing population growth. Enough is enough.
- There is more than enough housing being provided surrounding us in south Surrey. Stop selling us out to developers, most who have brought nothing good to our community We need more affordable housing not these ultra expensive high rise condos. Also single family lots should have duplexes, triplexes
- Fewer high rises
- Don't grow too fast! Stop approving large residential towers if the City cannot afford it. Developers should be paying more for infrastructure instead of everyone just getting rich at the expense of the citizens of White Rock. Traffic calming is urgently needed.
- Some sidewalks need major work. 3. Greater attention to clogged drains, especially at corner of Fir & Pacific Avenue (southwest corner) Sludge clogs it badly.

Bylaw

- We need to control the noise caused by young visitors on Marine Drive, especially from car engines and loud music.
- Bylaw officers/ snow removal: seems sidewalk on Pacific between Ocean Ridge (15210 Pacific) and Fir is not cleared outside Parish Hall, house on corner until I call the Church Office & complain. Is this something that

Bylaw officers could look afer?And I would like to see the restrictions about dogs on the promenade removed.

- Hire a few more bylaw and start ticketing the people who aren't following the rules but as a resident who can't use the promenade for half the year because of a "rule" it makes me feel like White Rock is more concerned with visitors than residents.

Parks and Public Spaces

- The green spaces and stairs are a disaster, especially Centre St. More thought needs to go into what a pollinator meadow is and it's not just grass. There need to be areas to take your dog that is not covered in foxtail grass which seems to be planted all over. BlackBerry is out of control in many areas as well. More budget needs to go to these areas as they are something used by many people every day and are an embarrassment with how unkempt they are.
- Thank you for watering the plants and trees in the city! And I appreciate that the roads are always clean.
- Trees were planted then removed outside Foster Martin complex which is being built - the 3rd tower near Russell - seems like a waste of money. 7. Hanging baskets along Johnston, Thrift and Pacific Ave are beautiful - well done!
- Keep the beach areas, the promenade & the pier as it is. It is what makes White Rock special.
- I would like to see White Rock invest in a funicular down to the pier. This would be well used, and a major tourist attraction...

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024

TO: Mayor and Council

FROM: Jim Gordon, P.Eng, Director of Engineering and Municipal Operations

SUBJECT: Guardrail and Retaining Wall Repairs – Beachview Avenue at Vidal Street

RECOMMENDATIONS

THAT Council receive the corporate report dated September 9, 2024, from the Director of Engineering and Municipal Operations, titled “Guardrail and Retaining Wall Repairs – Beachview Avenue at Vidal Street” and

1. Approve funding of \$317,000 be allocated from Capital Contingency for the repairs of the guardrail and retaining wall on Beachview Avenue at Vidal Street.”
 2. Approve the award of the Beachview Guardrail and Retaining Wall Replacement Project to GDM Construction Ltd. in the amount of \$222,361 (excluding GST);
 3. Approve the award of engineering inspection and engineering support for the Beachview Guardrail and Retaining Wall Replacement Project to GeoWest Engineering Ltd. in the amount of \$30,000 (excluding GST);
 4. Authorize the pre-approved contingency in the amount of \$44,000.00 (approximately 20%) to support the project; and
 5. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.
-

EXECUTIVE SUMMARY

The retaining wall and guardrail on Beachview Avenue south of Buena Vista Avenue failed earlier this year. Temporary barricades are now in place. Staff arranged a detailed design and posted a tender to BC Bid to remove and install new guardrails and retaining structures along Beachview Avenue to improve public safety. Two bids were received, the lowest of which is from GDM Construction Ltd. for approximately \$222K.

Funds for this emergency repair project are not identified in the Financial Plan. A budget of \$317K is required for design, inspection and construction. It is proposed that this be funded from Capital Contingency.

INTRODUCTION/BACKGROUND

The retaining wall and guardrail on Beachview Avenue south of Buena Vista Avenue failed earlier this year. Temporary barricades are now in place. Staff arranged a detailed design for the repair and posted the project on BC Bid.

Scope (Appendix A) includes:

- Remove existing failing guardrail and retaining structure.
- Install new post and guardrails.
- Install new retaining structures.
- Reconstruct partial failing road structures.

GeoWest Consultant Ltd. was retained to design the project. Subsequently, a construction tender (WR24-013 Beachview Guardrail and Retaining Wall Replacement Project) was issued to the market on BC Bid with a tender submission closing date of June 26, 2024. The City received two bids and the results are summarized in the table below.

Table 1 - Bid Summary

Contractor	Price (excluding GST)
GDM Construction Ltd.	\$222,361.25
Graywood Construction Ltd.	\$333.630.00

Staff recommend we proceed with awarding the construction of the project to GDM Construction Ltd.

There are currently no funds allocated for this emergency work. Staff are requesting approval to allocate \$317K from Capital Contingency leaving a balance of \$665K in Capital Contingency.

The budget amounts over the contract price are for design, inspection and contingency.

FINANCIAL IMPLICATIONS

It is recommended that Capital Contingency funds of \$317K be allocated to this project, leaving a balance of \$665K in Capital Contingency.

A summary of the project budget is as follows:

Table 2 – Project Budget

	Total
Requested budget	\$317,000
Spent to date (as of August 28, 2024)	\$14,021
Engineering fees (GeoWest Consultant Ltd.)	\$30,000
Construction (GDM Construction Ltd..)	\$223,361
Subtotal	\$267,382
Contingency (approx. 20% of construction and engineering fees)	\$50,000
Total Project Cost	\$317,000

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Nearby residents contacted the City anxious for the work to proceed. Staff plan to contact these residents in advance of work. Also, staff will reach out on social media.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project is in alignment with the Infrastructure Strategic Priority that identifies that the City plan, build and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts. Specifically, this project ensures future infrastructure resiliency by making decisions through a long-term lens.

OPTIONS / RISKS / ALTERNATIVES

Council could choose not to approve the permanent repairs; however, the temporary repairs are unsightly, will require ongoing regular maintenance, and could potentially pose a liability risk by compromising public and road safety.

CONCLUSION

It is recommended that funding of \$317K be approved from Capital Contingency to fund permanent repairs to the failed guardrail and retaining wall on Beachview Avenue at Vidal Street. Staff recommend that the project be awarded to GDM Construction Ltd. in the amount of \$222,361 (excluding GST) and request a pre-authorized contingency in the amount \$50,000 (approximately 20% of the engineering and construction costs) to support the project. Additionally, staff seek Council's approval to enable the Director of Engineering & Municipal Operations to have authorization to execute all contract documentation required for the project to proceed.

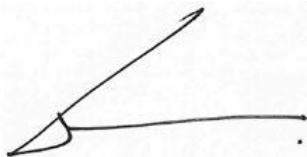
Respectfully submitted,



Jim Gordon, P.Eng.,
Director, Engineering and Municipal Operations

Comments from the Chief Administrative Officer

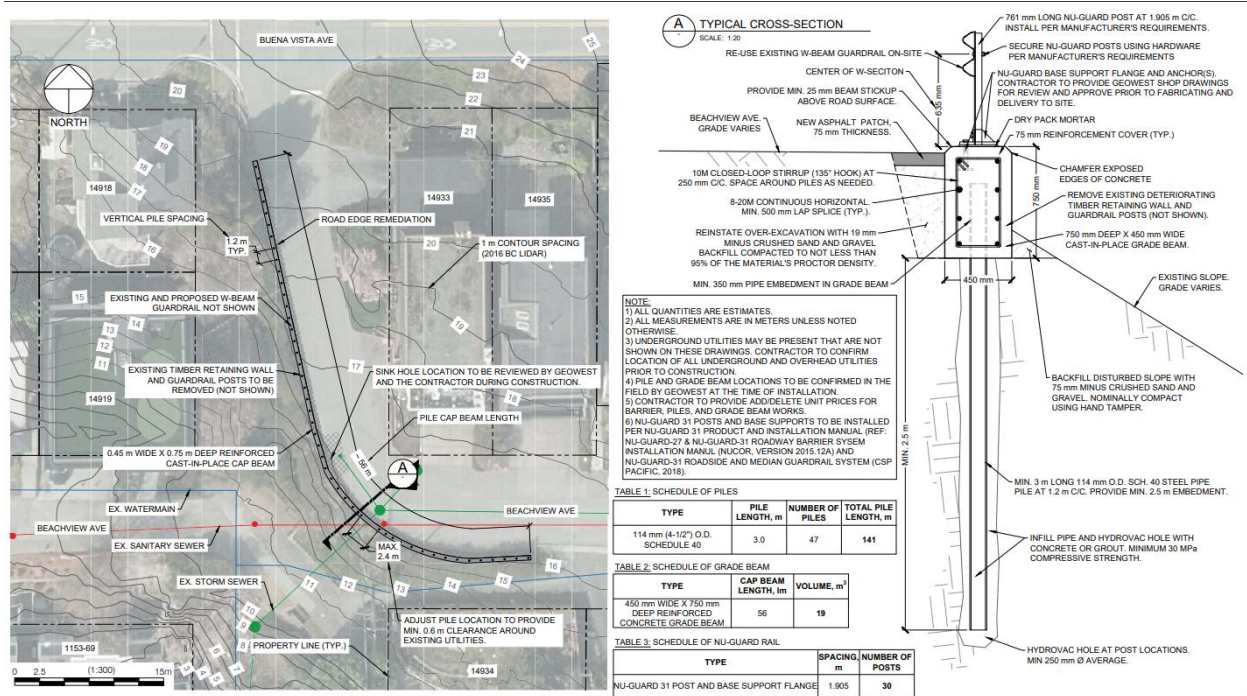
I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

APPENDIX A

Beachview Guardrail and Retaining Wall Replacement



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales

RECOMMENDATIONS

THAT Council:

1. Receive the report dated September 9, 2024, from the Director of Planning and Development Services, titled “Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales;”
 2. Give the first three readings to “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512;” and
 3. Waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512.”
-

EXECUTIVE SUMMARY

Council directed staff at the July 15, 2024, Regular Council meeting to amend Zoning Bylaw, 2024, No. 2506 by deleting 15053 Marine Drive as a property in which a temporary use permit could be considered for cannabis retail sales.

BACKGROUND

The City received three development applications, from Seed & Stone (the Applicant), for the property located at 15065 Marine Drive (see Appendix A) to facilitate a retail Cannabis store. The three applications received by the city were:

- Rezoning (ZON00055);
- Temporary Use Permit (TUP00011); and
- Liquor License Resolution (LL00016).

At the July 15, 2024, Regular Council meeting, Council considered these applications and made the following motions:

Motion # & Meeting Date	Motion Details
2024-252 July 15, 2024	THAT Council direct staff to process the zoning bylaw amendment; liquor license resolution. DEFEATED
2024-251 July 15, 2024	THAT Council direct staff to proceed with preparing a zoning amendment bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive. CARRIED

Staff have prepared the required zoning amendment bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive.

LEGAL IMPLICATIONS

Council has the authority under the *Local Government Act* to amend zoning bylaws without the approval of the landowner whose land may be affected by the zoning change. Section 458 of the *Local Government Act* does not require Council to provide compensation to the property owner (see excerpt below) from the *Local Government Act, Section 458*:

Limit on compensation

458 (1) Compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from any of the following:

- (b) the adoption of a bylaw under***
- (i) Division 5 [Zoning Bylaws],¹***

ALTERNATIVES

The following alternative options are available for Council's consideration:

1. Defer consideration of "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512" pending further direction from Council.
2. Deny consideration of "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512".

CONCLUSION

Council directed staff to prepare and bring forward to council a bylaw to amend "White Rock Zoning Bylaw, 2024, No. 2506" at the July 15, 2024, regular council meeting to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive. Draft

¹ [Local Government Act](#)

White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512 fulfills this requirement.

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP
Planner

Neethu Syam
Planning Division Lead

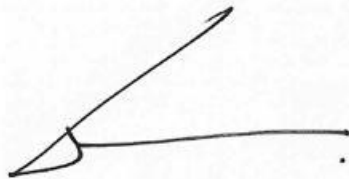
Approved by,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

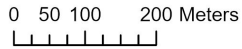
Appendix A: Location Map

Appendix B: Draft White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512



Orthographic Map

15065 Marine Drive



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2512**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

WHEREAS it is expedient to amend certain provisions of the "White Rock Zoning Bylaw, 2024, No. 2506 "as amended"

NOW THEREFORE the CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. *White Rock Zoning Bylaw, 2024, No. 2506* as amended is further amended:

(1) deleting within Section 4.0 General Provisions Section 4.13 the following in its entirety:

c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a cannabis store authorized by a Temporary Use Permit issued under the provisions of the Local Government Act is permitted at 15053 Marine Drive, in accordance with the following general conditions:

i) the premises containing the cannabis store use shall be located a minimum of 100 metres from an entrance to an existing child care centre; a new child care centre shall not be limited by the distance to a cannabis store;

ii) the cannabis store must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and

iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.

2. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512*".

Read a first time this _____ day of _____, 2024

Read a second time this _____ day of _____, 2024

Public Hearing waived pursuant to the Local Government Act Section 464(2) and 467

Read a third time this _____ day of _____, 2024

Adopted this _____ day of _____, 2024

Mayor

City Clerk

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 9, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of first, second and third readings of White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)

RECOMMENDATIONS

THAT Council:

1. Receive for information this corporate report dated September 9, 2024, from the Director of Planning and Development Services, titled “Consideration of first, second and third readings of *White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)*;”
 2. Give first second and third readings “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 (15156 and 15158 Roper Avenue)*;”
 3. Waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue]*;”
 4. Authorize staff to instruct the Applicant’s lawyer to prepare the required discharge documents to discharge Restrictive Covenant (BM18352) and authorize the discharge of the covenant after Bylaw 2518 is adopted; and
 5. Direct staff to resolve the following issues prior to final adoption of Bylaw 2518;
 - a) That the Applicant must submit a complete building permit application for all work that has been undertaken on the subject properties to date and obtain final approval of the work; and
 - b) The Applicant will provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official.
-

EXECUTIVE SUMMARY

The City has received a zoning bylaw amendment application (ZON00063) for the properties located at 15156 and 15158 Roper Avenue. This application is to amend the CD-4 (Comprehensive Development) zone to remove the requirement within the CD-4 zone that limits retail service groups 1 use, to be contained within a single strata unit which includes a residential use, so that the commercial units can be operated and owned independently from the residential

units. In addition, the Applicant seeks to discharge Restrictive Covenant (BM18352) that also has the same restriction contained in the CD-4 zone.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion Number: 2024-151 Regular Council April 29, 2024	THAT Council direct staff to advance the zoning amendment application at 15156 and 15158 Roper Avenue and proceed to the next stage in the application review process. <p style="text-align: right;">CARRIED</p>

BACKGROUND

History of Development

The City received a zone amending application for 15160 Roper Avenue in 1997 to rezone the subject property from RM-2 (Medium Density Apartment Residential) zone to C-7 (Town Centre Commercial) zone to facilitate a mixed- used building. The C-7 (Town Centre Commercial) zone was a zone from Zoning Bylaw, 1969, No. 3954 that has been repealed. The proposed mixed-use building consisted of the following:

- Three-storey building;
- Ten (10) residential units;
- Two (2) live/work units facing onto Roper Avenue which would contain a commercial space in each unit on the ground floors and residential space on the upper two floors;
- Behind the live/work units there are five (5) residential single storey ground floor units;
- The second (2) and third (3) floors and additional five (5) residential units per floor; and
- Sixteen (16) parking spaces to be located underground and accessed from the laneway at the rear of the subject property.

The proposed C-7 zone was not supported by City staff as the C-7 zone would not limit the amount of commercial floor area in the future if the proposed development was not built, which would not be an appropriate transition between the commercial uses to the east and multi-family residential units to the west. City staff presented to Council that a limited amount of commercial floor area was appropriate and the tool to do this was the Comprehensive Development Zone. The CD-4 Comprehensive Development Zone that was crafted required that the commercial units be part of the residential units directly above them within one strata unit. In addition to this requirement, the registration of a Restrictive Covenant against the title of the property was a condition of approval by the City. This Restrictive Covenant (BM18352) was registered against the title of 15160 Roper Avenue before the building was built or strata titled. This covenant

restricts the use of the land as follows:

"1. THE DEVELOPER COVENANTS AND AGREES with the Municipality that:

- (a) the said lands and any buildings or structures erected or placed on or to be erected or placed on the said lands shall not be used or built on except in accordance with this covenant;*
- (b) any buildings constructed or to be constructed on the said lands shall contain no more than 2 live/work strata lots;*
- (c) it shall not lease or permit the sublease of any portion of the live/work strata lot; any lease of the live/work strata lot granted by the Developer shall be of the whole of the live/work strata lot and shall include a clause which prohibits the subleasing of a portion of the live/work strata lot;"*

The restrictions within the covenant do not align with the CD-4 zone nor the building that was built on the property then strata titled. When the building was built it did not facilitate the live/work units envisioned in the covenant. The commercial space is not connected to the residential units and when the strata was done, the units formed four individual strata units.

Figure 1 below is cross sections of the building showing the relationship of the live/work units, being that the residential and commercial units are separated from each other and do not form one strata lot. Figure 2 that follows, is the front elevation of the building showing the commercial space on the ground floor and the residential units above. Each unit has its own individual and separate entrance from Roper Avenue.

Figure 1

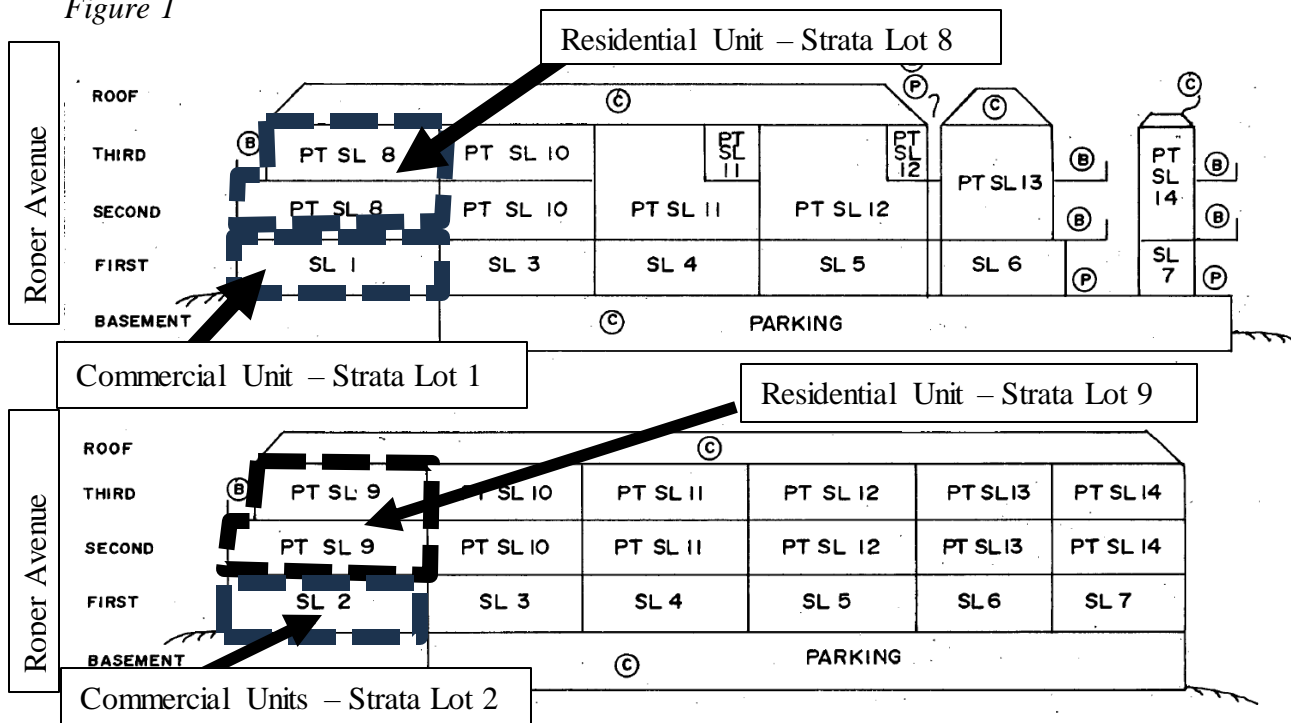
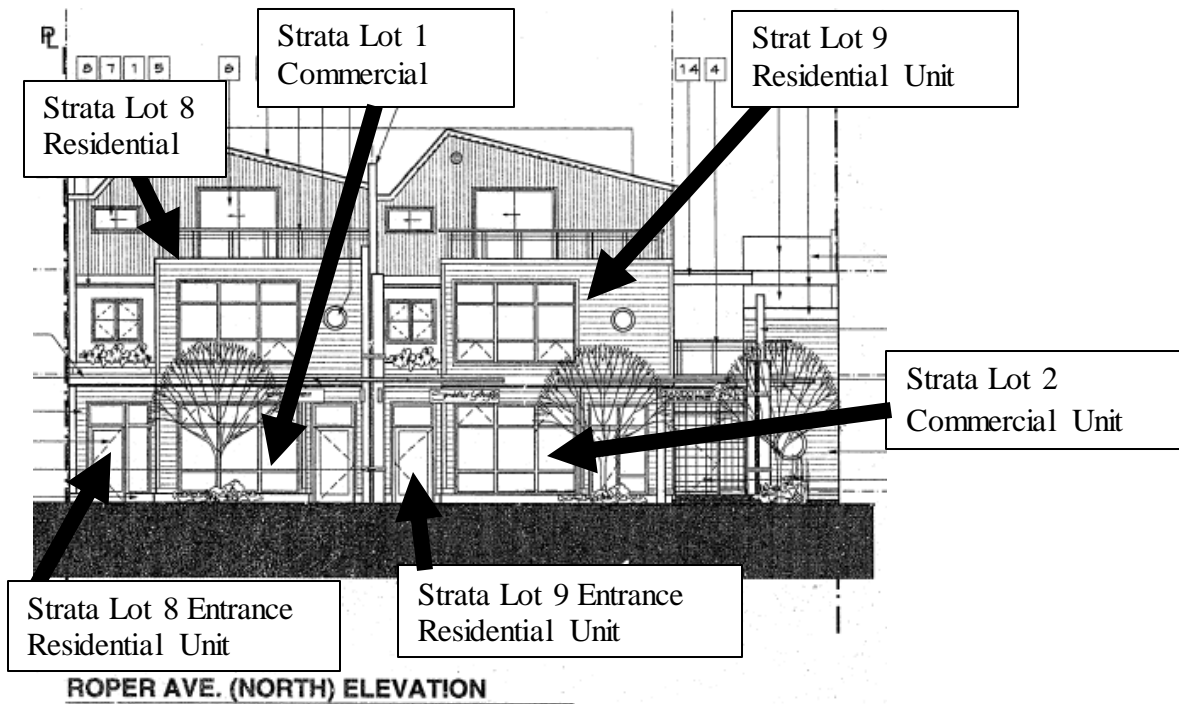


Figure 2

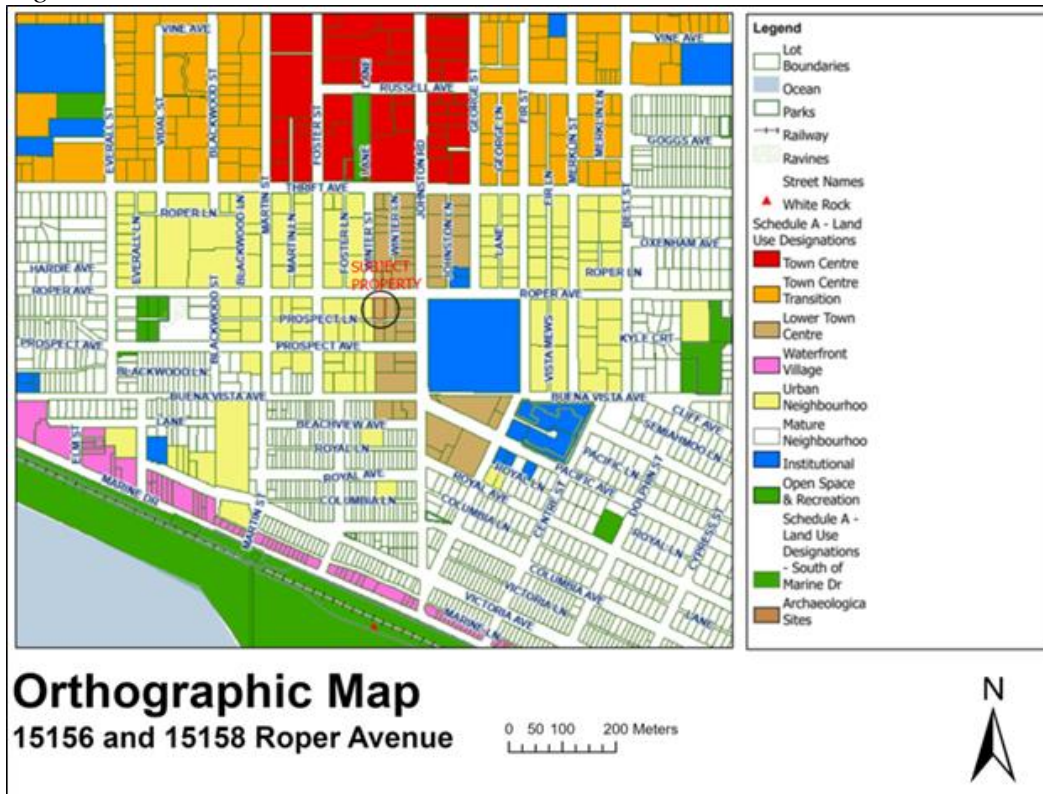


34

OCP Land Use Designation

The OCP land use designation for the subject property is *Lower Town Centre* (see Figure 3 below).

Figure 3



The *Lower Town Centre* has a village-like character and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

The following objectives and policies of the *Lower Town Centre* support the proposed change to the CD-4 zone and the removal of the Restrictive Covenant:

Objective 8.3 - To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.

The existing building is a multi-use residential and commercial use and in a low-rise structure.

Policy 8.3.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings.

The existing building is a multi-unit low-rise building comprised of ten (10) residential units and two (2) commercial units.

Policy 8.3.2 Density and Height – Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Buildings adjacent to Roper Avenue should step down to four storeys on the Roper Avenue frontage.

The building complies with the density and height as detailed below:

	Permitted	Built
FAR	2.0	1.49
Height	4.0 storeys	3.0 storeys

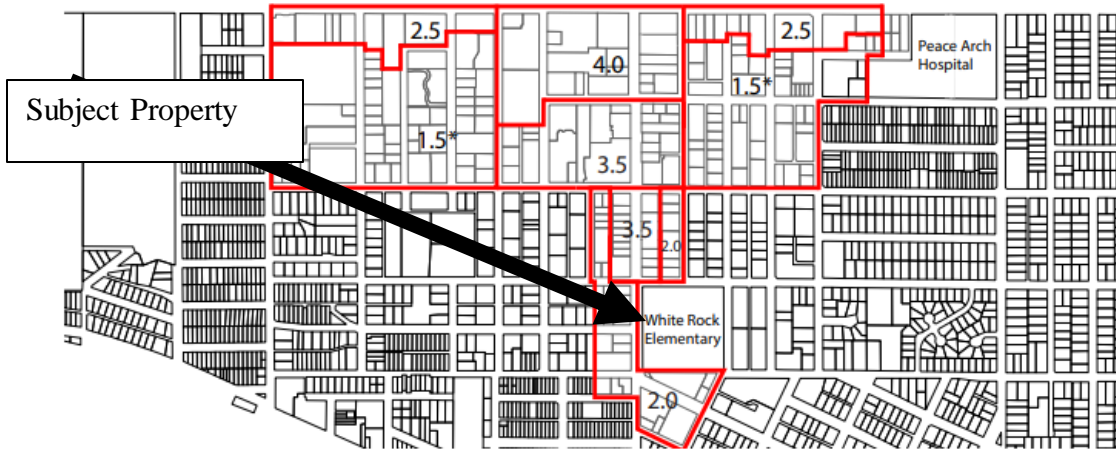


Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(* indicates density may be increased with inclusion of an affordable housing component)

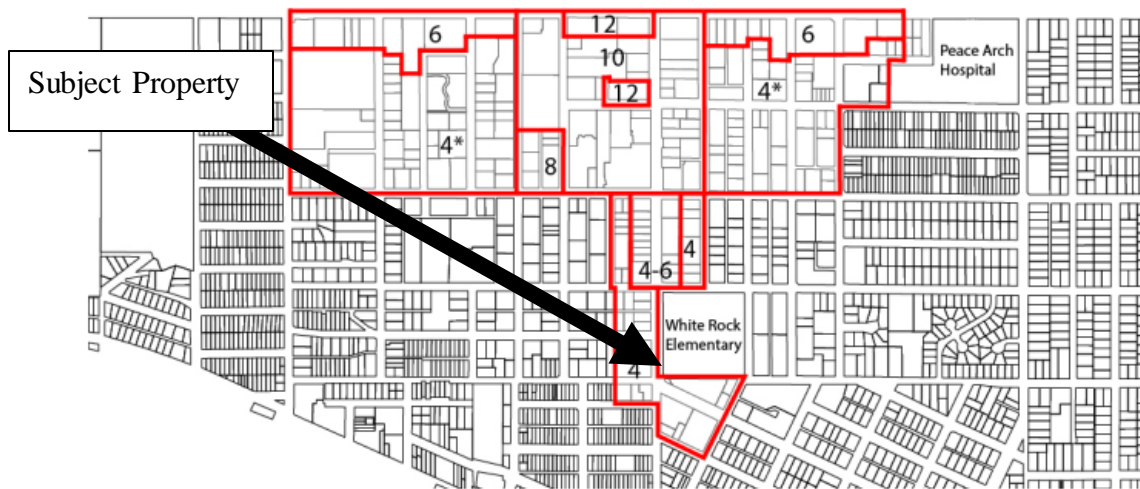


Figure 10 Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(*indicates where 6 storeys permitted with inclusion of affordable housing component)

Policy 8.3.3 Retail Streets – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Does not apply to this property.

Policy 8.3.4 Urban Design – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D. Policy 8.3.5 Edges – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

The building was built before these Development Permit Guidelines were in place. The building design was reviewed the Advisory Design Panel at the time.

Public Information Meeting and Public Feedback

The Applicant held a public information meeting (PIM) on August 8, 2024. In accordance with the Planning Procedures Bylaw letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the July 25, 2024 and August 1, 2024 issues of the Peace Arch News. A total of two (2) people attended the PIM. There were feedback forms available at the PIM as a formal means for attendees to express their support or non-support with respect to the application. From the two (2) attendees there were no written comments provided.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Applicant held a public information meeting (PIM) on August 8, 2024. As outlined above, notice of the applications and the PIM were provided to 389 owners/occupants of properties within 100 metres of the subject property. There were two (2) people who attended the PIM and did not provide any written comments.

The Local Government Act removed the requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan (OCP). Council can waive the requirement of the Public Hearing in accordance with the *Local Government Act Sections 464(2) and 467*.

Prior to Council considering the proposed new zoning bylaw for first reading, the public notification was posted on the City of White Rock website and newspaper. A notice of Council consideration was prepared where the draft Zoning Bylaw will be considered for readings and was advertised on the August 26 and September 5, 2024 editions respectively. Accordingly, a Public hearing will not be held for the zoning amending Bylaw No. 2518 [15156 and 15158 Roper Avenue], unless Council directs otherwise.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning application and the request to remove Restrictive Covenant (BM18352) has been circulated to internal city departments. The Building division has advised that the plans submitted with the rezoning application do not match the building permit records. The Building division has noted that that building permits will be required for all changes that were undertaken without a valid building permit. In addition, the Applicant will need to provide a written analysis, prepared by a Code consultant or Architect, identifying the integrity of all fire separations between residents and commercial units to the satisfaction of the Chief Building Official. These conditions should be a condition of third reading of Bylaw 2518.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

There will be no change to the existing trees on the subject property.

ALIGNMENT WITH STRATEGIC PRIORITIES

There is no specific strategic priority with respect to this application. The proposed changes will allow a restriction to a residential use to be removed to facilitate a greater flexibility for the use which would support the Council's strategic priority of *Housing & Land Use*.

ALTERNATIVES

The following alternatives are available for Council's consideration:

1. Reject "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue];*" or
2. Defer consideration of "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue]*" and refer the application to staff to address any issues identified by Council.

CONCLUSION

The City of White Rock received a zone amending application (ZON00063) to amend the CD-4 zone and the removal of Restrictive Covenant (BM18352) for the properties located at 15156 and 15158 Roper Avenue to remove the restriction that limits retail service groups 1 use, to be contained within a single strata unit which includes a residential use, so that the commercial units can be operated and owned independently from the residential units. The proposed change is consistent with the objectives and policies of the *Lower Town Centre* OCP land use designation for the subject properties. The proposal is supported by staff as it is in keeping with the policies of the OCP, subject to the conditions contained in the recommendation.

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP
Planner

Neethu Syam
Planning Division Lead

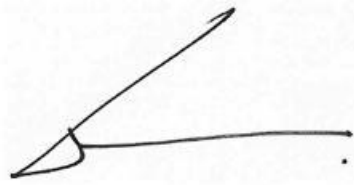
Approved by,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Bylaw No. 2518
Appendix B: Location and Ortho Maps

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2518**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. *White Rock Zoning Bylaw, 2024, No. 2506* as amended is further amended:

(1) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue):
Section 1.0 Permitted Uses delete the following:

(b) a retail service group 1 use, provided that such use is contained within a single strata unit which includes a residential use;

(2) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue)
Section 1.0 Permitted Uses add the following:

(b) a retail service group 1 use only, for strata lots 1 and 2; and

(3) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue)
delete the following in its entirety:

- Section 2. Location of Permitted Uses

The locations of permitted uses are shown upon Drawings A-01, A-02, A-03, A-04 as prepared by Linda Baker Architect, dated stamped received November 17, 1997 and on file with the City of White Rock.

- Section 3. Site Development, Architecture and Design Criteria

Architectural and design requirements are shown upon drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10, date stamped received November 17, 1997 and on file with the City of White Rock.

- Section 4. Landscaping

Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd.

Landscape Architects, date stamped received November 17, 1997 and on file with the City of White Rock

2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 4, 2024, No. 2518 [15156 and 15158 Roper Avenue]*”.

Public Information Meeting held this 8th day of August, 2024

Read a first time this _____ day of _____, 2024

Read a second time this _____ day of _____, 2024

Public Hearing waived pursuant to the Local Government Act Section 464(2) and 467

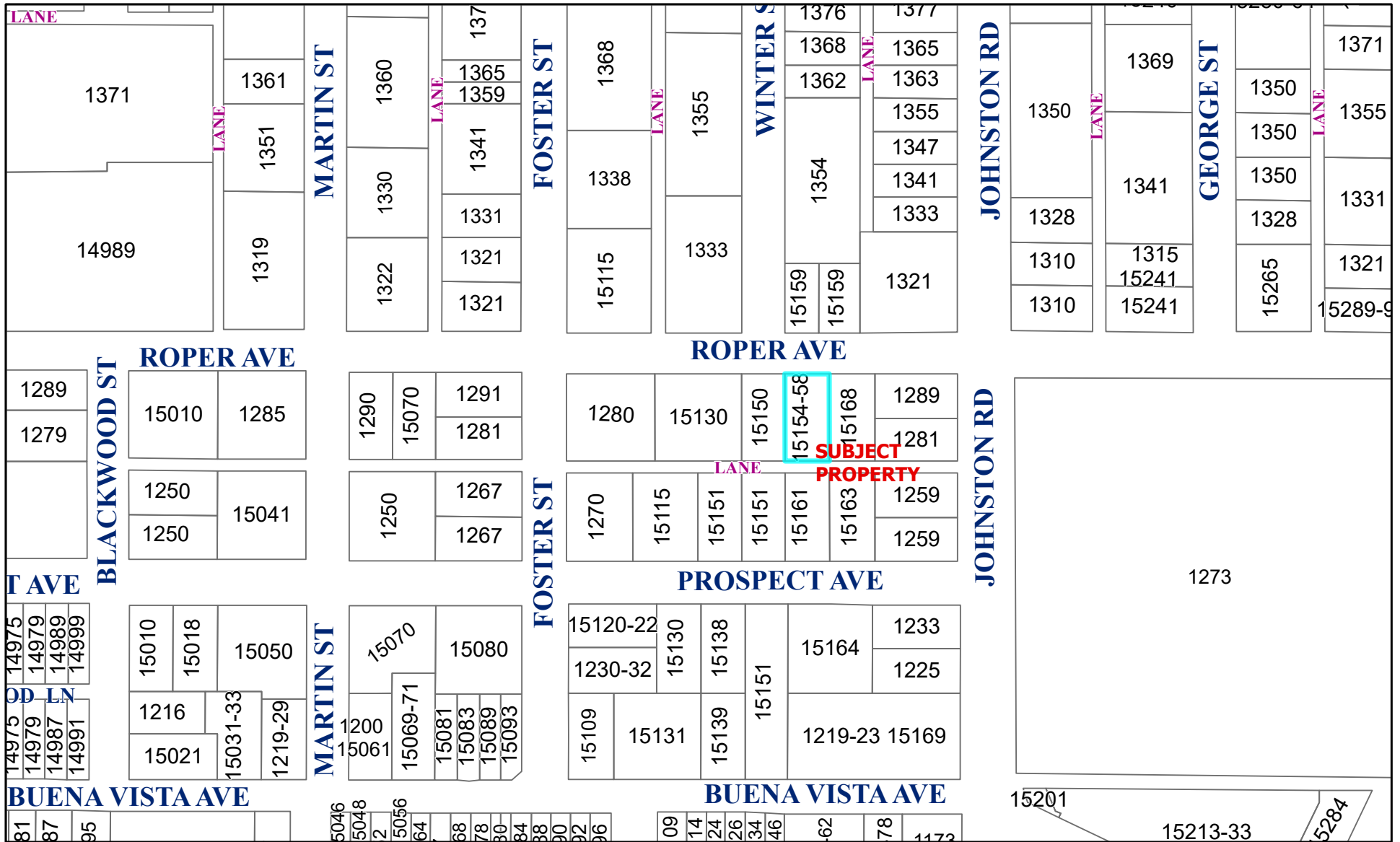
Read a third time this _____ day of _____, 2024

Adopted this _____ day of _____, 2024

Mayor

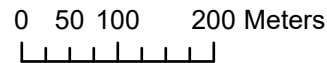
City Clerk

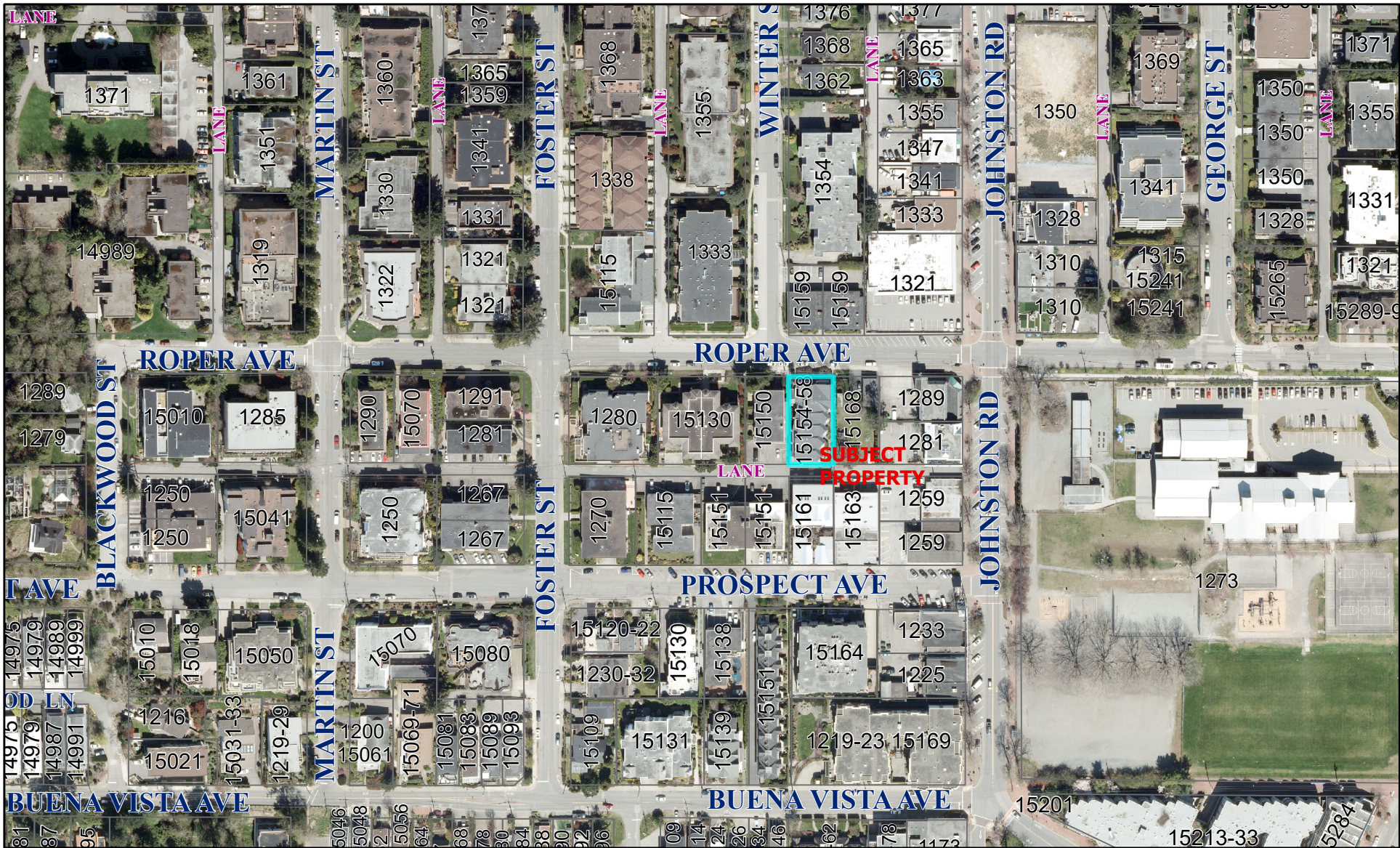
DRAFT



Location Map

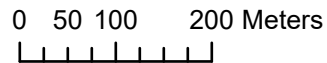
15156 and 15158 Roper Avenue





Orthographic Map

15156 and 15158 Roper Avenue



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2484**



A Bylaw to provide for alternative means of publishing a notice.

The Council of the City of White Rock ENACTS as follows:

1. Definitions

For the purpose of this bylaw:

“City Website” means the official website of the City of White Rock
www.whiterockcity.ca

2. Public Notice

Any notice required to be given or published in accordance with section 94 of the *Community Charter* must be published by the means specified in this bylaw as follows:

- a) Posted electronically on the City Website;
- b) Posted electronically on the official City of White Rock Facebook page; and
- c) Posted a hard copy on the City’s Public Notice Posting Place.

3. This Bylaw may be cited as the “White Rock Public Notice Bylaw, 2024, No. 2484”

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2518**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. *White Rock Zoning Bylaw, 2024, No. 2506* as amended is further amended:

(1) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue):
Section 1.0 Permitted Uses delete the following:

(b) a retail service group 1 use, provided that such use is contained within a single strata unit which includes a residential use;

(2) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue)
Section 1.0 Permitted Uses add the following:

(b) a retail service group 1 use only, for strata lots 1 and 2; and

(3) Within Section 7.4 CD-4 Comprehensive Development Zone (15154-58 Roper Avenue)
delete the following in its entirety:

- Section 2. Location of Permitted Uses
The locations of permitted uses are shown upon Drawings A-01, A-02, A-03, A-04 as prepared by Linda Baker Architect, dated stamped received November 17, 1997 and on file with the City of White Rock.
- Section 3. Site Development, Architecture and Design Criteria
Architectural and design requirements are shown upon drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10, date stamped received November 17, 1997 and on file with the City of White Rock.
- Section 4. Landscaping
Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd.
Landscape Architects, date stamped received November 17, 1997 and on file with the City of White Rock

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW No. 2510



A Bylaw to amend the
Ticketing for Bylaw Offences Bylaw, 2011, No. 1929 as amended

WHEREAS it is expedient to amend certain provisions of the Ticketing for Bylaw Offences Bylaw, 2011, No 1929 as amended;

NOW THEREFORE the CITY COUNCIL of the Corporation of the City of White Rock, in an open meeting assembled, ENACTS as follows:

1. Deleted SCHEDULE B13 in its entirety and replace with the Following;

SCHEDULE B13
White Rock Zoning Bylaw, 2024, No. 2506

<i>Designated Offense</i>	<i>Section</i>	<i>Penalty</i>
Prohibited use of land, building, or structure	Sec. 4.0 Sec. 6.0 Sec. 7.0 Schedule B for all zones	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with regulations for shipping container and accessory off-street parking requirements, i.e. for parking and storing of commercial vehicles, contractors equipment or machinery, house trailer or recreational vehicles, boats or boat trailers	Sec. 4.1.8 Sec. 4.1.9	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with Community Care Facilities or Community Services requirements	Sec. 5.1 Sec. 5.2	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with the accessory home occupation use requirements	Sec. 5.3	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with the accessory boarding use requirements	Sec. 5.4	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with the accessory registered secondary suite requirements	Sec. 5.5	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with the accessory bed and	Sec. 5.7	\$500.00 1st

breakfast use requirements		\$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with the short term rental requirements	Sec. 5.8	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Failure to comply with screening and fencing requirements	Sec. 4.12	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences
Removal of required parking or loading space	Sec. 4.14 Sec. 4.15	\$500.00 1st \$1000.00 2nd \$2000.00 3rd and Subsequent offences

4. This Bylaw may be cited for all purposes as the *“Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No 15, 2024, No. 2510”*

RECEIVED FIRST READING on the 29 day of July, 2024
RECEIVED SECOND READING on the 29 day of July, 2024
RECEIVED THIRD READING on the 29 day of July, 2024
ADOPTED on the day of , 2024

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF CORPORATE
ADMINISTRATION

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2509**



A BYLAW TO ENTER INTO A HOUSING AGREEMENT
UNDER SECTION 483 OF THE *LOCAL GOVERNMENT ACT*

GIVEN THAT:

A. The Owner of the lands legally described as:

LOT 41 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 35379
PID: 007-223-480
(14937 Thrift Avenue)

STRATA LOT 1 OF SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW2236
PID: 001-267-744
(1445 Vidal Street)

STRATA LOT 2 OF SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW2236
PID: 001-267-761
(1443 Vidal Street)

LOT 1 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP46879
PID: 029-484-413
(1465 Vidal Street)

LOT 8 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 13684
PID: 007-208-677
(1441 Vidal Street)

(the "Lands")

wishes to develop secured rental units on the Lands, including rent controlled units secured for a period of 15 years at no more than the average rent in White Rock for a unit type.

B. The City wishes to enter into a housing agreement in order to secure the use of the Lands for rental units and rent controlled rental units.

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as “*White Rock Housing Agreement (14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2024, No. 2509*”.
2. Council hereby authorizes the City to enter into the *Local Government Act* Section 483 housing agreement attached to this Bylaw as Schedule A (the “Housing Agreement”).
3. The Mayor and the City Clerk of the City are authorized to execute the Housing Agreement and the City Clerk is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the *Local Government Act*.

RECEIVED FIRST READING on the _____ day of _____, 2024

RECEIVED SECOND READING on the _____ day of _____, 2024

RECEIVED THIRD READING on the _____ day of _____, 2024

FINAL ADOPTION on _____ day of _____, 2024

Mayor

Director of Corporate Administration

SCHEDULE A
Housing Agreement

DRAFT

PART 2 – TERMS OF INSTRUMENT

**HOUSING AGREEMENT AND COVENANT
(Section 483 *Local Government Act* and Section 219 *Land Title Act*)
and Rent Charge**

THIS AGREEMENT made the _____ day of July, 2024,

BETWEEN:

WS VIDAL PROPERTIES HOLDINGS LTD., INC. NO. BC1163846
315 – 13338 Central Avenue, Surrey, B.C. V3T 0M3

(the “**Owner**”)

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK, a
municipal corporation under the Community Charter of the
Province of British Columbia, and having its City Offices at 15322
Buena Vista Avenue, White Rock, BC V4B 1Y6

(the “**City**”)

OF THE SECOND PART

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of land and construction on land;
- C. The Owner is the owner of the Lands (as hereinafter defined);
- D. The Owner made an application to rezone the Lands from RS-1 (One Unit Residential Zone), RT-1 (Two Unit (Duplex) Residential Zone), and CD-32 (Comprehensive Development Zone (1455-65 Vidal Street)) to CD-68 Comprehensive Development Zone (14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) to permit the development of a six-storey rental apartment building (the “Building”) with 139 rental units, including 14 Rent Controlled Rental Units; and
- E. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide long-term rental housing on the terms and conditions set out in this Agreement.

In consideration of \$1.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 Definitions – In this Agreement, the following words have the following meanings:

- (a) **“Age of Majority”** means 19 years of age;
- (b) **“Agreement”** means this agreement together with all LTO forms, schedules, appendices, attachments and priority agreements attached hereto or incorporated by reference herein;
- (c) **“Daily Amount”** means \$100.00 per day as of January 1, 2024, adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change authorized for maximum rent increases under the *Residential Tenancy Act* from January 1, 2024, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 5.2 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (d) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands, and includes, where the context permits, a Secured Rental Unit and a Rent Controlled Rental Unit, and in the event of uncertainty arising from interpretation of this definition, has the same meaning as in the City’s zoning bylaw as amended or replaced from time to time;
- (e) **“Excess Charges”** means any amount of rent charged in respect of a tenancy of a Rent Controlled Rental Unit that is in excess of Permitted Rent, plus any fees or charges of any nature whatsoever that are charged in respect of the tenancy of a Rent Controlled Rental Unit that are not Permitted Tenant Charges, and includes all such amounts charged in respect of any tenancy since the commencement date of the Tenancy Agreement in question, irrespective of when the City renders an invoice in respect of Excess Charges;
- (f) **“Household”** means, in respect of a Dwelling Unit, all individuals occupying, or intending to occupy, that Dwelling Unit for more than thirty (30) consecutive days or more than forty-five (45) days total in any calendar year;
- (g) **“Income Tested Tenant”** for Rent Controlled Rental Units means a Tenant thereof whose income does not exceed the Income Threshold;

- (h) **“Income Threshold”** means a gross income of 80 percent of the median household income in the City of White Rock Income as defined by and based on data published in the most recent Census of Canada, or if such data is not currently published, by the Province of British Columbia, or if such data is not currently published, by the CMHC, from time to time;
- (i) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238;
- (j) **“Lands”** means the following lands and premises situate in the City of White Rock and any part, including a building or a portion of a building, into which said land is Subdivided:

LOT 8 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 13684
PID: 007-208-677

THE COMMON PROPERTY OF STRATA PLAN NWS2236

STRATA LOT 1 OF SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW2236
PID: 001-267-744

STRATA LOT 2 OF SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN NW2236
PID: 001-267-761

LOT 1 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
EPP46879
PID: 029-484-413

LOT 41 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
35379
PID: 007-223-480;

- (k) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250;
- (l) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1;
- (m) **“LTO”** means the New Westminister Land Title Office or its successor;
- (n) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent permitted owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Dwelling Unit from time to time;
- (o) **“Permitted Rent”** means the maximum rent set out in Schedule B of this Agreement in respect of the number of bedrooms of the Dwelling Unit in question and the type of

dwelling unit (Secured Rental Unit or Rent Controlled Rental Unit), provided that the amounts set out in Schedule B of this Agreement may be increased once per year in accordance with any maximum positive change authorized under the *Residential Tenancy Act* between January 1, 2024 and the month in which the rent is being increased, and may be further increased with the prior written consent of the City to cover unexpected increases in operating, maintenance and servicing costs;

- (p) **“Permitted Tenant Charges”** means resident parking, typical monthly insurance premiums for tenant's household contents and third party liability insurance plus an amount equal to the average monthly charge for electricity supplied to all Dwelling Units on the lands by the B.C. Hydro and Power Authority based on electricity consumption over the previous twelve months only, and excludes without limitation any other amounts charged by the Owner from time to time in respect of any laundry, services or programs provided by or on behalf of the Owner and any other permitted charges as set out in section 3.1(c) whether or not such amounts are charged on a monthly or other basis to the Tenants;
- (q) **“Priority Tenant”** means an Income Tested Tenant of a Rent Controlled Rental Unit who is or whose Household is comprised exclusively of persons who are 65 years or older or at risk of housing insecurity;
- (r) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41;
- (s) **“Rental Unit”** means a Rent Controlled Rental Unit or a Secured Rental Unit;
- (t) **“Rent Controlled Rental Unit”** means a Dwelling Unit designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, a Dwelling Unit charged by this Agreement;
- (u) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78;
- (v) **“Secured Rental Unit”** means a Dwelling Unit which is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arm's length, for use as market rental accommodation in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto;
- (w) **“Strata Property Act”** means the *Strata Property Act*, S.B.C. 1998, Chapter 43;
- (x) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Lands or any building on the Lands, or the ownership or right to possession or occupation of the Lands or any building on the Lands, into two or more lots, strata lots, parcels, parts,

portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or a “shared interest in land” as defined in the *Real Estate Development Marketing Act*;

- (y) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement pursuant to the *Residential Tenancy Act* granting rights to occupy a Dwelling Unit;
- (z) “**Tenant**” means an occupant of a Dwelling Unit by way of a Tenancy Agreement; and
- (aa) “**Term**” means the period of time calculated in accordance with section 6.24.

1.2 Interpretation – In this Agreement:

- (a) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic, where the contents or parties so require;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, or “year” is a reference to a calendar day, calendar month, calendar or calendar year, as the case may be, unless otherwise expressly provided; and

- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

1.3 Acknowledgements - The Owner acknowledges and agrees that:

- (a) except as expressly provided, nothing in this Agreement will relieve the Owner from any obligation or requirement arising under any applicable statute, bylaw or regulation in respect of the use, subdivision and development of the Lands;
- (b) nothing contained or implied in this Agreement will prejudice or affect the City’s rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act*, the *Community Charter* or other statutes, bylaws, orders and regulations; and
- (c) all obligations of the Owner under this Agreement will be at the cost of the Owner.

ARTICLE 2 USE AND CONSTRUCTION OF LANDS AND DWELLING UNITS

2.1 Use and Construction of Lands – The Owner covenants and agrees that:

- (a) the Lands will not be developed and no building or structure will be constructed or used on the Lands unless as part of the development, construction, or use of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the City, any development permit issued by the City and, if applicable, any rezoning consideration applicable to the development on the Lands, at least fourteen (14) Rent Controlled Rental Units of the unit types and numbers thereof described in Schedule B; and
- (b) notwithstanding that the Owner may be otherwise entitled, the Owner shall not occupy or permit to be occupied any Dwelling Unit on the Lands unless the Owner has:
 - (i) constructed the Rent Controlled Rental Units in accordance with this Agreement; and
 - (ii) all of the Rent Controlled Rental Units are ready for occupancy in accordance with all applicable laws, regulations and bylaws; and
 - (iii) delivered to the Director, Planning and Development Services, a final rent roll confirming the rents to be charged to the first occupants of the Secured Rental Units and Rent Controlled Rental Units; and

without limiting the general scope of section 6.4 and 6.5, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City personnel for any losses that may derive from the withholding of an Occupancy Permit until there is compliance with the provisions of this section 2.1.

- 2.2 Use of Rent Controlled Rental Units** – The Owner covenants and agrees that, subject to the *Residential Tenancy Act*, the following apply in respect of those who occupy a Rent Controlled Rental Unit:
- (a) the total gross annual income of all individuals who are of the Age of Majority within the Household who occupy the Rent Controlled Rental Unit must not exceed the Income Threshold required for Income Tested Tenants under this Agreement; and
 - (b) at least seven (7) days prior to the occupancy of a Rent Controlled Rental Unit by a new tenant, the Owner of the Rent Controlled Rental Unit must deliver to the City a Statutory Declaration, substantially in the form (with, in the City’s discretion, such further amendments or additions as deemed necessary) attached as Schedule A-1, sworn by the Income Tested Tenant under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration.
- 2.3 Operation of Dwelling Units** – The Owner agrees to operate and maintain the Dwelling Units only as Rental Units, subject to the *Residential Tenancy Act*.
- 2.4 Short-term Rentals Prohibited** – The Owner agrees that no Dwelling Unit may be rented to any person for a term of less than one (1) year, but the Owner may continue renting a Dwelling Unit to the same person on a month to month basis following the expiry of the initial term for that Dwelling Unit, if applicable.
- 2.5 Requirement for Statutory Declaration** – Wherever in this Agreement a statutory declaration is required, it must be executed in the form attached as a schedule to this Agreement and witnessed by a commissioner for oaths for British Columbia.
- 2.6 No Subdivision to Allow Separate Sale** – The Owner must not without the prior approval of the City Council Subdivide a Dwelling Unit in a building on the Lands or transfer the title to a Dwelling Unit to a person unless all Dwelling Units in the building are transferred to the same person in accordance with section 3.3. Without limitation, the Owner acknowledges that the City will not support applications for Subdivision of any buildings on the Lands in any manner that would allow the Dwelling Units to be sold independently of each other.
- 2.7 City Authorized to Make Inquiries** – The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.8 Records and Inspection of Records** - The Owner must retain all records that pertain to its obligations under this Agreement for not less than seven (7) years following the date of receipt or production of the records. The City will have the right to inspect the records including the right to enter any premises used by the Owner to keep or store the records at any time after the delivery of notice to the Owner and will have the immediate right to

make extracts from and take copies of the records.

2.9 Strata Corporation is Subject to Agreement

- (a) This Agreement will be binding upon all strata corporations (“Strata Corporations”) created upon the strata title Subdivision of the Lands, or any Subdivided parcel of the Lands.
- (b) Any Strata Corporation bylaw which prevents, restricts, or abridges the right to use the Affordable Rental Units as affordable rental housing will have no force and effect.
- (c) No Strata Corporation will pass any bylaws preventing, restricting, or abridging the use of the Affordable Rental Units as affordable rental housing.

ARTICLE 3 OCCUPANCY, DISPOSITION AND ACQUISITION OF DWELLING RENTAL UNITS

3.1 Occupancy of Dwelling Units – The Owner must not rent, lease, license or otherwise permit occupancy of any Dwelling Unit except in accordance with the following additional conditions:

- (a) the Dwelling Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable by a Tenant for the right to occupy a Dwelling Unit must not exceed the Permitted Rent in respect of the number of bedrooms of the Dwelling Unit;
- (c) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for use of any facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, or property or similar tax;
- (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Dwelling Unit to comply with this Agreement;
- (f) subject to the *Residential Tenancy Act*, the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) a Dwelling Unit is occupied by a person or persons other than the Tenant;
 - (ii) the total gross annual income of all individuals who are of the Age of Majority within the Household rises above the Income Threshold;
 - (iii) the Dwelling Unit is occupied by more than the number of people the City’s building inspector determines can reside in the Dwelling Unit given the number

and size of bedrooms in the Dwelling Unit and in light of any relevant standards set by the City in any bylaws of the City;

- (iv) the Dwelling Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent;
- (v) the Tenant fails to pay rent when due in accordance with the Tenancy Agreement and the *Residential Tenancy Act*; or
- (vi) the Landlord is entitled, for any reason, to terminate the Tenancy Agreement in accordance with the Tenancy Agreement and the *Residential Tenancy Act*,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. The notice of termination shall provide that the termination of the tenancy shall be effective thirty (30) days following the date of the notice of termination;

- (b) the Tenancy Agreement will identify all occupants of the Dwelling Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Dwelling Unit for more than thirty (30) consecutive days or more than forty-five (45) days total in any calendar year; and
- (c) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand subject to the *Residential Tenancy Act*.

3.2 Tenant to Vacate Rental Unit Upon Termination – If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Dwelling Unit to vacate the Dwelling Unit on or before the effective date of termination subject to the *Residential Tenancy Act*.

3.3 No Separate Sale – The Owner covenants with the City that the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building on the Lands (or if the building has been stratified, any strata lot) containing a Dwelling Unit on the Lands other than a full interest in the title to all Dwellings Units, and to a person that will in a manner satisfactory to the City continue to ensure that all Dwelling Units are available for rental in accordance with this Agreement.

3.4 Rental Tenure – The Owner covenants with the City that for the life of the Building it will take all steps required of it to guarantee that the Dwelling Units are occupied in accordance with the terms of this Agreement, granting the occupants a residential rental tenure to the Dwelling Unit that they occupy.

3.5 Minimum Tenure for Rent Controlled Rental Unit – Subject to the *Residential Tenancy Act*, each Rent Controlled Rental Unit must be occupied by Income Tested Tenant(s) at no more than the Permitted Rent for a minimum period of fifteen (15) years from the date on

which the City has issued an occupancy permit for the Rent Controlled Rental Unit.

- 3.6 Priority Tenants** – Notwithstanding anything else in this Agreement, a Priority Tenant occupying a Rent Controlled Rental Unit at the end of the period specified in section 3.5 shall be entitled to continue occupying a Rent Controlled Rental Unit at no more than the Permitted Rent for the life of the Building.

ARTICLE 4 DEMOLITION OF DWELLING UNIT

- 4.1 Demolition** – The Owner will not demolish a Dwelling Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Dwelling Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Dwelling Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City, in its sole discretion,

and, in each case, a demolition permit for the Dwelling Unit has been issued by the City and the Dwelling Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement to the same extent and in the same manner as this Agreement applies to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Rent Controlled Rental Unit, or Secure Rental Unit, in accordance with this Agreement.

ARTICLE 5 DEFAULT AND REMEDIES

- 5.1 Payment of Excess Charges** – The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Dwelling Unit is used or occupied in breach of this Agreement, if an Dwelling Unit is rented at a rate in excess of the Permitted Rent or the Owner imposes in respect of any tenancy of a Dwelling Unit any fee or charge of whatsoever nature other than Permitted Tenant Charges, the Owner will pay the Excess Charges to the City. The Excess Charges are due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 5.2 Payment of Daily Amount** – The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Dwelling Unit is used or occupied in breach of this Agreement, or the Owner is otherwise in breach of any of its obligations under this Agreement, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days' written notice from the City to the Owner stating the particulars of the breach. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 5.3 Rent Charge** – The Owner hereby grants to the City a perpetual rent charge against the Lands securing payment by the Owner to the City of any amount payable by the Owner pursuant to section 5.2 of this Agreement. The Owner agrees that the City, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the City at law or in equity. This rent charge is created both under section 205(2)(b) of the *Land Title Act* as an integral part of the statutory covenant created by this Agreement and as a fee simple rent charge at common law. Enforcement of this rent charge by the City does not limit, or prevent the City from enforcing, any other remedy or right the City may have against the Owner.
- 5.4 Damages Inadequate** – Notwithstanding section 5.2 and 5.3, the Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 5.5 No Remedy is Exclusive** – No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available under this Agreement, at law or in equity.

ARTICLE 6 MISCELLANEOUS

- 6.1 Housing Agreement** – The Owner acknowledges and agrees that:
- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*;
 - (b) the Owner will, at its sole cost register this Agreement in the LTO pursuant to section 483 of the *Local Government Act* against the title to the Lands.
- 6.2 Modification** – this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 6.3 Management** – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units, that all Dwelling Units will be managed by the same manager and that the Owner will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, acting reasonably, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

- 6.4 Indemnity** – The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
 - (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Dwelling Unit or the enforcement of any Tenancy Agreement; or
 - (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.
- 6.5 Release** – The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:
- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Dwelling Unit under this Agreement; or
 - (b) the exercise by the City of any of its rights under this Agreement.
- 6.6 Survival** – The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.
- 6.7 Priority** – The Owner will do everything necessary, at the Owner’s expense, to ensure that this Agreement will be noted and registered against title to the Lands in priority to all financial charges and financial encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.
- 6.8 City’s Powers Unaffected** – This Agreement does not:
- (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
 - (b) impose on the City any legal duty or obligation, including any duty of care or

contractual or other legal duty or obligation, to enforce this Agreement;

- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

6.9 Agreement for Benefit of City Only – The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Dwelling Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

6.10 No Public Law Duty – Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

6.11 Notice – Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed to:

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

Attention: Director of Corporate Administration

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

6.12 Enuring Effect – This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

6.13 Severability – If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

6.14 Waiver – All remedies of the City will be cumulative and may be exercised by the City in

any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

- 6.15 Whole Agreement** – This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the City and the Owner respecting the use and occupation of the Dwelling Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.
- 6.16 Further Assurance** – Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.
- 6.17 Agreement Runs with Lands** – This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.
- 6.18 Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 6.19 No Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- 6.20 Applicable Law** – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.
- 6.21 Deed and Contract** – By executing and delivering this Agreement the Owner intends to create **both** a contract and a deed executed and delivered under seal.
- 6.22 Joint and Several** – If the Owner is comprised of more than one person, firm or body **corporate**, then the covenants, agreements and obligations of the Owner shall be joint and several.
- 6.23 Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands. For greater certainty, the Owner shall not be liable for the breach of any obligation under this Agreement, if the act of complying with

such obligation would be contrary to any applicable laws, including the *Residential Tenancy Act*.

6.24 Term – This Agreement will commence on the date of its making, and will continue until the date:

- (a) the Owner and City agree in writing to terminate this Agreement, and
- (b) the City discharges this Agreement from title in the LTO as a covenant and from filing in the LTO as a housing agreement.

6.25 Expiry of Housing Agreement – Upon expiry, the Owner may provide to the City a draft discharge of this Agreement, which the City will execute and return to the Owner for filing and registration in the LTO.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Charge General Instrument – Part 1 which is attached to and forms part of this Agreement.

SCHEDULE A - 1

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE
)	CORPORATION OF THE
)	CITY OF WHITE ROCK
PROVINCE OF BRITISH COLUMBIA)	
)	("Housing Agreement")

TO WITNESS:

I, _____ of _____, British Columbia,
[Print name] [Address]

DO SOLEMNLY DECLARE THAT:

1. This declaration is made with respect to the Dwelling Unit municipally described as _____, White Rock, British Columbia and legally described as PID: _____ (the "Rent Controlled Rental Unit").
2. I am an occupier of the Rent Controlled Rental Unit, having reached the age of 19 (the "Age of Majority"), and make this declaration to the best of my personal knowledge and believe the statements in this declaration are true.
3. This declaration is made pursuant to the Housing Agreement registered against title to the Rent Controlled Rental Unit (the "Housing Agreement").
4. I have received and reviewed a copy of the Housing Agreement and acknowledge that the terms and definitions in the Housing Agreement also apply to this declaration.

5. The names of all persons in my Household and their addresses for the past twelve (12) months are as follows:

[Insert names and addresses of all occupants of Rent Controlled Rental Unit Unit]

6. The annual gross income of all of the individuals described in paragraph 5 above who have reached the Age of Majority is \$_____. This amount does not exceed the Income Threshold under paragraph 7 below. Accompanying this declaration, unless otherwise waived in writing by the City, are true copies of the Notices of Assessment provided by the Canada Revenue Agency for the two most recent years for all individuals of my Household who are older than the Age of Majority.
7. As of the date of this declaration, the current Income Threshold for my Household is \$_____.
8. I have a real and substantial connection with the City of White Rock based on one of the following considerations (*initial applicable box and provide details in space beside box*):

I, or at least one member of my Household has resided in the City of White Rock for at least twelve (12) months before occupying the Rent Controlled Rental Unit (*provide details if applicable*):

I, or at least one member of my Household has full-time employment within the City of White Rock (*provide details if applicable*):

at least one member of the Household is enrolled in school or college on a full-time basis within the City of White Rock (*provide details if applicable*):

SCHEDULE B

PERMITTED RENT

“Rent Controlled Rental Units” rented to Income Tested Tenants		
Type and number of units	1 Bedroom (Unit type B)	7 units
	2 Bedroom (Unit type C3)	1 unit
	2 Bedroom (Unit type C)	1 unit
	2 Bedroom (Unit type C2)	2 units
	3 Bedroom (Unit type D2)	1 unit
	3 Bedroom (Unit type D)	1 unit
	3 Bedroom (Unit type D)	1 unit
	Total	14 units
Permitted Rent	20% below the average rent for each of these unit types in White Rock, British Columbia as determined by Canada Mortgage and Housing Corporation’s most recent Rental Market Survey	

“Secured Rental Units”				
Unit Type	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Permitted Rent	No maximum	No maximum.	No maximum.	No maximum

PRIORITY - MEMORANDUM AS TO INTEREST

Mortgage CB904727 and Assignment of Rents CB904728 registered against the Lands at the New Westminster Land Title Office, are called herein the "Interest".

CONSENT TO PRIORITY

Bancorp Balanced Mortgage Fund II Ltd. (Incorporation No. BC0856913), Bancorp Growth Mortgage Fund II Ltd. (Incorporation No. BC0856914), Bancorp Financial; Services Inc. (Incorporation No. BC0712503), and VersaBank, the holders as joint tenants of the Interest referred to in the memorandum above written, in consideration of \$1.00 now paid to us and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, each hereby consent to the granting of this Covenant and Rent Charge and each hereby covenant and agree that this Covenant and Rent Charge will rank in priority upon the Lands over the Interest as if this Covenant and Rent Charge had been registered prior to the Interest.

IN WITNESS WHEREOF the parties have executed this Agreement on the *Land Title Act* Charge General Instrument – Part 1 to which this Covenant and Rent Charge is attached and which form part of this Covenant and Rent Charge, effective as of the date first above written.

August 20, 2024

File: CR-12-01
Ref: RD 2024 07 26

Mayor Megan Knight and Council
City of White Rock
15322 Buena Vista Ave
White Rock, BC V4B 1Y6
VIA EMAIL: mknight@whiterockcity.ca; whiterockcouncil@whiterockcity.ca

Dear Mayor Megan Knight and Council:

Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site then, as a first step, they have agreed to have the Metro Vancouver Board consider regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 1.3-hectare site comprising one property located on 128 Street in the Newton area. The proposed amendment would redesignate the regional land use of the property from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility. There would be no change to the Urban Containment Boundary.

69664173

At its July 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;*
- b) give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to provide written comments on the proposed amendment. If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancouver.org by **October 11, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/HM/vc

cc: Guillermo Ferrero, Chief Administrative Officer, City of White Rock
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey \(7880 128 St\) \(pg. 498\)](#)