

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, October 21, 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 October 21, 2024 as circulated.	
3. ADOPTION OF MINUTES	11
RECOMMENDATION THAT the Corporation of the City of White Rock adopt the October 7, 2024 Regular meeting minutes.	

3.1 MEETING RECESS

The regular Council meeting will now be postponed/adjourned in order to consider the proposed applications:

- Bylaw 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519
- Development Variance Permit No. 460 (943 Lee Street)
- Development Variance Permit No. 461 (15170 Columbia Avenue)

The regular Council meeting will reconvene following the adjournment or conclusion of the Public Hearing/Meeting

RECOMMENDATION THAT Council:

1. Postpone the October 21, 2024 regular meeting at this time until the adjournment or conclusion of the Public Hearing / Meetings for the following applications:
 - Bylaw 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519
 - Development Variance Permit No. 460 (943 Lee Street)
 - Development Variance Permit No. 461 (15170 Columbia Avenue)
2. Directly following the Public Hearing / Meeting the Regular Council meeting will be reconvened in the City's Council Chambers.

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)

5.1.a LAYLA GILHOOLY AND BRENNAL ROCLIFFE - BC SPCA

Members from the BC SPCA to attend to provide an update on 2023 activities in White Rock and provide information about other BC SPCA programs and services.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

6.2 CORPORATE REPORTS

6.2.a DAYTIME WARMING CENTRE NEXT STEPS

26

Corporate report dated October 21, 2024, from the Chief Administrative Officer titled "Daytime Warming Centre Next Steps".

RECOMMENDATION

THAT Council direct staff to:

1. **Proceed with the operation of the Daytime Warming Centre at Centennial Park (or any other location at Council's discretion);**
2. **Award the contract for the 2024/2025 Emergency Daytime Warming Centre to Lookout Housing and Health Society & Engaged Communities Canada Society for the cost of \$409,970.41 and authorize the Chief Administrative Officer to sign the contract for services;**
3. **Increase the budget to \$409,970.41 to enable daily operations of the daytime warming Booth from November 1 to March 15, 2025; and**
4. **Allocate an additional \$49,970.41 from operating contingency (for 2024 costs) and prior year surplus (for 2025 costs) to the daytime warming centre budget; and**
5. **Hire extra security to patrol the surrounding area outside hours of operation and allocate an additional \$30,000 from operating contingency and prior year surplus; and**
6. **Establish a Warming Centre Volunteer Group to help with area cleaning.**

6.2.b CONTRACT AWARD - AUDIT SERVICES 2025-2029

38

Corporate report dated October 21, 2024, from the Director of Financial Services titled "Contract Award - Audit Services 2025-2029".

RECOMMENDATION

THAT Council receive the corporate report dated October 21, 2024, from the Director, Financial Services, titled “Contract Award – Audit Services 2025-2029;” and

- 1. Approve the award of the Audit Services contract for a five-year term, covering the 2025-2029 financial years, to KPMG LLP in the amount of \$391,500 (excluding GST);**
- 2. Authorize the pre-approved budget contingency in the amount of \$39,150 (10% of the contract amount) to support any unanticipated needs; and**
- 3. Authorize the Director, Financial Services, to execute all contract documentation required for the contract.**

6.2.c CONTRACT AWARD - COUNCIL CHAMBERS RELOCATION

41

Corporate report dated October 21, 2024, from the Manager, Engineering, titled "Contract Award - Council Chambers Relocation".

RECOMMENDATION

THAT Council receive the corporate report dated October 21, 2024, from the Manager of Engineering, titled “Contract Award – Council Chambers Relocation” for consideration; and

- 1. Confirm Council Relocation Chambers to the Anex; and**
- 2. Approve the award of the Council Chambers Relocation project to Crescent Electrical Contractors Ltd. in the amount of \$98,060 (excluding GST); and**
- 3. Approve the award of audio video for the Council Chambers Relocation project to Hybrid AV in the amount of \$20,000 (including Listen Assist) (excluding GST); and**
- 4. Authorize the pre-approved contingency in the amount of \$22,072 (approximately 15%) to support the project; and**
- 5. Approve the award of engineering support for the City Hall Renovations (new offices) project to Dialog in the amount of \$50,000 (excluding GST).**

6.2.d CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 460 - 943 LEE STREET (DVP 00033)

48

Corporate report dated October 21, 2024, from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 460 - 943 Lee Street (DVP00033)".

Note: DVP 460 was the subject of a public meeting held earlier in the evening, and is on the agenda for consideration under item 9.2.a

RECOMMENDATION

THAT Council:

1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 460 - 943 Lee Street;" and
2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 460.

6.2.e

CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 461 - 15170 COLUMBIA AVENUE (DVP 00034)

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Corporate report dated October 21, 2024 from the Director of Planning and Development Services titled "Consideration of Development Variance Permit No. 461 - 15170 Columbia Avenue (DVP 00034)."

Note: DVP 461 was the subject of a public meeting held earlier in the evening, and is on the agenda for Council consideration under item 9.2.b

RECOMMENDATION

THAT Council:

1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 461 – 15170 Columbia Ave (DVP00034);" and
2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 461.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

80

RECOMMENDATION

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

- Housing Advisory Committee - September 26, 2024;
- Public Art and Culture Advisory Committee - October 9, 2024; and,
- Internal Community Hub Steering Committee - October 10, 2024.

7.2 SELECT COMMITTEE RECOMMENDATIONS

7.2.a HOUSING ADVISORY COMMITTEE (COUNCILLOR LAWRENCE, CHAIRPERSON)

7.2.a.a AFFORDABLE HOUSING FRAMEWORK STRATEGIC PRIORITY FIVE - BUILD CAPACITY WITH NON-PROFIT HOUSING AND SERVICE PROVIDERS

RECOMMENDATION

THAT Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.

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

7.2.b.a WALKWAYS SIGNAGE

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RECOMMENDATION

THAT Council direct staff to proceed with the procurement and installation of walkway signage in up to 16 locations, utilizing previously approved \$20,000 funding, and if additional funding is required, authorize the required funds be released from the Placemaking Fund, not to exceed \$30,000 total.

7.2.b.b MACCAUD PARK PLACEMAKING WORKING GROUP

102

Note: Photo of "Gateway to Happiness," as discussed during October 9, 2024 Public Art and Culture Advisory Committee meeting, attached for reference.

RECOMMENDATION

THAT Council direct staff to investigate the feasibility of reconstructing the "Gateway to Happiness" at Maccaud Park.

7.2.b.c VACANT STOREFRONT PLACEMAKING RESEARCH WORKING GROUP

RECOMMENDATION #1

THAT Council direct staff to include within their 2025 work plan a review of the City's Unightly Premises Bylaw to assess whether updates are required and to consider the inclusion of more stringent provisions.

RECOMMENDATION #2

THAT Council direct staff to include within their 2025 work plan exploration of the feasibility of developing a temporary agreement framework between the City and commercial property owners, or rental property owners, whose premises have become unsightly, to install artwork on their properties.

7.2.b.d FESTIVE SEASON IN THE BUSINESS DISTRICT WORKING GROUP

RECOMMENDATION

THAT Council approve staff allocating funds from the existing Placemaking Fund, within the Recreation and Culture Department's budget, for the purchase of four (4) more wreaths.

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2519 - OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519 103

Bylaw 2519 - A bylaw to amend the City of White Rock Official Community Plan Bylaw in relation to Development Permit Areas. Bylaw 2519 received first and second reading on September 23, 2024, and was the subject of a Public Hearing held earlier in the evening. It is on the agenda for consideration of third and final reading at this time.

RECOMMENDATION #1

THAT Council give third reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519".

RECOMMENDATION #2

THAT Council give final reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519".

9.1.b BYLAW 2516 - 2025-2029 PERMISSIVE TAX EXEMPTION MANN PARK LAWN BOWLING CLUB BYLAW, 2024, NO. 2516 117

Bylaw 2516 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*. Bylaw 2516 received three (3) readings on September 23, 2024 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on October 3 and 10. Bylaw 2516 is on the agenda for consideration of final reading.

RECOMMENDATION

That Council give final reading to "2025-2029 Permissive Tax Exemption Mann Park Lawn Bowling Club Bylaw 2024, No. 2516".

9.1.c **BYLAW 2515 - 2025 PERMISSIVE TAX EXEMPTION WHITE ROCK BIA
BYLAW 2024, NO. 2515** 120

Bylaw 2515 - A bylaw to provide an exemption from municipal property taxes under section 224 of the *Community Charter*. Bylaw 2515 received three (3) readings on September 23, 2024 and in accordance with the *Community Charter* the bylaw was advertised in the Peace Arch News on October 3 and 10. Bylaw 2516 is on the agenda for consideration of final reading.

Note: This Bylaw is for 2025 (one year), as Council is still determining the term length for the 2025 White Rock BIA Bylaw.

RECOMMENDATION

THAT Council give final reading to "2025 Permissive Tax Exemption Bylaw White Rock BIA Bylaw 2024, No. 2515."

9.1.d **BYLAW 2522 - WHITE ROCK PARKS REGULATIONS BYLAW, 1977, NO.
675, AMENDMENT NO. 9, 2024, NO. 2522** 123

Bylaw 2522 - A bylaw to amend the White Rock Parks Regulation Bylaw in regard to parking in the waterfront parking lots. Bylaw 2522 received three (3) readings on October 7, 2024 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "White Rock Parks Regulations Bylaw, 1977, No. 675, Amendment No. 9, 2024, No. 2522".

9.1.e **BYLAW 2521 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO.
1929, AMENDMENT NO. 16, 2024, NO. 2521** 125

Bylaw 2521 - A bylaw to amend the Ticketing for Bylaw Offences Bylaw in relation to Schedule B7 - White Rock Parks Regulation Bylaw. Bylaw 2521 received three (3) readings on October 7, 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. 16, 2024, No. 2521".

9.2 **PERMITS**

9.2.a DEVELOPMENT VARIANCE PERMIT NO. 460 (943 LEE STREET) 128

Development Variance Permit (DVP) No. 460 for 943 Lee Street seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing Barbeque Structure. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required setback area in this zone.

Note: DVP 460 was the subject of a public meeting held earlier in the evening, and a Corporate Report under Item 6.2.d

RECOMMENDATION

THAT Council endorse issuance of Development Variance Permit No. 460 (943 Lee Street).

9.2.b DEVELOPMENT VARIANCE PERMIT NO. 461- 15170 COLUMBIA AVENUE 132

Development Variance Permit (DVP) No. 461 for 15170 Columbia Avenue seeks relief from the minimum off-street parking requirement in the Zoning Bylaw from one parking stall to zero for a proposed accessory Bed and Breakfast.

Note: DVP 461 was the subject of a public meeting held earlier in the evening, and a Corporate Report under Item 6.2.e

RECOMMENDATION

THAT Council endorse issuance of Development Variance Permit No. 461 (15170 Columbia Avenue)

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

None

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

11.2 COUNCILLORS REPORTS

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

RECOMMENDATION

THAT Council approve the following 2025 Regular Council Meeting schedule:

- January 13 & 27;
- February 10 & 24;
- March 10 & 31;
- April 14 & 28;
- May 12 & 26;
- June 9 & 23;
- July 7 & 21;
- September 15;
- October 6 & 20;
- November 3 & 17; and
- December 1

RECOMMENDATION

THAT Council approve the following schedule for the 2025 Deputy Mayor rotation:

- January 1 - March 1 - Councillor Trevelyan;
- March 2 - May 1 - Councillor Lawrence;
- May 2 - July 1 - Councillor Cheung;
- July 2 - August 31 - Councillor Klassen;
- September 1 - October 31 - Councillor Partridge; and
- November 1 - December 31 - Councillor Chesney.

Regular Council Meeting of White Rock City Council

Minutes



October 7, 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
Staff Sergeant, Rob Dixon, RCMP
Candice Garty, Director of Financial Services
Wayne Berg, Acting Director of Planning and Development Services
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 and Government Relations
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 28

1. CALL MEETING TO ORDER

The meeting was called to order at 4:02 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: 2024-345 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for October 7, 2024 as amended to add:

- **An Updated Schedule A (Waterfront Parking Map) for Item 6.2.d and 9.1.c**
- **Schedule A for White Rock BIA Bylaw 2495 for Item 9.1.b;**
- **For Item 6.2.b – Centre Street Improvement Update, to be amended to be referred to as Helen Fathers Centre Street Walkway Improvement Update; and**
- **For Item 6.2.f - Survey Results for a Warming Centre.**

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2024-346 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the following meeting minutes as circulated.

- **Regular Council, September 23, 2024.**

Motion CARRIED (7 to 0)

Motion Number: 2024-347 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the following meeting minutes as circulated.

- **Public Meeting Minutes, September 23, 2024 [Development Variance Permit No. 459 (14591 Gordon Avenue)].**

Motion CARRIED (7 to 0)

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

Question and Answer Period was held in person at the meeting.

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- C. Lightowers, White Rock, noted support for the City to continue offering a daytime warming centre service, grateful for how the City has supported those that are vulnerable during the past three (3) years. Stated that Centennial Park has appeared to work well for this purpose and encourages the province to aid for this need.
- P. Petrala, White Rock, inquired if the staff have participated in training on how to work safely and kindly for those living in their cars or on the street? The CAO noted some staff have had some training, but not all and the Mayor thanked Ms. Petrala for the suggestion
- J. Van Koll, Surrey, noted support for the City to continue offering a daytime warming centre service, he has worked with this service and noted the importance of it, and encouraged White Rock and Surrey to continue the programs with White Rock offering support in the daytime and Surrey providing help in the evening. It was clarified that it is understood that the City of Surrey evening help would only be provided during extreme temperatures.
- L. Todd, White Rock, noted he lives close to the previous daytime warming centre and has not experienced any kind of serious encounter with those that are homeless, is proud with the City for providing this service for those in need.
- L. Duplessis, White Rock, noted the need for the City to provide a daytime warming centre and recommends it be located at Centennial Park where it has been previously. Utilizes the park herself and has not seen an issue with the exception that more garbage has been noticed. Pleaded the City helps those who are in need.
- C. Bennet-Clark, White Rock, in support of the City providing a daytime warming centre, encouraged building a relationship with

the province on this matter. Has worked in this area and encourages that a long-term solution be found. Stated that this is not something the City can just rely on the volunteer community to help with, a permanent financial arrangement is needed.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

5.1.a WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION

Alex Nixon, Executive Director, and Leah Chandler, Board Chair, White Rock Business Improvement Association (BIA), provided an update regarding the BIA mandate for consideration of a new BIA Bylaw and further noted that funding has not been keeping up with inflation.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

6.1.a METRO VANCOUVER: WHERE MATTERS - WALKABILITY RELATIONSHIP WITH HEALTH AND CLIMATE CHANGE

Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, and Mark Seinen, Senior Planner, Regional Planning and Housing Services, provided a presentation on this topic.

6.2 CORPORATE REPORTS

6.2.a BUSINESS IMPROVEMENT AREA (BIA) NEW BYLAW NO. 2495

Corporate report dated October 7, 2024 from the Director of Corporate Administration titled "Business Improvement Area (BIA) New Bylaw No. 2495".

Motion Number: 2024-348 It was MOVED and SECONDED

THAT Council receive the October 7, 2024, corporate report from the Director of Corporate Administration, titled "Business Improvement Area (BIA) New Bylaw No. 2495".

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

Motion Number: 2024-349 It was MOVED and SECONDED

THAT Council endorse when considering first, second and third reading to the “*White Rock Business Improvement Area Bylaw 2024, 2495*” it will be done with the following elements:

- a. **Term (5 years);**
- b. **Annual amounts to be collected in accordance with the bylaw with suggested BIA levies for each year of the five-year term at 4% increase from the previous bylaw; and**
- c. **The new mandate as presented by the BIA in their September 30, 2024 letter and as noted within the October 7, 2024 corporate report.**

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

6.2.b HELEN FATHERS CENTRE STREET WALKWAY IMPROVEMENTS UPDATE

Corporate report dated October 7, 2024 from the Manager, Engineering and the Manager, Parks, titled "Centre Street Improvements Update".

In accordance with motion 2024- 345 this corporate report was renamed: Helen Fathers Center Street Walkway Improvements Update.

Motion Number: 2024-350 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 7, 2024, from the Manager of Engineering and Manager of Parks, titled “Helen Fathers Centre Street Walkway Improvements Update;” and

1. **Direct staff to move forward with planting Centre Street in Spring 2025 in the amount of \$100,000 (excluding GST);**

2. **Direct staff to perform renovation pruning on the Laurel hedge lining the Centre Street Walkway between Victoria Avenue and Marine Drive to approximately 3' above ground in Spring 2025, funded separately out of the Parks Department operating budget;**
3. **Approve the award of the construction services to repair the failed retaining wall north of Marine Drive on Centre Street to Graywood Construction Ltd. in the amount of \$60,122 (excluding GST); and**
4. **Authorize the pre-approved contingency in the amount of \$17,578 (approximately 25%) to support the retaining wall project.**

Motion CARRIED (7 to 0)

6.2.c 2024 WHITE ROCK PAVING PROGRAM - CONTRACT AWARD

Corporate report dated October 7, 2024 from the Manager, Public Works titled "2024 White Rock Paving Program - Contract Award".

Motion Number: 2024-351 It was MOVED and SECONDED

THAT Council:

1. **Receive for information the Corporate Report dated October 7, 2024, from the Manager of Public Works, titled "2024 White Rock Paving Program – Contract Award;"**
2. **Approve the award of a contract for the 2024 White Rock Paving Program to All Roads Construction for \$965,676.60 (excluding GST); and**
3. **Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.**

Motion CARRIED (7 to 0)

6.2.d WATERFRONT PARKING LOT CLOSURE BYLAW AMENDMENTS

Corporate report dated October 7, 2024 from the Manager, Engineering titled "Waterfront Parking Lot Closure Bylaw Amendments".

Motion Number: 2024-352 It was MOVED and SECONDED

THAT Council receive the October 7, 2024, corporate report from the Manager of Engineering, titled "Waterfront Parking Lot Closure Bylaw Amendments" for review and consideration of the bylaw under the bylaw section of the Agenda, and direct staff to prepare necessary updates to Council Policy 504 – Towing of Unauthorized Vehicles.

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

6.2.e GENERATIONS PLAYGROUND SPLASH PAD UPDATE

Corporate report dated October 7, 2024 from the Manager, Parks titled "Generations Playground Splash Pad Update".

Motion Number: 2024-353 It was MOVED and SECONDED

THAT Council receive the corporate report dated October 7, 2024, from the Manager of Parks, titled "Generations Playground Splash Pad Update" and approve the final concept drawing and direct staff to proceed with the detailed design phase.

Motion CARRIED (7 to 0)

6.2.f DAYTIME WARMING CENTRE UPDATE

Corporate report from the Chief Administrative Officer dated October 7, 2024 titled "Daytime Warming Centre Update".

The Chief Administrative Officer introduced the corporate report and noted he was asked to have a survey conducted, a summary of results were provided On-Table and he outlined the results whereby the questions are noted in bold:

Are you in favour of establishing a warming centre for the unhoused during the winter months in White Rock?

- Yes: Many respondents support the establishment of a warming center, citing it as a basic humanitarian need, especially during winter (48.4% /601 responders)
- No: Some respondents oppose the idea, arguing it brings problems like crime, drug use, and negatively impacts the local community (41.5% / 515 responders)
- Unsure: A few respondents were uncertain, often voicing concerns about the possible side effects but not outright rejecting the idea (10.0% / 126 responders)

Do you support allocating your tax dollars to fund the warming center? The current budget allocation for this project is \$360,000?

- Yes: Those in favor argued that helping the unhoused is a necessary investment, emphasizing the need for community support, food, and shelter as basic needs (45.7% / 571 responders)
- No: Others objected, stating that the funding could be better spent elsewhere, with some questioning the efficacy and sustainability of the project (54.3% / 678 responders)

If you support the warming center, where do you believe would be the best location for the trailer in the city?

- Popular locations:
- Centennial Park
- Annex by the RCMP Station
- Merklin/North Bluff & Pacific Avenue

What concerns or suggestions do you have regarding the operation and potential impact of a warming center at this location?

- Crime and Safety
- Security and Monitoring
- Impact on Community
- Health and Sanitation

G. Passmore, Sources, was invited to speak as he had further information / consideration in terms of a location to provide: Sources Foodbank (in South Surrey on 156 Street) and the

Sources Women's Shelter (20 Avenue & 154 Street) were noted; however, limited opening times would only be permitted. Example the Foodbank is open until 6 p.m. on Wednesdays. Other than that, it was noted that it would be possible for the City to run a warming centre from 4 p.m. until 10 p.m. in these Sources locations. As well there was an offer to rely on use of their vehicle to transport person if it were needed it.

The following discussion points were noted:

- There were \$70,000 in return funds from the province in 2023, for running the daytime warming centre during extreme weather conditions
- Potentially review the Annex for the service (second choice on the survey)
- a new RFP would have to be addressed, for the actual service provider, if the City were utilize the noted Sources locations, as well discussion will need to occur with the City of Surrey would be needed

Motion Number: 2024-354 It was MOVED and SECONDED

THAT Council:

1. **Receive the October 7, 2024, corporate report from the Chief Administrative Officer, titled "Daytime Warming Centre Update" for consideration; and**
2. **Direct staff to explore and report back regarding the options provided by Sources at the meeting (utilizing the hours provided by Sources) and work with the City of Surrey and that this be utilized during times of extreme cold weather (called by the province).**

Voted in the negative (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 2)

6.2.g SUMMER RECREATION ACTIVITY UPDATE 2024

Corporate report dated October 7, 2024 from the Director of Recreation and Culture titled "Summer Recreation Activity Update 2024".

Motion Number: 2024-355 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated October 7, 2024, from the Director of Recreation and Culture, titled "Summer Recreation Activity Update 2024."

Motion CARRIED (7 to 0)

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 2513 - 2024 FEES AND CHARGES BYLAW, 2023, NO. 2480, AMENDMENT NO. 2, 2024, NO. 2513

Bylaw 2513 - A bylaw to amend Schedule "N" of the 2024 Fees and Charges Bylaw in regard to parking services (fees for parking decals and residential parking permits). Bylaw 2513 received three (3) readings on September 23, 2024 and is on the agenda for consideration of final reading.

Motion Number: 2024-356 It was MOVED and SECONDED

THAT Council give final reading to "2024 Fees and Charges Bylaw, 2023, No. 2480, Amendment No. 2, 2024, No. 2513".

Voted in the negative (1): Councillor Trevelyan

Motion CARRIED (6 to 1)

**9.1.b BYLAW 2495 - WHITE ROCK BUSINESS IMPROVEMENT AREA
BYLAW 2024, NO 2495**

Bylaw 2495 - A bylaw to establish and designate a Business Improvement Area in the City of White Rock for a five (5) year term.

Note: This bylaw was brought forward from corporate report discussed under Item 6.2.a

Note: Two (2) versions of Bylaw 2495 are attached for Council consideration. Version 1 includes the levy amounts at 2% increase and Version 2 includes the levy amounts at 4%. Council will determine which Bylaw to utilize for this purpose..

Motion Number: 2024-357 It was MOVED and SECONDED

THAT Council give first, second and third reading to " *White Rock Business Improvement Area Bylaw 2024, No. 2495*" as provided in the agenda under version two (2) with the following amended mandate as provided in the BIA letter dated September 30, 2024:

- ***Support existing and new businesses;***
- ***Carrying out studies and preparing reports to encourage business and commerce in the BIA area;***
- ***Encourage and promoting commercial business and encouraging entertainment, sports and cultural activities with the BIA area;***
- ***Removing graffiti from buildings and other structures in the BIA Area; and***
- ***Creating a pleasant physical environment and improving beautifying or maintaining streets, sidewalks or municipally owned land, buildings or other structures in the BIA area.***

Voted in the negative (1): Councillor Chesney

Motion CARRIED (6 to 1)

9.1.c BYLAW 2522 - WHITE ROCK PARKS REGULATIONS BYLAW, 1977, NO. 675, AMENDMENT NO. 9, 2024, NO. 2522

Bylaw 2522 - A bylaw to amend the White Rock Parks Regulation Bylaw in regard to parking in the waterfront parking lots.

Note: Bylaw 2522 was the subject of a corporate report under Item 6.2.d

Motion Number: 2024-358 It was MOVED and SECONDED

THAT Council give first, second and third reading to " *White Rock Parks Regulations Bylaw, 1977, No. 675, Amendment No. 9, 2024, No. 2522*".

Motion CARRIED (7 to 0)

9.1.d BYLAW 2521 - TICKETING FOR BYLAW OFFENCES BYLAW, 2011, NO. 1929, AMENDMENT NO. 16, 2024, NO. 2521

Bylaw 2521 - A bylaw to amend the Ticketing for Bylaw Offences Bylaw in relation to Schedule B7 - White Rock Parks Regulation Bylaw.

Note: Bylaw 2521 was the subject of a corporate report under Item 6.2.d

Motion Number: 2024-359 It was MOVED and SECONDED

THAT Council give first, second, and third reading to "*Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 16, 2024, No. 2521*".

Motion CARRIED (7 to 0)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

None

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight provided the following information:

- Sept 25, recorded post-Council overview and City Update
- Sept 27, Metro Vancouver Board of Directors'
- Sept 27, Darpan's 14th Annual Extraordinary Achievement Awards
- Sept 28, TransLink Mayors' Council
- Sept 28, 40th Anniversary of the Iconic Gray Whale Wall Family Mural painted by Robert Wyland in 1984
- Sept 30, 4th Annual National Day for Truth and Reconciliation
- Oct 4, Metro Vancouver Regional Planning Committee
- Oct 4, Surrey's Mayor's Evening of Giving Event
- Oct 5, Tree and shrub Planting at Ruth Johnson Park
- Oct 6, Joined City of Surrey Mayor at the White Rock South Surrey Cultural Crawl Artist Festival

11.2 COUNCILLORS REPORTS

Councillor Partridge noted the following:

- Oct 5 & 6 Thank you to staff for all the work that went into the very successful White Rock South Surrey Cultural Crawl Artist Festival

Councillor Klassen noted the following:

- Oct 5 & 6 White Rock South Surrey Cultural Crawl Artist Festival
- International Artist Day

Councillor Chesney provided the following Information:

- Oct 15, Museum Book Sale

- Oct 22, New Display at the Museum, Lest We Forget in honour of Remembrance Day, November 11th
- Oct 29, Museum, Annual General meeting
- Nov 16, Christmas Market at the museum

Note: Burlington Northern Sante Fe (BNSF) will be conducting pest control soon, information can be found on the City website as it becomes available

12. **MOTIONS AND NOTICES OF MOTION**

12.1 MOTIONS

12.1.a WORLD WAR II GUN OUTSIDE CITY HALL

Councillor Trevelyan provided the following motion for consideration at this time:

Motion Number: 2024-360 It was MOVED and SECONDED

THAT Council:

1. ***Direct staff to pressure wash and re-paint (in a correct colour) the 25-pounder field gun located on fixed display outside City Hall; and***
2. ***Request cost estimates to build a simple four (4) post gazebo structure to help protect the gun from the elements for future generations to enjoy.***

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

Motion DEFEATED (3 to 4)

Motion Number: 2024-361 It was MOVED and SECONDED

THAT Council direct staff to make contact with the organization(s) who has reached out to the City on this matter previously to discuss and bring forward information in regard to what would be permitted and review options in order to help preserve the 25 Pound Artillery Gun displayed at City hall.

Motion CARRIED (7 to 0)

12.1.b DUAL SIGNAGE FOR MARINE LANE AND COSMIC ALLEY

Councillor Lawrence provided the following motion for consideration at this time:

Motion Number: 2024-362 It was MOVED and SECONDED

THAT Council direct staff to review installing new signage for Marine Lane and Cosmic Alley by either placing:

- **A separate sign for Marine Lane and Cosmic Alley to be installed on the same pole; or**
- **A single sign noting both Marine Lane and Cosmic Alley.**

Motion CARRIED (7 to 0)

12.2 NOTICES OF MOTION

None

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS


None

14. OTHER BUSINESS

None

15. CONCLUSION OF THE OCTOBER 7, 2024 REGULAR COUNCIL MEETING

The meeting was concluded at 6:02 p.m.



Mayor Knight

Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024
TO: Mayor and Council
FROM: Guillermo Ferrero, Chief Administrative Officer
SUBJECT: Daytime Warming Centre Next Steps

RECOMMENDATIONS

THAT Council direct staff to:

1. Proceed with the operation of the Daytime Warming Centre at Centennial Park (or any other location at Council's discretion);
 2. Award the contract for the 2024/2025 Emergency Daytime Warming Centre to Lookout Housing and Health Society & Engaged Communities Canada Society for the cost of \$409,970.41 and authorize the Chief Administrative Officer to sign the contract for services;
 3. Increase the budget to \$409,970.41 to enable daily operations of the daytime warming Booth from November 1 to March 15, 2025; and
 4. Allocate an additional \$49,970.41 from operating contingency (for 2024 costs) and prior year surplus (for 2025 costs) to the daytime warming centre budget; and
 5. Hire extra security to patrol the surrounding area outside hours of operation and allocate an additional \$30,000 from operating contingency and prior year surplus; and
 6. Establish a Warming Centre Volunteer Group to help with area cleaning.
-

EXECUTIVE SUMMARY

This report outlines the next steps for Council following the October 7, 2024, Council meeting, where representatives from Sources presented two alternative locations for the Warming Centre outside of White Rock. After further analysis and consultation, these options were determined to be unsuitable.

Staff seek Council's approval to proceed with the previously used Warming Centre location at Centennial Park and secure the necessary funding to support uninterrupted operations from November to mid-March 2025. The proposed budget of \$409,970.41 exceeds the \$360,000 budget approved in 2024. However, anticipated reimbursement from the province for extreme weather days and community donations are expected to reduce the net cost. During the 2023/2024 season, \$91,000 was recouped through these funding sources (\$75,200 from the province, \$15,000 from a generous donor, and \$1,200 from other residents donations).

Staff is also recommending, given the safety concerns we heard from some residents and community groups, that extra security be implemented outside the hours of operations from the Warming Centre (10pm to 7am); Security is provided already included in the cost during 7:00 a.m. to 10:00 p.m.

Given the strong support and willingness from interest groups, staff recommends establishing a Warming Centre Volunteer Group with the primary mandate of assisting with cleanliness of the surrounding area, as these groups have expressed a desire to contribute to this initiative.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-316 September 23, 2024	THAT Council direct staff to reach out to community groups (including churches, Sources, Central Plaza owners) to bring forward potential options for consideration of location in order to run a Warming Centre.
2024-354 October 7, 2024	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Receive the October 7, 2024, corporate report from the Chief Administrative Officer, titled "Daytime Warming Centre Update" for consideration; and 2. Direct staff to explore and report back regarding the options provided by Sources at the meeting (utilizing the hours provided by Sources) and work with the City of Surrey and that this be utilized during times of extreme cold weather (called by the province)

INTRODUCTION/BACKGROUND

On September 23, 2024, Council reviewed the Request for Proposals (RFP) for a 2024/2025 daytime warming centre operator. Only one joint submission was received from Lookout Housing and Health Society & Engaged Communities Canada Society (Lookout).

At the same meeting, staff planned to present a Temporary Use Permit application for a location at 1589 Maple Street, but the property owner withdrew the offer. As a result, staff reached out to faith and community-based organizations in White Rock for alternative locations. Four out of eleven organizations responded, indicating they could not provide space.

On October 7, 2024, Council reviewed the survey results showing a 50/50 split in community support and funding, with Centennial Park being the most suggested location and a location closer to the RCMP station as second. At the same meeting, representatives from Sources proposed two locations outside City limits. After further analysis, these options were deemed unsuitable due to logistical and operational constraints.

Given the lack of viable alternatives, staff recommends returning to Centennial Park as the most feasible option, despite exceeding the initial budget.

The operator provides security services during the warming centre operation from 7:00 a.m. to 10:00 p.m. It is recommended that to reduce public safety concerns that extra security be put in place from 10:00 p.m. to 7:00 a.m. at a cost of approximately \$30K for the period November to mid-March.

In addition, given the strong support from interest groups to help out and support the operations of seasonal Warming Centre in White Rock, staff recommends that a Warming Centre Volunteer Group be established to help out with general cleaning around the Warming Centre Area as this was highlighted as one of the most common challenges around the operation of the Centre.

FINANCIAL IMPLICATIONS

The City has budgeted \$360,000 in the 2024 Financial Plan for the operation of the Daytime Warming Centre. The proposed budget from Lookout is \$409,970.41, which includes:

- **Start-up costs:** Up to \$42,000 for trailer rentals, equipment, and supplies (depending on location requirements).
- **Daily operations:** \$2,249.10 per diem rate.
- **Additional costs:** Monthly utility and insurance fees.

To cover this shortfall, staff recommends allocating \$49,970.41 from operating contingency and prior year surplus. Reimbursements from the province for extreme weather events and community donations are expected to reduce the final net cost. An additional \$30K will need to be allocated for after-hours security patrols.

LEGAL IMPLICATIONS

The City is not mandated to provide a warming centre service; however, it has done so for the past three years. The procurement process followed Council's Finance Policy No. 301, and awarding the contract requires Council approval as it exceeds staff's delegated authority.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A community survey launched on October 1, 2024, sought feedback on the operation and location of the Warming Centre. The survey results are attached in Appendix A.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The preparation of the survey, communication with faith based and community organizations, and private property owners was managed by Corporate Administration and Communications. Staff support is expected to be required for the activation of the daytime warming centre, and on an as needed basis during the operation, but not to the extent previously required for coordination of the temporary facilities.

CLIMATE CHANGE IMPLICATIONS

Extreme cold weather due to climate change can significantly affect the health of individuals experiencing homelessness and those without adequate shelter.

ALIGNMENT WITH STRATEGIC PRIORITIES

The operation and delivery of services through a temporary emergency daytime warming centre is in line with the following Strategic Priority of Council:

Plan for adverse weather impacts to protect community safety

- Assess future location, annually seek to secure grant funding, and continue to partner with the City of Surrey to operate the Warming Centre each winter from November – March.

OPTIONS / RISKS / ALTERNATIVES

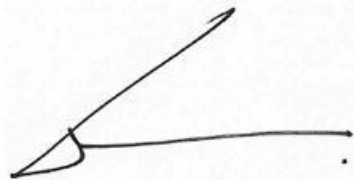
The following options are available for Council's consideration:

1. **Do not proceed** with the operation of the daytime warming centre for the 2024/2025 season and rely on services already offered in neighboring municipalities. This would result in a 1.3% tax reduction for the 2025 budget.
2. **Operate only on "extreme weather events" days** with a budget cap of \$360,000 at \$2249.10 per day (24 hours' notice before and after is required) plus Startup costs which are estimated to be up to \$42,000, subject to hook up requirements depending on location, including trailer rentals, equipment, and supplies. This option poses operational challenges and overlaps with existing services offered in Surrey during extreme weather days.
3. **Operate at an alternative site.** Although Centennial Park may not be ideal (staff recommendation), it has been used for the past three years. Issues at this location (e.g., bylaw and safety concerns) would likely occur at any alternative site.

CONCLUSION

The decision regarding the operation of the Daytime Warming Centre for the 2024/2025 winter season has been thoroughly reviewed, in consideration of alternative locations, community input, and financial implications. Given the challenges associated with securing a new site, and the consistent feedback emphasizing the need for accessibility and safety, staff recommends proceeding with the location at Centennial Park. While the updated budget exceeds the initial allocation, efforts to secure reimbursement and community support will continue. Ultimately, this approach balances fiscal responsibility with the City's commitment to providing essential services to vulnerable residents during extreme weather conditions. Council's approval will ensure a seamless and effective operation for the upcoming season.

Respectfully submitted,



Guillermo Ferrero
Chief Administrative Officer

Attachment A: Talk White Rock – Warming Centre Survey

[Home](#) / [Daytime Warming Centre](#) / Warming Centre Survey

Warming Centre Survey

White Rock Council would like to hear from our residents about a warming centre in White Rock.

All fields marked with an asterisk (*) are required

1. Are you in favor of establishing a warming centre for the unhoused during the winter months in White Rock?

Yes

No

Unsure

2. Do you support allocating your tax dollars to fund the warming centre?

*The current budget allocation for this project is \$360,000. **

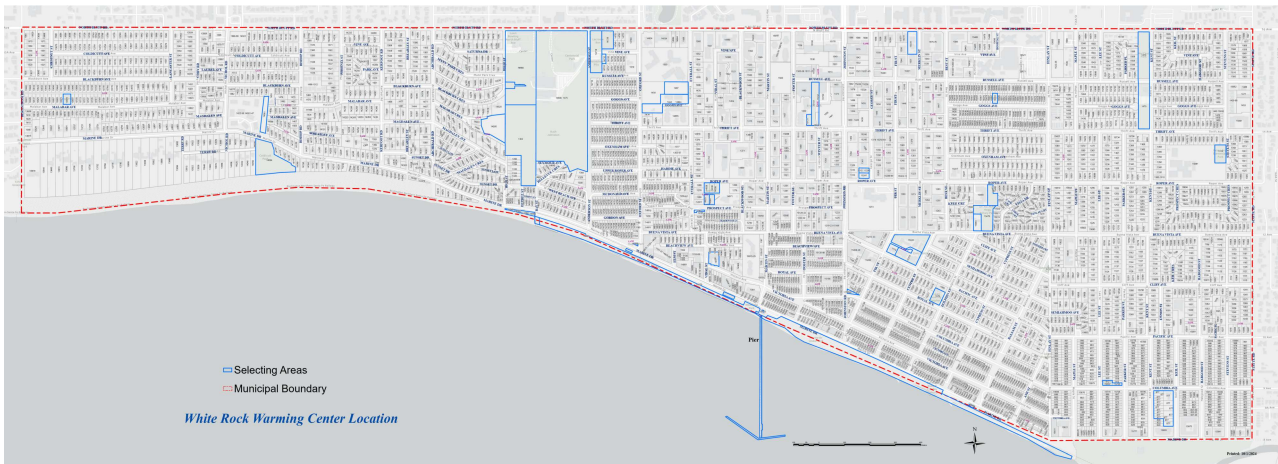
Yes

No

3. If you support the warming centre, where do you believe would be the best location for the trailer in the city?

Refer to the map for city-owned properties highlighted in blue that is zoned appropriately for a warming centre location. [View the map PDF.](#)

Please type in the address(es) below.



The blue highlighted areas on the map are City-owned locations where a warming centre may be located. A zoning of P-1 and P-2 is required, all other areas do not fall under the correct zoning.

4. What concerns or suggestions do you have regarding the operation and potential impact of a warming center at this location?

[Terms and Conditions](#) [Privacy Policy](#) [Moderation Policy](#) [Accessibility](#) [Technical Support](#) [Site Map](#)

[Cookie Policy](#)

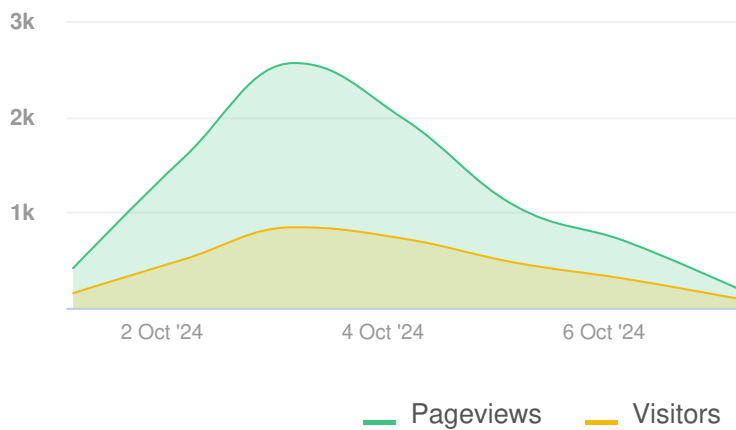
Project Report

01 October 2024 - 07 October 2024

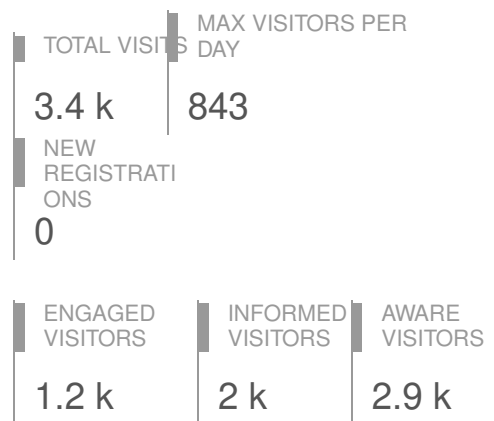
Talk White Rock Daytime Warming Centre



Visitors Summary

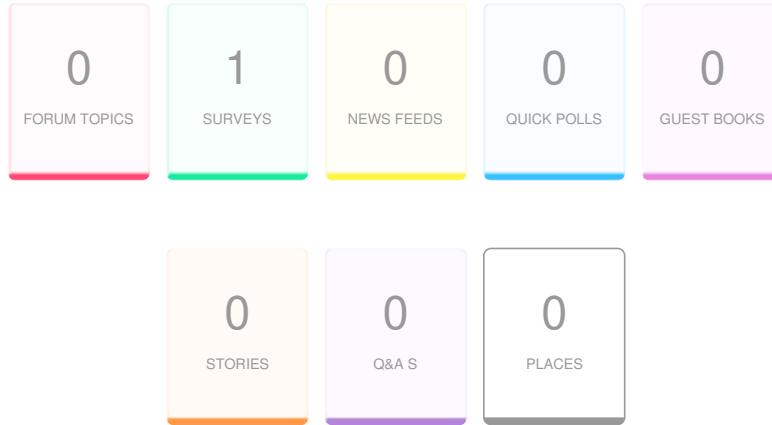


Highlights



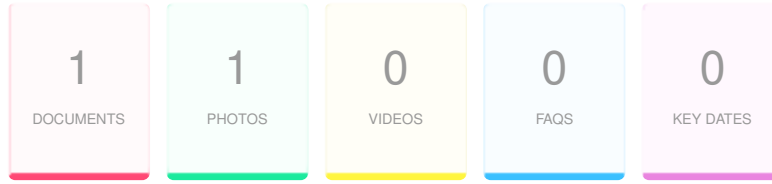
Aware Participants		Engaged Participants	
2,859		1,168	
Aware Actions Performed	Participants	Engaged Actions Performed	
Visited a Project or Tool Page	2,859	Registered	Unverified
Informed Participants	1,999	Anonymous	
Informed Actions Performed	Participants	Contributed on Forums	0
Viewed a video	0	Participated in Surveys	0
Viewed a photo	302	Contributed to Newsfeeds	0
Downloaded a document	216	Participated in Quick Polls	0
Visited the Key Dates page	0	Posted on Guestbooks	0
Visited an FAQ list Page	0	Contributed to Stories	0
Visited Instagram Page	0	Asked Questions	0
Visited Multiple Project Pages	853	Placed Pins on Places	0
Contributed to a tool (engaged)	1,168	Contributed to Ideas	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Warming Centre Survey	Archived	1995	0	2	1166

INFORMATION WIDGET SUMMARY



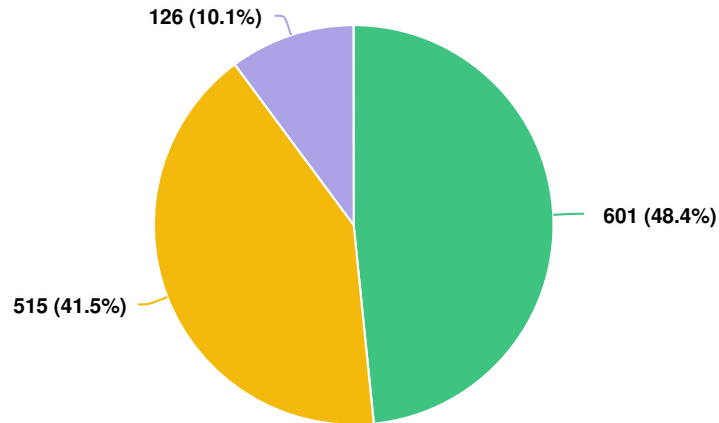
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Photo	Warming Center potential locations	302	315
Document	Zoning map of Warming Centre possible locations (PDF)	216	222

ENGAGEMENT TOOL: SURVEY TOOL

Warming Centre Survey

Visitors	1995	Contributors	1168	CONTRIBUTIONS	1249
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Are you in favor of establishing a warming centre for the unhoused during the winter months in White Rock?



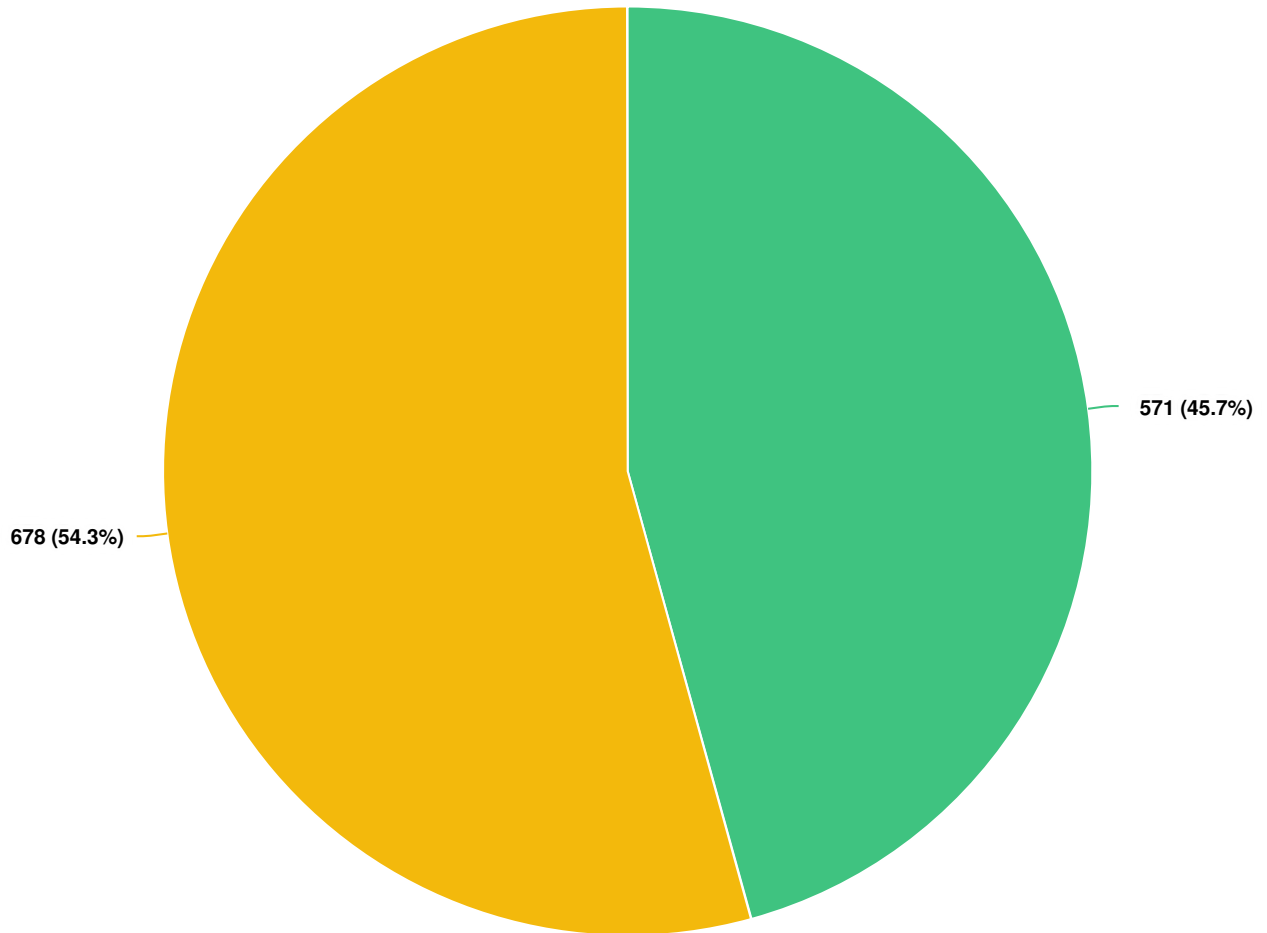
Question options

- Yes
- No
- Unsure

Optional question (1242 response(s), 5 skipped)

Question type: Radio Button Question

Do you support allocating your tax dollars to fund the warming centre?The current budget allocation for this project is \$360,000.



Question options

- Yes
- No

Mandatory Question (1249 response(s))

Question type: Radio Button Question

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024
TO: Mayor and Council
FROM: Candice Gartry, Director, Financial Services
SUBJECT: Contract Award – Audit Services 2025-2029

RECOMMENDATIONS

THAT Council receive the corporate report dated October 21, 2024, from the Director, Financial Services, titled “Contract Award – Audit Services 2025-2029;” and

1. Approve the award of the Audit Services contract for a five-year term, covering the 2025-2029 financial years, to KPMG LLP in the amount of \$391,500 (excluding GST);
 2. Authorize the pre-approved budget contingency in the amount of \$39,150 (10% of the contract amount) to support any unanticipated needs; and
 3. Authorize the Director, Financial Services, to execute all contract documentation required for the contract.
-

EXECUTIVE SUMMARY

This report recommends that Council approve a five-year audit services contract with KPMG LLP (“KPMG”) for the 2025–2029 financial years, with two optional one-year extensions. This follows a competitive Request for Proposal (RFP) process in September 2024, where KPMG was the sole bidder and met all criteria.

The proposed contract is valued at \$391,500 (excluding GST). Staff are recommending budget approval to include an additional 10% contingency of \$39,150 for unforeseen needs, bringing the total budget for the five years to \$430,650 (excluding GST).

Approval of this contract ensures compliance with the *Community Charter* and maintains continuity in the City's audit services.

INTRODUCTION/BACKGROUND

Community Charter

In accordance with the *Community Charter*, section 169, titled “Municipal auditor”:

1. A council must appoint an auditor for the municipality.
2. A municipal auditor must be a person who is authorized to be the auditor of a company under section 205 of the *Business Corporations Act*.
3. A municipal auditor has the power and duty to conduct the examinations necessary to prepare the reports required under this Division and, for these purposes, has the same

authority in relation to the municipality as the auditor of a company under the *Business Corporations Act*.

Further, in accordance with section 171 of the *Community Charter* titled ‘Auditor’s reports’

1. The municipal auditor must report to the council on the annual financial statements of the municipality.
2. The report under subsection (1) must be in accordance with the form and the reporting standards recommended by the Chartered Professional Accountants of Canada.

Procurement Best Practice

Issuing Requests for Proposals (RFPs) for services in the municipal sector, even when a vendor is already supplying those services, is essential to ensure transparency, accountability, and fiscal responsibility. The RFP process encourages competitive bidding, allowing the municipality to assess whether current service providers continue to offer the best value in terms of cost, quality, and innovation. It also promotes fairness by giving other vendors the opportunity to compete, which can lead to improved services or cost savings. Moreover, RFPs help municipalities avoid complacency with existing providers and maintain high standards, ensuring that public funds are used efficiently while fostering trust with residents and stakeholders.

Audit Services

The last RFP for audit services was issued in 2015 and KPMG LLP (“KPMG”) was awarded the contract for the 2015–2019 financial years. For the 2020–2023 financial years, the Director of Financial Services, with approval from the Chief Administrative Officer, directly awarded the contract to KPMG. Additionally, the City and KPMG entered into a one-year agreement for audit services for the 2024 financial year, setting the stage for a new procurement process for the 2025–2029 financial years.

In September 2024, an RFP was issued for audit services for 2025–2029, with the option for two one-year extensions. KPMG was the sole bidder. After reviewing the proposal, staff concluded that KPMG’s proposal meets the RFP criteria and provides overall value to the City, further supported by the City’s positive relationship with the firm.

Budget

The 2024 audit services were initially budgeted at \$50,000. However, the agreement with KPMG for the 2024 financial year was finalized at \$56,710 (excluding GST). The proposed rates for the 2025–2029 financial years reflect a 30% increase over the current budget. Based on discussions with other public sector organizations, this increase aligns with industry trends and is not considered excessive.

FINANCIAL IMPLICATIONS

KPMG’s proposal outlines a five-year contract valued at \$391,500 (excluding GST). Staff recommend that Council approve an additional budget contingency of \$39,150, representing 10% of the proposed fees. This contingency would cover any unforeseen needs that may arise, such as additional research or professional services, particularly in response to new accounting standards. The total recommended budget for audit services over the 2025–2029 period is \$430,650 (excluding GST).

LEGAL IMPLICATIONS

No legal implications are anticipated. Staff request authorization for the Director, Financial Services, to execute all contract documentation required.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council’s consideration:

1. Not approve the recommendation to award the five-year contract to KPMG. This would leave the City without an appointed auditor to conduct the 2025 audit, resulting in non-compliance with sections 169 and 171 of the *Community Charter* and the inability to provide audited financial statements for the 2025 financial year.

CONCLUSION

Staff recommend that Council award the five-year audit services contract to KPMG LLP, which would ensure compliance with the *Community Charter* and maintain the continuity of the City's audit processes. KPMG’s proposal offers value and aligns with industry standards, while the recommended contingency provides flexibility for any unforeseen needs. Council's approval will secure essential audit services for the 2025–2029 financial years, ensuring the City can meet its financial reporting obligations efficiently and transparently.

Respectfully submitted,



Candice Gartry, CPA, CGA
Director, Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024
TO: Mayor and Council
FROM: Corrine Haer, P.Eng., Manager, Engineering
SUBJECT: Contract Award – Council Chambers Relocation

RECOMMENDATIONS

THAT Council receive the corporate report dated October 21, 2024, from the Manager of Engineering, titled “Contract Award – Council Chambers Relocation” for consideration; and

1. Confirm Council Relocation Chambers to the Anex; and
 2. Approve the award of the Council Chambers Relocation project to Crescent Electrical Contractors Ltd. in the amount of \$98,060 (excluding GST); and
 3. Approve the award of audio video for the Council Chambers Relocation project to Hybrid AV in the amount of \$20,000 (including Listen Assist) (excluding GST); and
 4. Authorize the pre-approved contingency in the amount of \$22,072 (approximately 15%) to support the project; and
 5. Approve the award of engineering support for the City Hall Renovations (new offices) project to Dialog in the amount of \$50,000 (excluding GST).
-

EXECUTIVE SUMMARY

The purpose of this corporate report is to seek Council’s approval to relocate the Council Chambers to the Annex and to award the Council Chambers Relocation project to Crescent Electrical Contractors Ltd. for \$98,060 (excluding GST). The report also seeks approval to award the engineering and audio-visual services as outlined.

On January 29, 2004, Council approved \$480,000 for the Council Chambers relocation and construction of new City Hall offices. However, due to increased construction costs, the original scope could not be fully realized within the budget. This report provides viable alternatives to stay within budget by reducing investments in the temporary Council Chambers, as the long-term plan is to construct a Community Hub that will permanently house the Council Chambers.

While alternative locations are outlined in this report, staff recommend the Annex as the most practical and suitable option due to its proximity to City Hall, ease of public access, and minimal disruption to current programs, as the space is currently vacant.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-029 January 29, 2024	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Approve Option A “Relocate Council Chambers to Annex and Construct Offices in Vacated Space”; and 2. Authorize staff to proceed with the renovations from the Financial Plan. <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

The limited space in City Hall can no longer adequately accommodate staff. As approved at the January 29, 2024, regular council meeting, staff have been working on the Temporary Office & Council Chambers Relocation renovation project to create more desk space and offices for staff in the current Council Chambers location.

Establishing a temporary office in the vacated Council chambers offers numerous benefits. The new setup will include four larger partition offices for key roles such as the Manager of Communications and Government Relations, the Property, Insurance and Risk Manager, the Senior Project Manager for the Community Hub, and the Manager of Revenue Services. This arrangement ensures that these positions have the necessary privacy and space to conduct their work effectively. Additionally, the area will feature seven smaller partition offices, similar to the current Bylaws setup. These smaller partition offices would be for the Records Coordinator, the Digital Media & Communications Assistant, the Communications Coordinator, and two additional currently vacant spaces. The area will also include two touchdown spots for future growth. The use of partitions allows for flexibility, enabling the office space to expand further if required. This adaptable design ensures that the office can meet the evolving needs of the organization while providing a conducive work environment for all employees until the Community Hub is built.

Council Chambers Relocation

Dialog was retained to design a new Council Chamber in the Annex and to provide tendering support. A construction tender (WR24-016 Construction Services for Council Chamber Relocation) was issued to the market on BC Bid with a tender submission closing date of July 5, 2024. Although there were four vendors that attended the mandatory site meeting, the City only received one non-compliant bid on the closing date.

Prices from the July tender were significantly higher compared to the initial conceptual design estimates used for the budget submission. This is in part due to design changes including acoustical treatments, and air quality improvements that were identified during the detailed design phase completed in May 2024. Additionally, increased electrical and lighting costs, along with a tight construction market and schedule, contributed to the overall cost increase.

Options Review

Upon learning about the one non-compliant bid, staff began a value engineering exercise and explored other options for relocation. Other options that were explored include moving the Council Chambers to Blue Frog or moving the Council Chambers to the White Rock Community Centre.

Moving the Council Chambers to Blue Frog was considered; however, challenges with a long term four-to-five-year contract made this option less viable. Moving the Council Chambers to White Rock Community Centre Gallery is not favourable primarily due to space limitations potentially resulting in very cramped meetings. There is also concern about restrictions a closed Gallery would put upon Recreation & Cultures ability to further grow programs and a potential loss of revenue up to \$11K/year. However, a basic setup is possible in the Gallery using temporary monitor, microphone and audio-visual connections for approximately \$25K.

It was then determined that the best path forward would be to continue the value engineering exercise by revisiting the project scope and making necessary adjustments to ensure the project remained within the allocated budget. This is the scope being recommended in this report and further explained below.

Timeline of the project to date is included in Appendix A.

Council Chambers Relocation to the Annex

Revised scope for the council chambers relocation to the Annex includes:

- Moving existing casework (reuse of existing furniture) from existing Chambers to the new Chambers.
- Replacement of existing lighting with new LED lighting.
- Move two existing wall cooling units to the new Chambers.
 - It is noted that the cooling (air conditioner) scope is minimal and does not contribute significantly to the overall project costs. It is recommended based on the historical data in this area that this remain in the project scope.
- Construction of a backwall to isolate the audio equipment and ensure its temperature controlled. This is necessary for the relocation to occur.
- Mural backdrop will be resized and moved to the new backwall.
- Data cabling and equipment rack relocation.
- Relocation of two TVs from existing Chambers to the new Chambers.

Scope that is no longer included to remain within allocated project budget:

- New casework components (furniture) to create additional desk space.
- Front entrance and accessibility improvements including auto door openers at the doors entering the new chamber.
- Acoustical treatment:
 - Echo/sound bouncing is likely to occur without this; and
 - Speech intelligibility may be impacted from a audio video recording perspective.
- Improvements to air quality through a new ventilation unit:
 - Air quality complaints have been made about this space.
- Custom blinds.
- Drop down ceilings and lighting in IT office and foyer areas:
 - Although covered by a separate budget, this has been removed at this time for simplicity.

To minimize disruption, the relocation of the Council Chambers to the Annex is proposed to start in December when no Regular Council meetings are scheduled, and the City Hall Renovations (new office spaces in the vacated Council Chambers) will be tendered this winter with construction following as soon as reasonably possible.

Staff recommend a single source award of the revised scope for the Council Chambers Relocation to Crescent Electrical Contractors Ltd. in the amount of \$98,060. This will include all items identified in the revised scope. Crescent Electrical Contractors Ltd is the City’s As&When electrical contractor and has proven that they have the abilities, equipment, and personnel required to complete the project within budget.

Staff also recommend a single source award of the audio video component to Hybrid AV in the amount of \$20,000 (this price includes Listen Assist). Hybrid AV has been previously procured to supply equipment to replace the aging systems in the current Council Chambers. This work has been pivoted to the Annex to support the Council Chamber Relocation project. This has resulted in significant cost savings that would not have been possible without this prior arrangement.

FINANCIAL IMPLICATIONS

This project is included in the 2024 Financial Plan as follows:

- Annex Council Chamber Upgrades - \$315,000 (Project 67400).
- City Hall Renovations (offices in the vacated chamber) - \$165,000 (Project 67003).

A summary of the project budget is as follows:

Table 1 – Project Budget Council Chamber Relocation

	Total
Annex Council Chambers Upgrades (Project 67400)	\$315,000
Total budget available	\$315,000
Spent to date	\$86,868
Construction (Crescent Electrical Contractors Ltd.)	\$98,060
Audio fees (Hybrid AV)	\$20,000
Concrete ramp at entrance	\$10,000
Subtotal	\$214,928
Contingency (approx. 15% of project costs)	\$22,072
Total project cost	\$237,000
Leftover budget available for reallocation (if more is leftover once project is complete, it will be allocated to the City Hall Renovations project 67003)	\$78,000

Table 2 – Project Budget City Hall Renovations (offices in the vacated space)

	Total
City Hall Renovations (Project 67003)	\$165,000
Budget reallocation (from Project 67400 to 67003)	\$78,000
Total budget available	\$243,000
Engineering support (Dialog)	\$50,000
City Hall Offices Construction (cost estimate from Dialog, actual numbers will be based on tender)	\$177,000
Total estimated project cost	\$227,000

The cost for furnishing has not been included in the above estimates for the City Hall Renovations. Offices will be furnished with unused, recently purchased furniture available at the Annex. Any additional furniture required to support the project is planned to be funded from project cost savings, 2024 operating surplus or Miscellaneous Facility Upgrades as required.

LEGAL IMPLICATIONS

No legal implications are anticipated.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Following construction, the public will be notified of the new location for all regular council meetings moving forward.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Staff will continue to work directly with all internal stakeholders to ensure the project progresses with minimal disruption.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project aligns with the Council Strategic Priority of Organization and Governance with an objective to improve permit process to reduce wait times as this project will ultimately produce additional offices for new staff.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for Council’s consideration:

1. Not approve the recommendation to award the Council Chambers Relocation project to Crescent Electrical Contractors Ltd. This may result in reduced service and may affect staff retention as staff will be further squeezed into inadequate office space or potentially offsite.
2. Direct staff to relocate the Council Chambers to the White Rock Community Centre. This option has space limitations potentially resulting in cramped meetings for the public; however, it is possible with audio visual, cabling and other temporary set up costs of approximately \$25K. There is also concern about restrictions it would put upon Recreation & Cultures ability to further grow programs and a potential loss of revenue up to \$11K/year.

CONCLUSION

Staff recommends that the Council Chambers Relocation project be awarded to Crescent Electrical Contractors Ltd. in the amount of \$98,060 (excluding GST) and the audio video component to Hybrid AV in the amount of \$20,000 (this price includes Listen Assist and excludes GST).

Staff also request a preauthorized contingency in the amount of \$22,072 (approximately 15% of the project cost) to support the Council Chamber Relocation project. Additionally, staff seek Council's approval to procure Dialog for engineering support services to finalize the design for

the new office spaces in the vacated chambers, tender and provide construction support in the amount of \$50,000 (excluding GST).

Respectfully submitted,

Approved by,

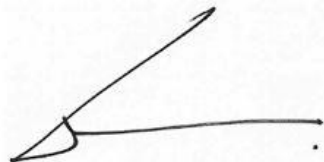


Corrine Haer, P.Eng.
Manager, Engineering

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

Comments from the Acting Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Project Timeline

Appendix A

Project Timeline

- January 29, 2024 – Council approved Option A “Relocate Council Chambers to Annex and Construct Offices in Vacated Space” and authorized staff to proceed with the renovations from the Financial Plan.
- January 31, 2024 – Single source award to Dialog for Engineering fees approved.
- February 16, 2024 - Walkthrough of the existing council chambers followed by the proposed relocation to the Annex with Dialog staff and internal stakeholders.
- March 14, 2024 – First draft of the office layouts were received for comment and circulated to internal staff stakeholders for comment. Comments were circulated back to consultant on March 28, 2024.
- April 12, 2024 – Second draft of the layouts were circulated and an option was chosen April 26, 2024 in consultation with internal stakeholders.
- May 10, 2024 – Consultant raises concerns regarding changes in the ceiling plane (lights, mechanical, sprinklers, ceilings) as a result of the chosen option. These were not anticipated and hence not included for this space along with modifications to lighting, lighting control, life safety, and access control system. Although architectural and electrical design implications are straightforward, the mechanical scope requires further investigation to define.
- May 13, 2024 – Staff advised Dialog to proceed based on an hourly charge to determine if the existing VRF equipment could be reused.
- June 6, 2024 – Met with internal stakeholders and were advised that August construction schedule is mandatory, therefore moved focus to the Council Chambers relocation. It was determined that this would also allow the project team to get a better sense of pricing that can be allocated to support phase two.
- June 10, 2024 – Advised Dialog to focus on Council Chambers relocation and move forward with August construction schedule. Drawings and tender documents were expedited accordingly.
- June 20, 2024 – Tender posted on BC Bid.
- July 5, 2024 – Closing date on BC Bid
- July 15, 2024 through to September 27, 2024 – Value engineering and alternative options explored
- October 9, 2024 - report drafted and circulated to be included on Council agenda for October 21, 2024

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of Development Variance Permit No. 460 - 943 Lee Street (DVP00033)

RECOMMENDATIONS

THAT Council:

1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 460 - 943 Lee Street;" and
 2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 460.
-

EXECUTIVE SUMMARY

The City has received an application for a Development Variance Permit (DVP) for the subject property at 943 Lee Street. The application is to vary Zoning Bylaw regulations for interior side yard and rear yard setbacks to permit an existing ancillary barbeque structure in the rear yard. The Applicant is also seeking a variance to the maximum permitted projection into their rear and interior side yard setbacks for eaves and gutters.

Staff have considered the DVP approval process in conjunction with the nature of this application and recommend the issuance of the proposed DVP No. 460 to permit the requested setback variances.

A draft of Development Variance Permit No. 460 is attached as Appendix A. Appendix B includes location and ortho maps of the property and Appendix C provides a survey plan. Appendix D includes a drawing package which includes elevations and site photos.

INTRODUCTION/BACKGROUND

The property falls within the 'Mature Neighborhood' land use designation of the Official Community Plan (OCP). It is zoned as 'RS-3 (Small Lot, Hillside) SSMUH Residential Zone' under the City of White Rock Zoning Bylaw No. 2506 (2024). The property fronts onto Lee Street to the east and is surrounded predominantly by single-family homes (see Figure 1 that follows).

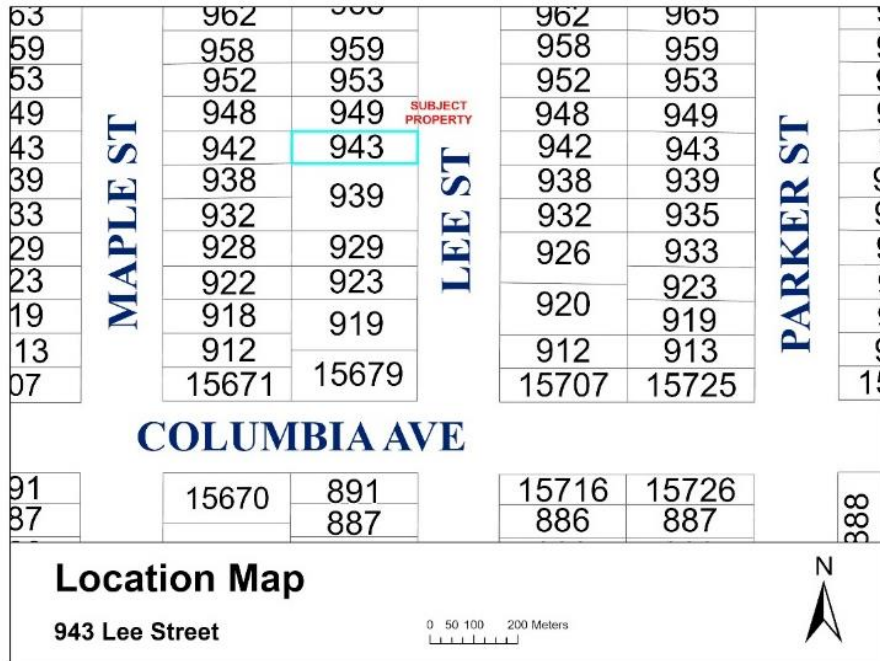


Figure 1: Site Context

ANALYSIS

The Applicant is seeking a variance to two sections in the City’s Zoning Bylaw to permit the use of the existing ancillary structure situated in the rear yard of a home (see Figure 2 below).



Figure 2: Existing Ancillary Barbeque Structure on the subject property

The Zoning Bylaw requirements and requested variances as detailed below:

Section 4.13 Siting Exemptions and Permitted Projections

According to Section 4.13.3 of the Zoning Bylaw, the maximum permitted projection for eaves and gutters into a rear yard setback is 1.2m, and into an interior side yard setback is 0.6m. The Applicant requests the following variances to this section of the bylaw to accommodate the existing eaves and gutters on the ancillary structure:

1. Section 4.13.3 is varied to increase the maximum permitted projection from 1.2m to 1.24m into a rear yard setback for eaves and gutters. A variance of 0.04m is requested.
2. Section 4.13.3 is varied to increase the maximum permitted projection of 0.6m to 1.2m into an interior side yard setback for eaves and gutters. A variance of 0.6m is requested.

Minimum setback requirements in the RS-3 SSMUH Zone

The Applicant also seeks variances to both the minimum interior side yard and the rear yard setback requirements within the RS-3 SSMUH Residential Zone. The minimum interior side yard setback requirement for an ancillary structure is 1.2m, and the minimum rear lot line setback requirement for an ancillary structure is 1.5m (see Table 1 below). The variances being sought are as follows:

1. Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the interior side yard setback from 1.2m to 0.30m on the Northern lot line for an existing structure.
2. Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the rear lot line setback from 1.5m to 0.24m on the Western lot line for an existing structure.

Table 1: Minimum setback requirements in the RS-3 SSMUH Residential zone

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Units
Front Lot Line	3.0m (9.48ft)	Not Permitted
Rear lot line	3.0m (9.48ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft)	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

Impact on Neighbouring Property

The eaves and gutters of the existing ancillary structure are currently encroaching onto the neighboring property at 949 Lee Street. The Applicant has committed to modifying the roof of this structure to eliminate this encroachment, ensuring that all elements are entirely contained within the boundaries of the subject site. This modification is included as a condition of within the draft DVP attached as Appendix A to this staff report. Staff have not received any complaints or feedback from neighbors regarding the ancillary structure.

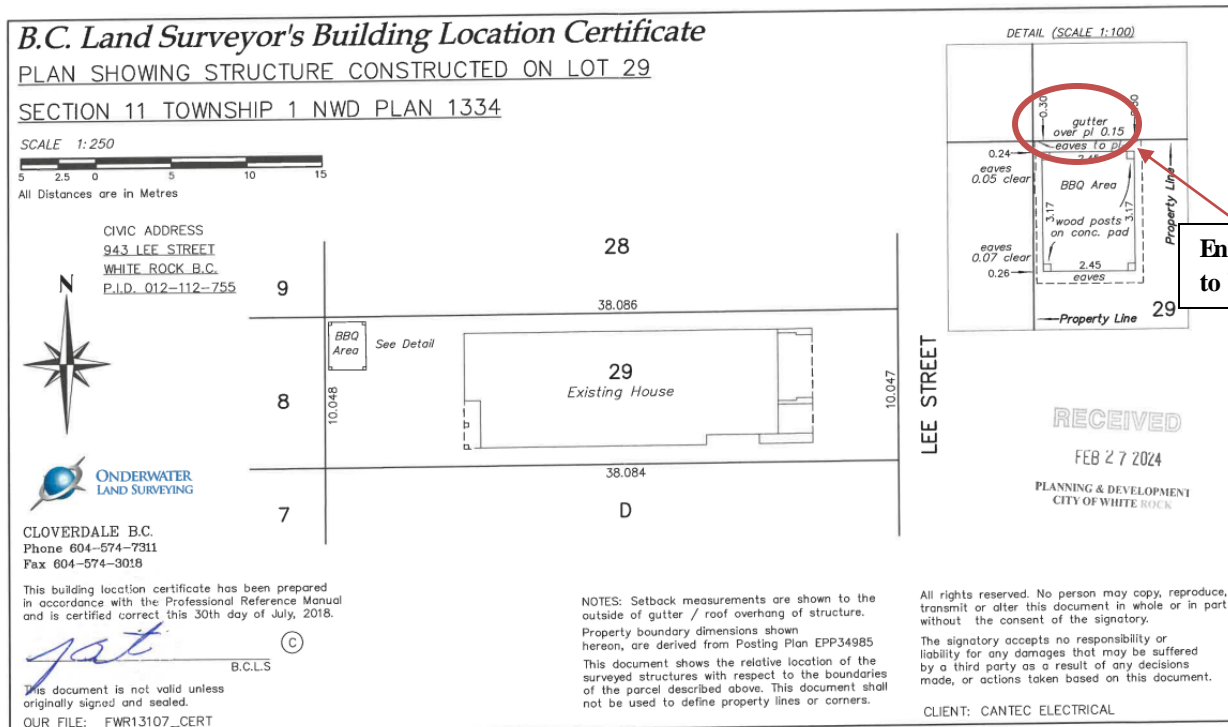


Figure 3: Site Survey with Ancillary Structure

LEGAL IMPLICATIONS

Given the minor nature of this variance request, this application is being reviewed under a modified process from the typical requirements of the Planning Procedure Bylaw No. 2334. The statutory requirements of the *Local Government Act* (LGA) will be met.

The Planning Procedure Bylaw sets out that a report will come forward to a Regular Council before notification is issued to the surrounding area that Council will hold a public meeting to hear from the community prior to consideration of the issuance of the permit.

Additionally, the Planning Procedure Bylaw requires that the Applicant install a Development Proposal Notification Sign and host a Public Information Meeting (PIM). Refer to Appendix E, for an excerpt of the DVP process in the Planning Procedure Bylaw. In this instance, staff did not require the Applicant to host the PIM due to the minor nature of the variance sought. Further, the LUPC has been dissolved, and staff have prepared this report directly for Regular Council. The notices have already been issued, advertising the Public Meeting of October 21, 2024, and that Council will consider issuance the same evening.

The City recommends the following terms and conditions within the permit should Council choose to approve the Development Variance Permit application:

- a) This Development Variance Permit (DVP) is for the construction of an outdoor covered Barbeque area located in the rear yard of the subject property as shown in Schedule B.
- b) The Applicant must remove any encroachments or projections from the existing structure outside of the subject property.
- c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the LGA the variance permit will terminate.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Notification in accordance with the Planning Procedure Bylaw and the LGA will be provided if Council directs staff to host a public meeting.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other City departments. There are no outstanding issues to be resolved as they relate to this DVP.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal aligns with Council Strategic Priority to improve development permit processes and to streamline the overall planning approval process.

OPTIONS / RISKS / ALTERNATIVES

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

1. Deny Development Variance Permit No. 460; or
2. Defer consideration of Development Variance Permit No. 460 pending further information to be identified.

CONCLUSION

This Development Variance Permit application seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing ancillary Barbeque Structure at 943 Lee Street. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required interior and rear yard setback areas. Considering these factors and given that requested variances are minor in nature, staff believe that the variances will not increase or adversely affect the surrounding neighborhood. Therefore, staff recommend that Council consider approval of Development Variance Permit No. 460.

Respectfully submitted,



Julian Loutsik
Planner

Reviewed by,



Neethu Syam
Planning Division Lead

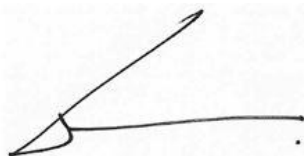
Approved by,



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: Draft Development Variance Permit No. 460
- Appendix B: Location and Orthographic Maps
- Appendix C: Legal Survey
- Appendix D: Drawing Package
- Appendix E: DVP excerpt from Planning Procedures Bylaw

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT VARIANCE PERMIT NO. 460

1. Development Variance Permit No. 460 is issued to **PAUL LEONARD DE GRACE** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 29 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 1334
PID: 012-112-755

Hereinafter called “Lands”
As indicated on Schedule A.

2. Development Variance Permit No. 460 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by ‘White Rock Planning Procedures Bylaw, 2017, No. 2234’ as amended.
3. The provisions of ‘White Rock Zoning Bylaw, 2024, No. 2506’ as amended, is varied as follows:
 - (a) Section 4.13.3 is varied to increase the maximum projection from 1.2m to 1.24m into a rear yard setback for eaves and gutters.
 - (b) Section 4.13.3 is varied to increase the maximum projection of 0.6m to 1.2m into an interior side yard setback for eaves and gutters.
 - (c) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the interior side yard setback from 1.2m to 0.30m on the Northern lot line for an existing structure.
 - (d) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the rear lot line setback from 1.5m to 0.24m on the Western lot line for an existing structure.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the construction of an outdoor covered Barbeque area located in the rear yard of the subject property as shown in Schedule B.
 - (b) The applicant must remove any encroachments or projections from the existing structure outside of the subject property.
 - (c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.
5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2024.

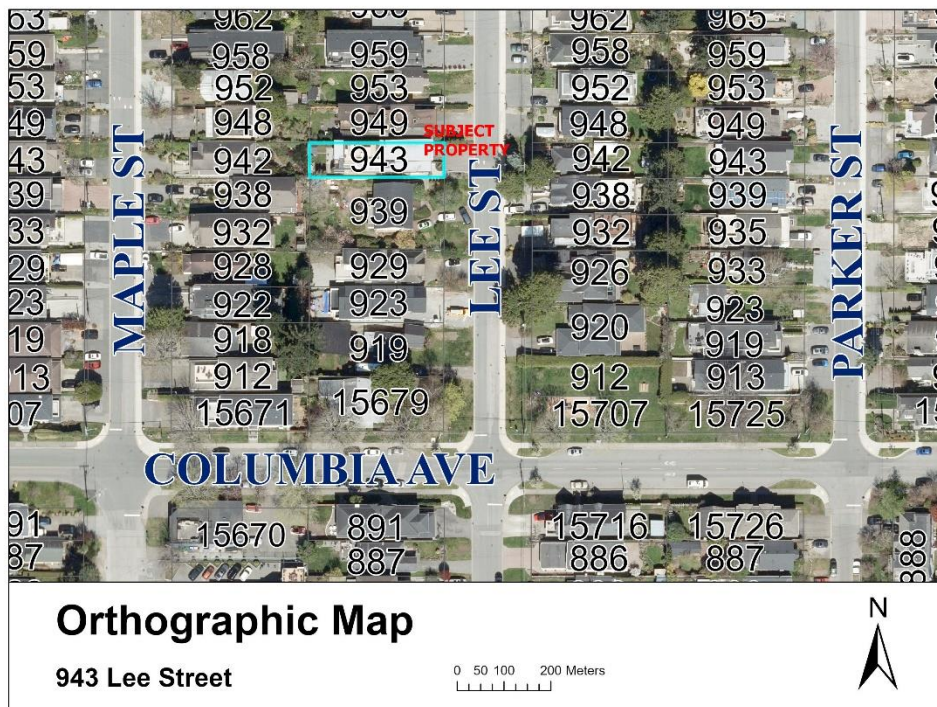
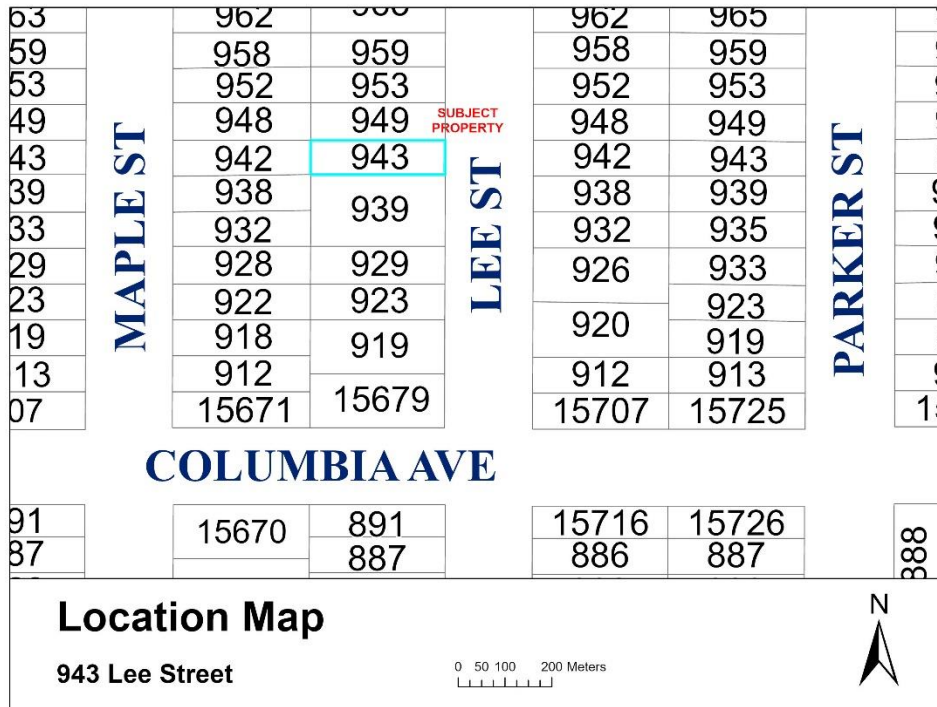
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule A
Location and Orthographic Maps



Schedule B Drawings

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING STRUCTURE CONSTRUCTED ON LOT 29

SECTION 11 TOWNSHIP 1 NWD PLAN 1334



CIVIC ADDRESS
943 LEE STREET
WHITE ROCK B.C.
P.I.D. 012-112-755



CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 30th day of July, 2018.

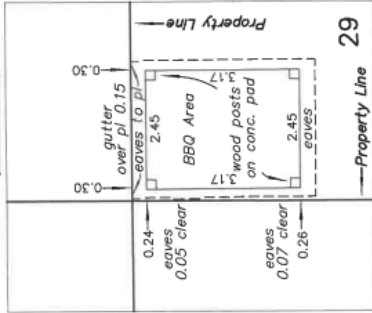
(C)

B.C.L.S.

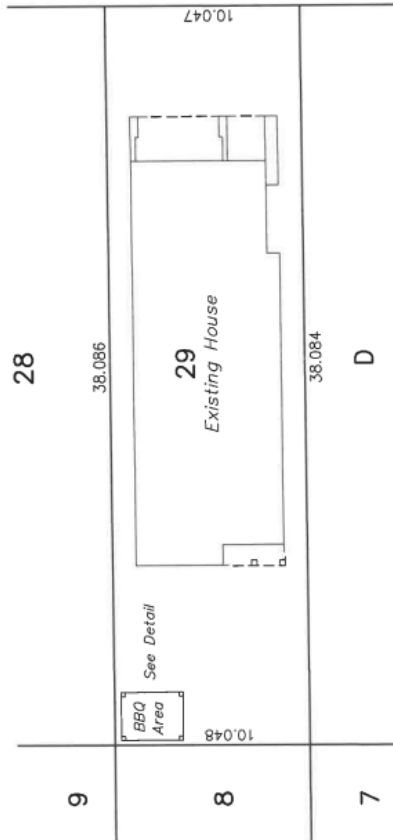
This document is not valid unless originally signed and sealed.

OUR FILE: FWR13107_CERT

DETAIL (SCALE 1:100)



LEE STREET



RECEIVED

FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

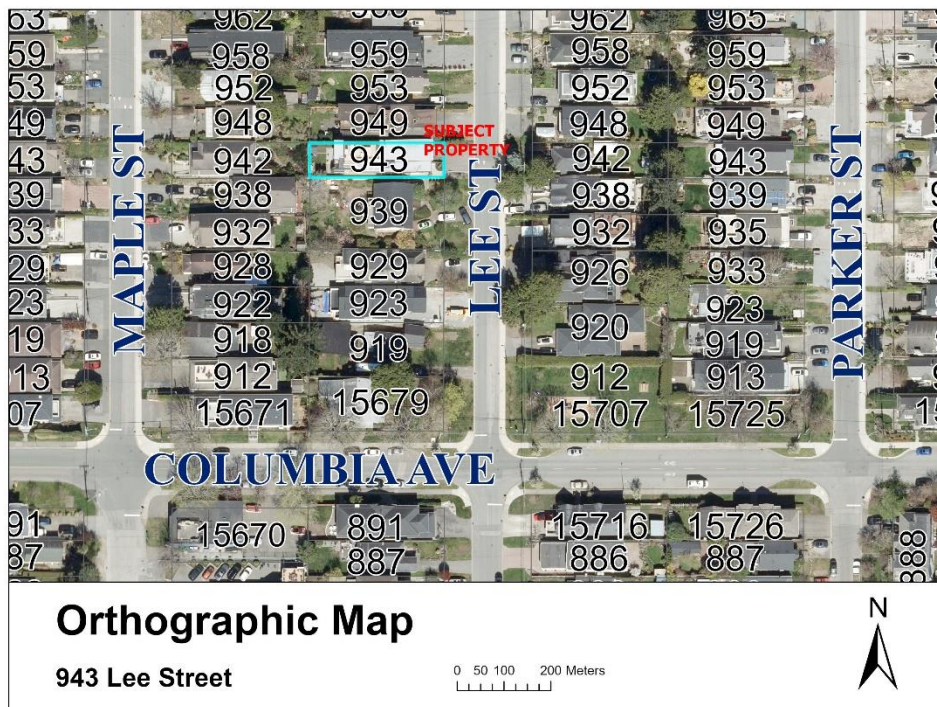
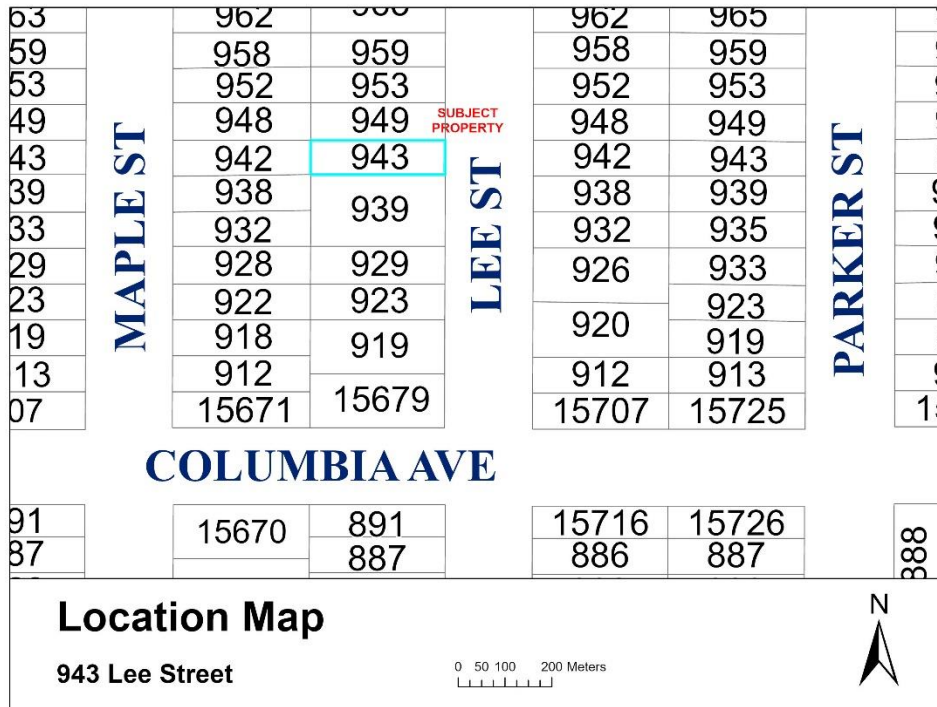
CLIENT: CANTEC ELECTRICAL

NOTES: Setback measurements are shown to the outside of gutter / roof overhang of structure.

Property boundary dimensions shown hereon, are derived from Posting Plan EPP34985

This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

**Schedule A
Location and Orthographic Maps**



B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING STRUCTURE CONSTRUCTED ON LOT 29

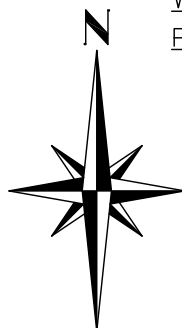
BLOCK 10 SECTION 11 TOWNSHIP 1 NWD PLAN 1334

SCALE 1:250



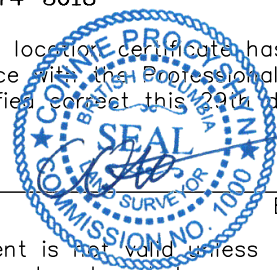
All Distances are in Metres

CIVIC ADDRESS
 943 LEE STREET
 WHITE ROCK B.C.
 P.I.D. 012-112-755



CLOVERDALE B.C.
 Phone 604-574-7311
 Fax 604-574-3018

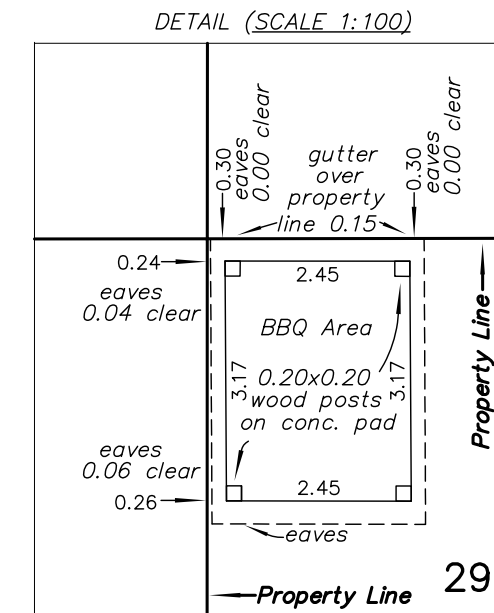
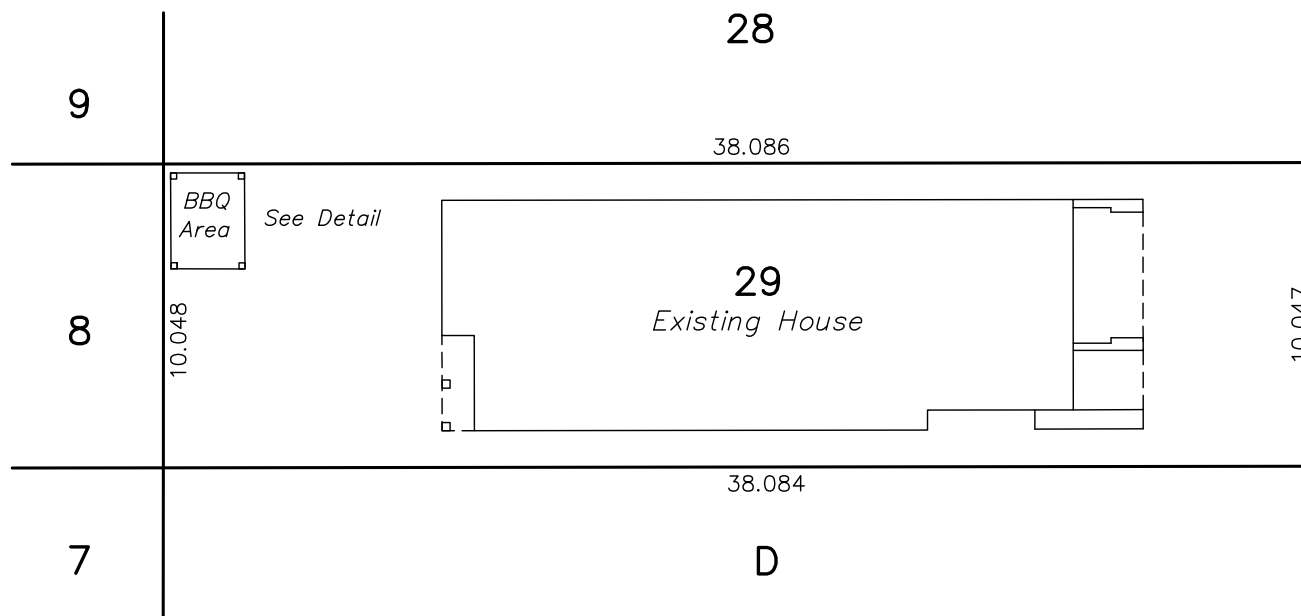
This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 29th day of July, 2024.



B.C.L.S

This document is not valid unless originally signed and sealed.

OUR FILE: JWR13107_CERT2

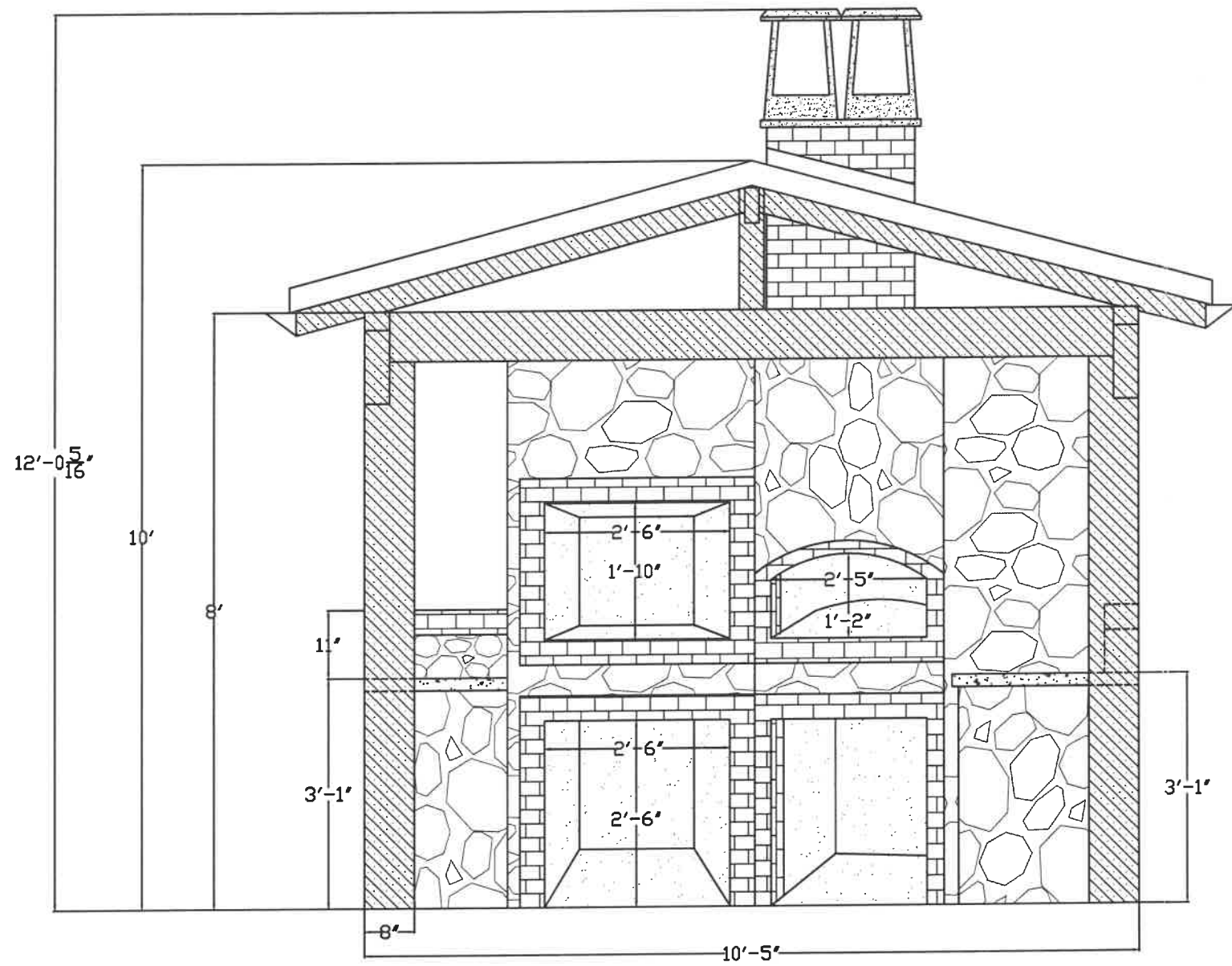


NOTES: Setback measurements are shown to the outside of gutter / roof overhang of structure. Property boundary dimensions shown hereon, are derived from Posting Plan EPP34985. This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

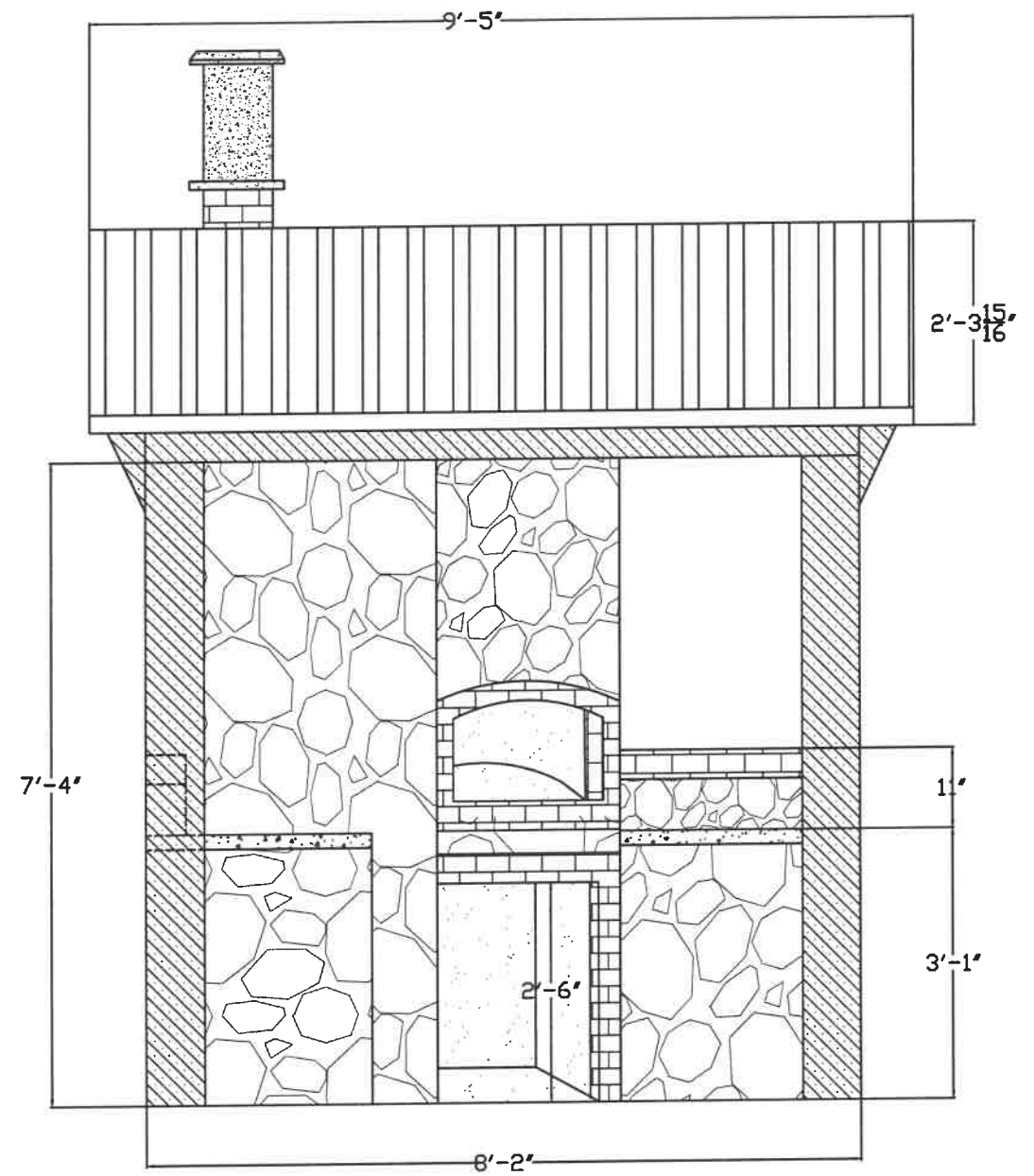
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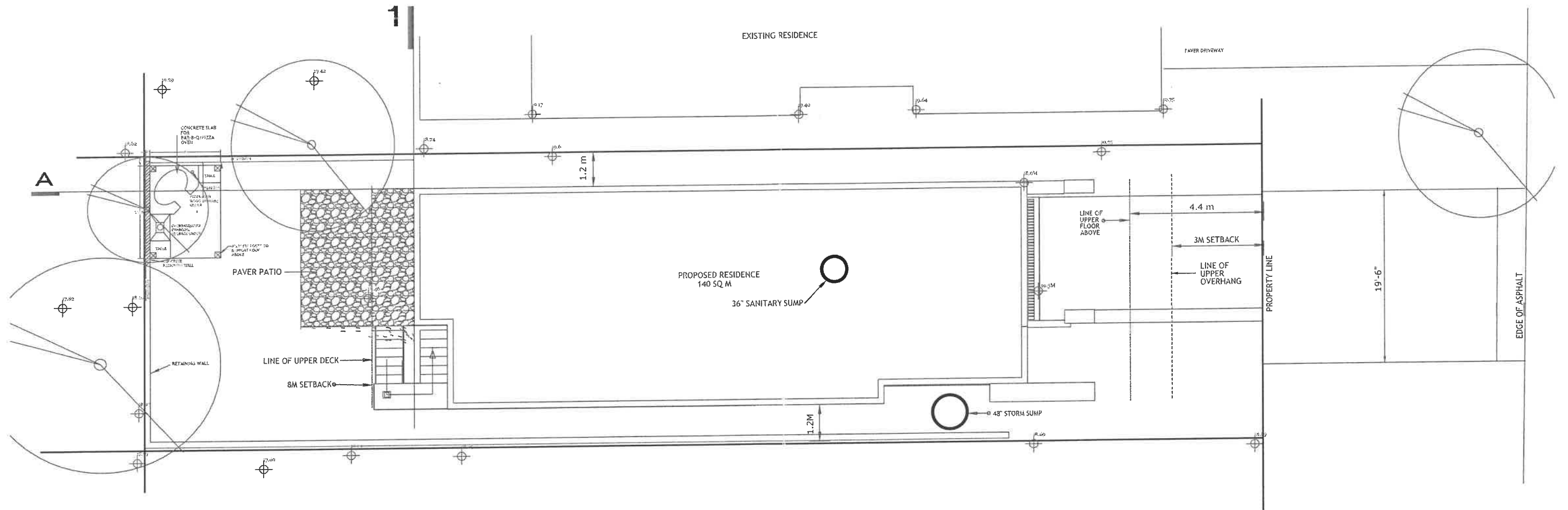
FRONT ELEVATION



SIDE ELEVATION

RECEIVED
 FEB 27 2024
 PLANNING & DEVELOPMENT
 CITY OF WHITE ROCK

OUTDOOR COOKING AREA - 943 LEE ST., WHITE ROCK
 SCALE 1/2" = 1'0"



SITE PLAN - 943 LEE ST., WHITE ROCK

SCALE 3/32" = 10'

RECEIVED

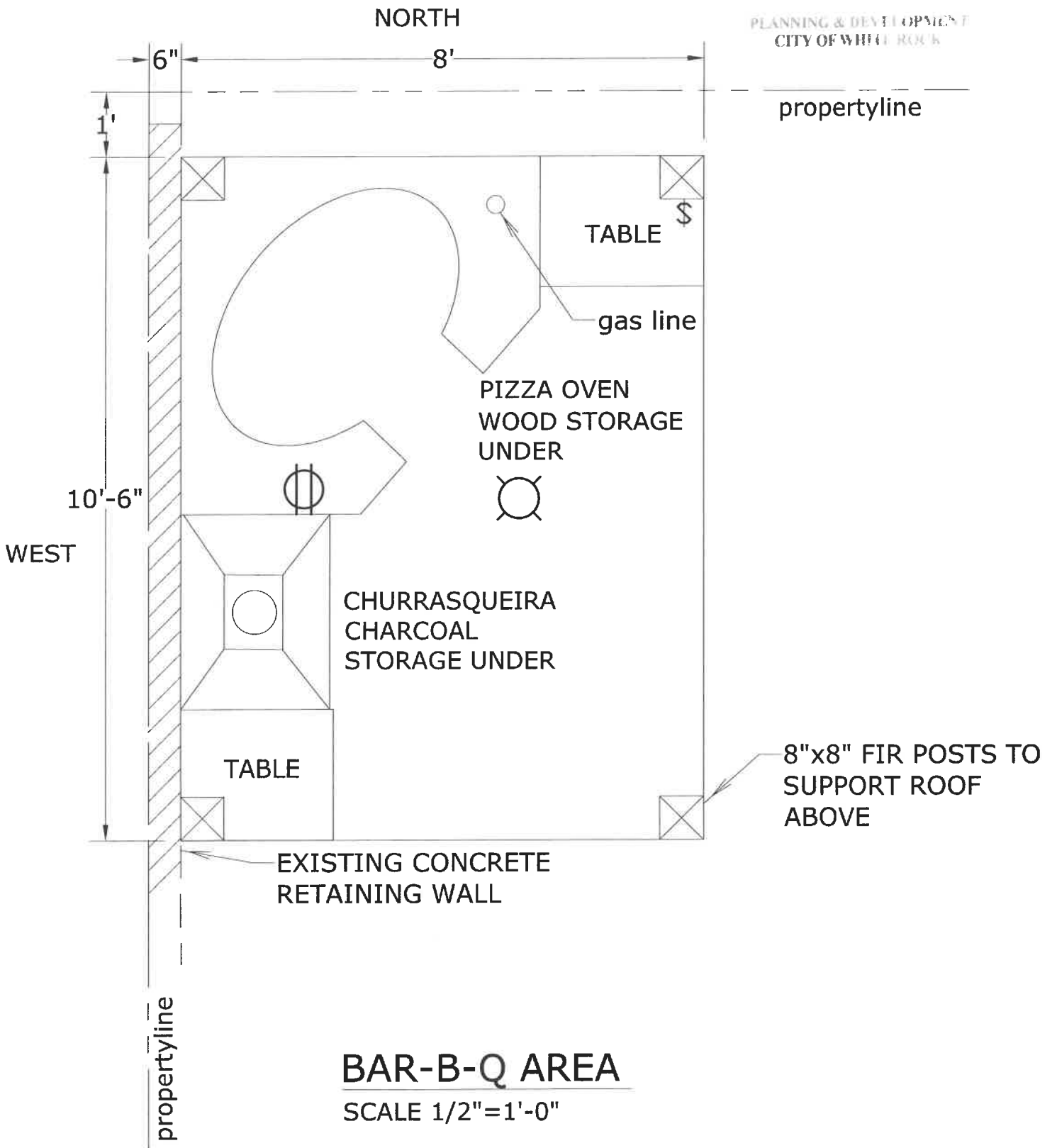
FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

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FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK



Schedule K J Development Variance Permit Application Procedures

- a. Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- b. Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- c. Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- d. Staff prepare information package and distribute for circulation.
- e. Owner/Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- f. Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- g. An application for a Development Variance Permit that consists solely of variances to the City's Sign Bylaw may be exempted from installing a Public Notification Sign and conducting a Public Information Meeting, at the discretion of the Director.
- h. At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- i. Staff prepare report and report package with recommendations and draft permit, and presents to the Land Use and Planning Committee (LUPC).
- j. Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- k. Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- l. Public Meeting held in Council Chambers or an appropriate public venue.
- m. Permit returns to Council for consideration with results of Public Meeting.
- n. Staff notify owner/Applicant, Building Inspection and Municipal Operations of Council decision. If approved, Notice of Development Variance Permit is registered with Land Title Office and permit copied to property file.

Minimum Submission Requirements – Development Variance Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of Development Variance Permit No. 461 – 15170 Columbia Avenue (DVP00034)

RECOMMENDATIONS

THAT Council:

1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 461 – 15170 Columbia Ave (DVP00034);" and
 2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 461.
-

EXECUTIVE SUMMARY

The City has received an application for a Development Variance Permit (DVP) for the subject property at 15170 Columbia Avenue. The application is to vary Zoning Bylaw off-street parking regulations for an Accessory Bed and Breakfast use from one to zero.

Staff have considered the DVP approval process in conjunction with the nature of this application and recommend the issuance of the proposed DVP No. 461 to permit the variance to parking requirements.

A draft of Development Variance Permit No. 461 is attached as Appendix A. Appendix B includes location and ortho maps of the property. Appendix C contains the Applicant's rationale letter, and correspondence with City Staff.

INTRODUCTION/BACKGROUND

The property falls within the 'Mature Neighbourhood' land use designation of the Official Community Plan (OCP). It is zoned 'RS-3 (Small Lot, Hillside) SSMUH Residential Zone' under the City of White Rock Zoning Bylaw No. 2506, 2024. The property fronts onto Columbia Avenue to the North and is surrounded predominantly by single-family homes (See Figure 1 that follows). The existing home on the subject property is situated on property that falls within a steep sloped area.

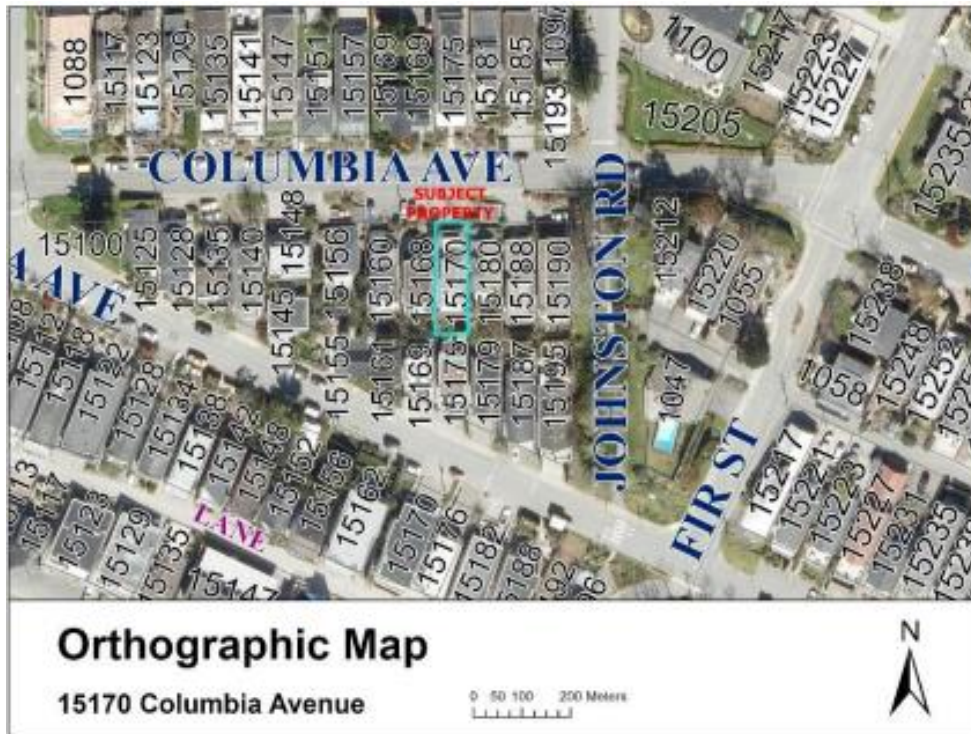


Figure 1: Site Context

ANALYSIS

The existing home on the subject property was built, circa 1978, with an attached carport located within the front yard (see Figure 2 below). The front lot line of the subject property terminates at the carport structure, however, the access to the lot, i.e. the driveway, extends into the city right-of-way (see Figure 3 below). This is a similar characteristic among neighboring homes along this block frontage (see Figure 1 above).



Figure 2: View of subject property and City Boulevard from Columbia Avenue

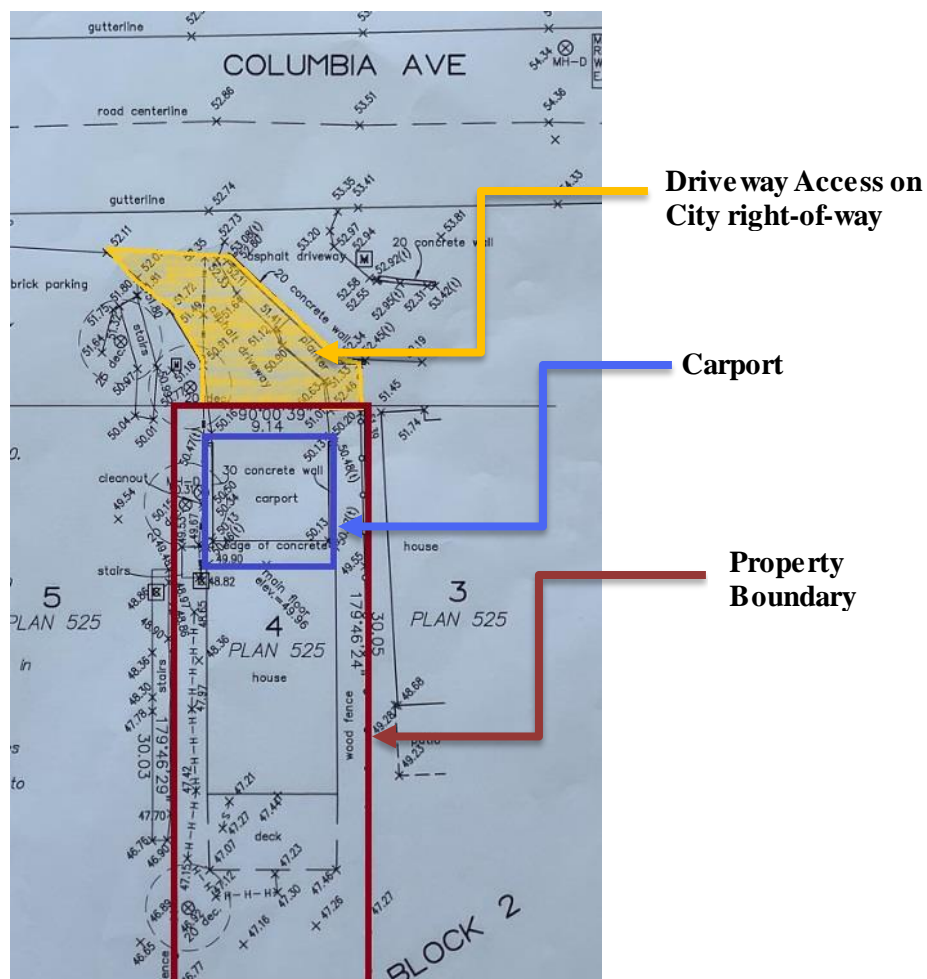


Figure 3: Survey plan showing location of carport in relation to the existing driveway access to the property

A bed & breakfast is a permitted accessory use to a one-unit residential use under the RS-3 SSMUH residential zone. A minimum of two (2) off-street parking spaces are required for the one-unit residential use, and a minimum of one (1) parking space for the accessory bed & breakfast use according to Section 4.14.1 of the Zoning Bylaw. However, as the existing driveway access does not fall within the property boundaries (see Figure 3 above), the additional parking space required for this accessory use cannot be achieved on-site. Therefore, the Applicant is seeking a variance to eliminate this parking requirement.

Staff Commentary

Interdepartmental reviews by the City have indicated no plans for future development or upgrades to this section south of Columbia Avenue. Staff have also noted that there is a high demand for on-street parking along the stretch of Columbia Avenue fronting the property.

Given the historical parking patterns on this street, Parking Division staff have noted that if a resident were to park on the driveway access to this property (which is City right-of way; see Figure 3 and 4), staff will not be able to enforce it as private parking for the subject property. Consequently, if the DVP is approved, guests of the accessory B&B may need to park on the street in such instances.

The Applicant has provided a letter indicating that the existing two parking spaces in their carport are not intended to be used by the occupants of the principal dwelling, thereby allowing

guests of the accessory B&B to occupy one space when available, further reducing the need for additional driveway parking.



Figure 4: Subject Property looking North towards Driveway and Columbia Avenue

Given these factors, staff believe that the proposed variance will not significantly alter the perceived impact on the surrounding area. If approved, one of the terms of the DVP is that the permit is valid to the current owner only. In the event of a change in ownership, all minimum parking requirements in the Zoning Bylaw for any permitted accessory use in the RS-3 SSMUH Residential Zone, including a bed and breakfast, will apply to the property.

LEGAL IMPLICATIONS

Given the minor nature of this variance request, this application is being reviewed under a modified process from the typical requirements of the Planning Procedure Bylaw No. 2334. The statutory requirements of the *Local Government Act* (LGA) will be met.

The Planning Procedure Bylaw sets out that a report will come forward to a Regular Council before notification is issued to the surrounding area that Council will hold a public meeting to hear from the community prior to consideration of the issuance of the permit.

Additionally, the Planning Procedure Bylaw requires that the Applicant install a Development Proposal Notification Sign and host a Public Information Meeting (PIM). Refer to Appendix E, for an excerpt of the DVP process in the Planning Procedure Bylaw. In this instance, staff did not require the Applicant to host the PIM due to the minor nature of the variance sought. Further, the LUPC has been dissolved, and staff have prepared this report directly for Regular Council. The notices have already been issued, advertising the Public Meeting of October 21, 2024 and that Council will consider issuance the same evening

The City recommends the following terms and conditions within the permit should Council choose to approve the DVP application:

- a) This DVP is for the reduction of required off-street parking spaces for an Accessory Bed and Breakfast use from one stall to zero stalls.
- b) The DVP is valid for the current owner and becomes void upon change in ownership.
- c) The DVP approval is valid under the condition that if the structure is demolished or damaged beyond 75% as per the LGA the variance permit will terminate.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Notification in accordance with the Planning Procedure Bylaw and the LGA will be provided if Council directs staff to host a public meeting.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other City departments. The Parking division reviewed the application and has expressed general support for the Applicant's proposal but have noted concerns with the potential precedent this may set for similar parking variance requests, if this DVP is approved. There are no outstanding issues to be resolved as they relate to this DVP application.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal aligns with Council Strategic Priority to improve development permit processes and to streamline the overall planning approval process.

OPTIONS / RISKS / ALTERNATIVES

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

1. Deny Development Variance Permit No. 461; or
2. Defer consideration of Development Variance Permit No. 461 pending further information to be identified.

CONCLUSION

This Development Variance Permit application seeks relief from the minimum off-street parking requirement for an Accessory Bed and Breakfast use from section 4.14.1 of the Zoning Bylaw. Considering these factors, and given that the requested variance is minor, staff believe that the variances will not increase or adversely affect the surrounding neighborhood. Therefore, staff recommend that Council consider the approval of Development Variance Permit No. 461.

Respectfully submitted,



Julian Loutsik
Planner

Reviewed by,



Neethu Syam
Planning Division Lead

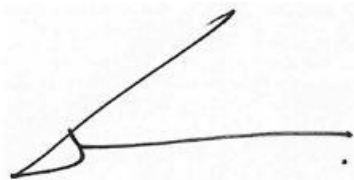
Approved by,



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: Draft Development Variance Permit
- Appendix B: Location and Orthographic Photos
- Appendix C: Legal Survey
- Appendix D: DVP excerpt from Planning Procedures Bylaw

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT VARIANCE PERMIT NO. 461

1. Development Variance Permit No. 461 is issued to **AMY ELISABETH ORVOKKI BELLING** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 4 BLOCK 2 SECTION 10 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 525
PID: 003-340-848

Hereinafter called “Lands”
As indicated on Schedule A.

2. Development Variance Permit No. 461 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by ‘White Rock Planning Procedures Bylaw, 2017, No. 2234’ as amended.
3. The provisions of ‘White Rock Zoning Bylaw, 2024, No. 2506’ as amended, is varied as follows:
 - (a) Section 4.14.1 is varied to reduce the minimum required off-street parking requirement for an Accessory Bed and Breakfast use from one to zero.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the reduction of required off-street parking spaces for an Accessory Bed and Breakfast use from one stall to zero stalls.
- (b) This Development Variance Permit is valid only for the current owner and becomes void upon any change in ownership.
- (c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.

5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2024.

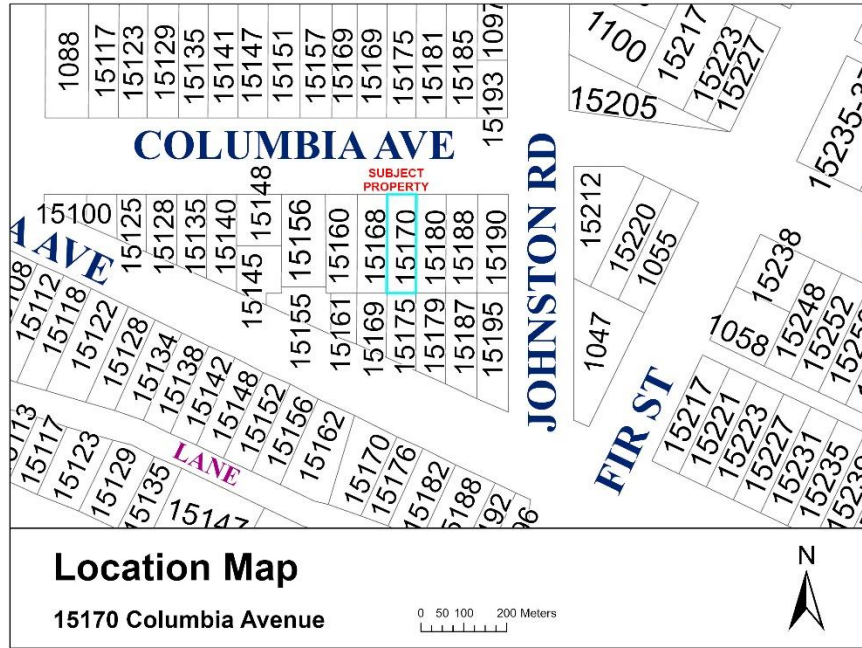
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

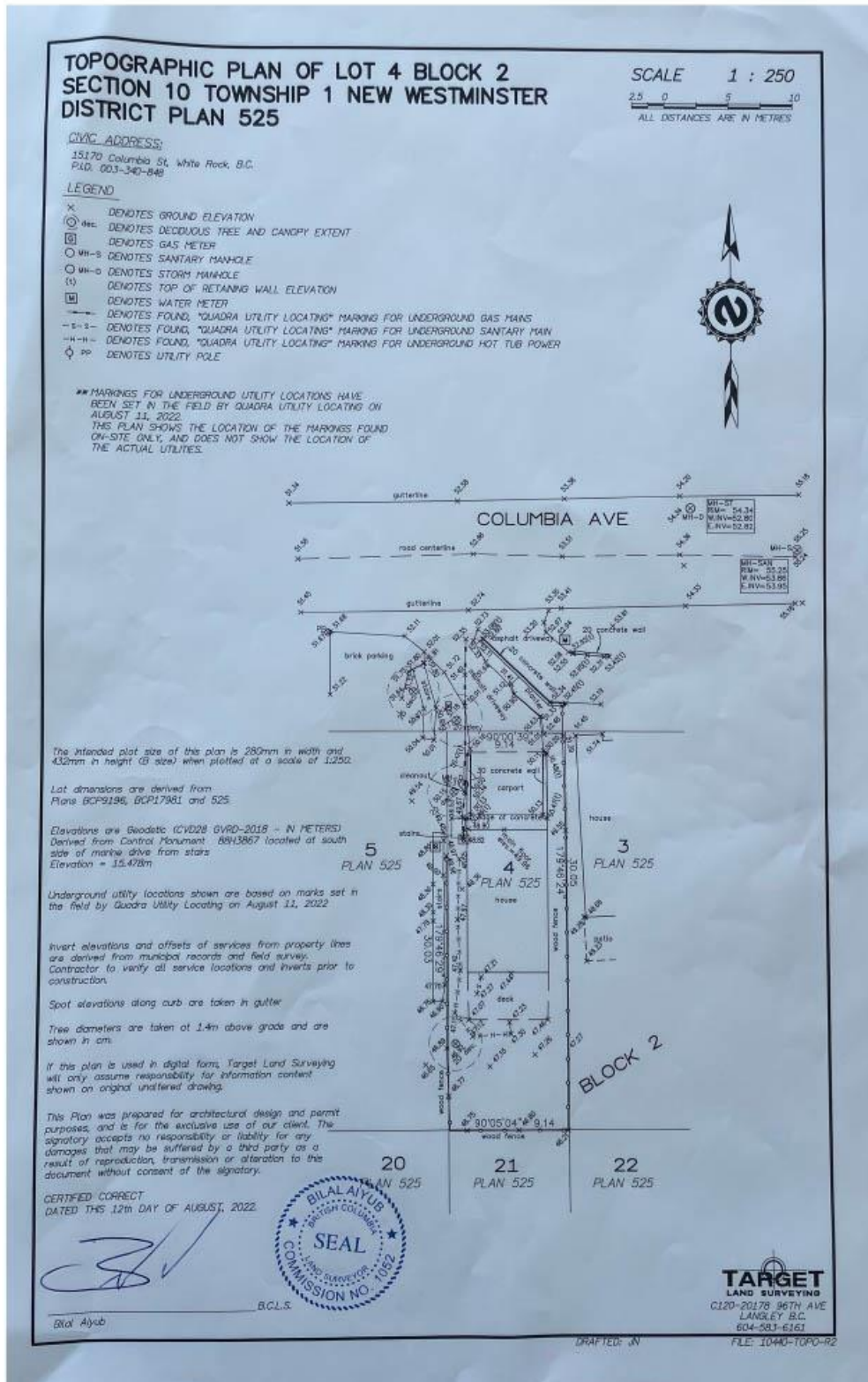
Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

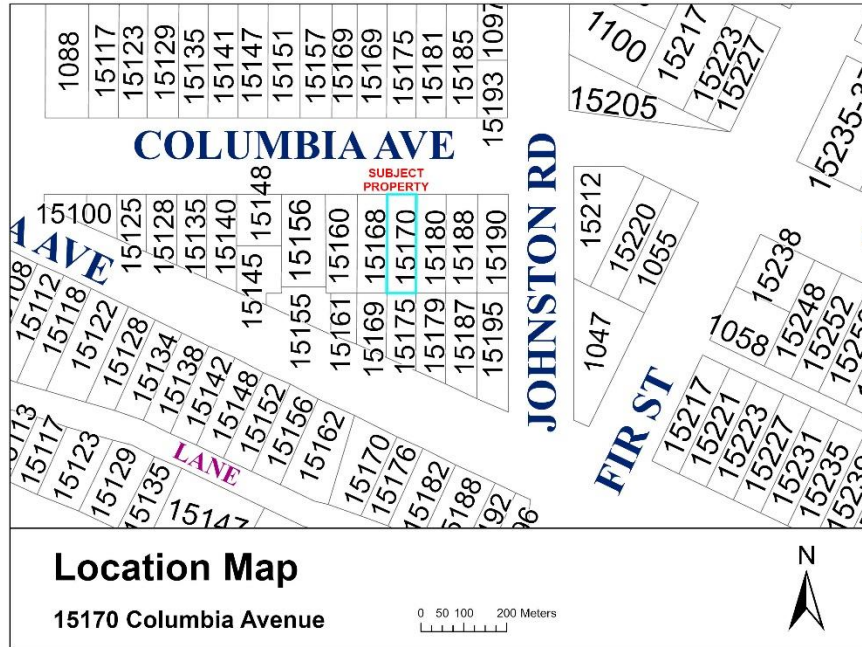
Schedule A
Location and Orthographic Maps



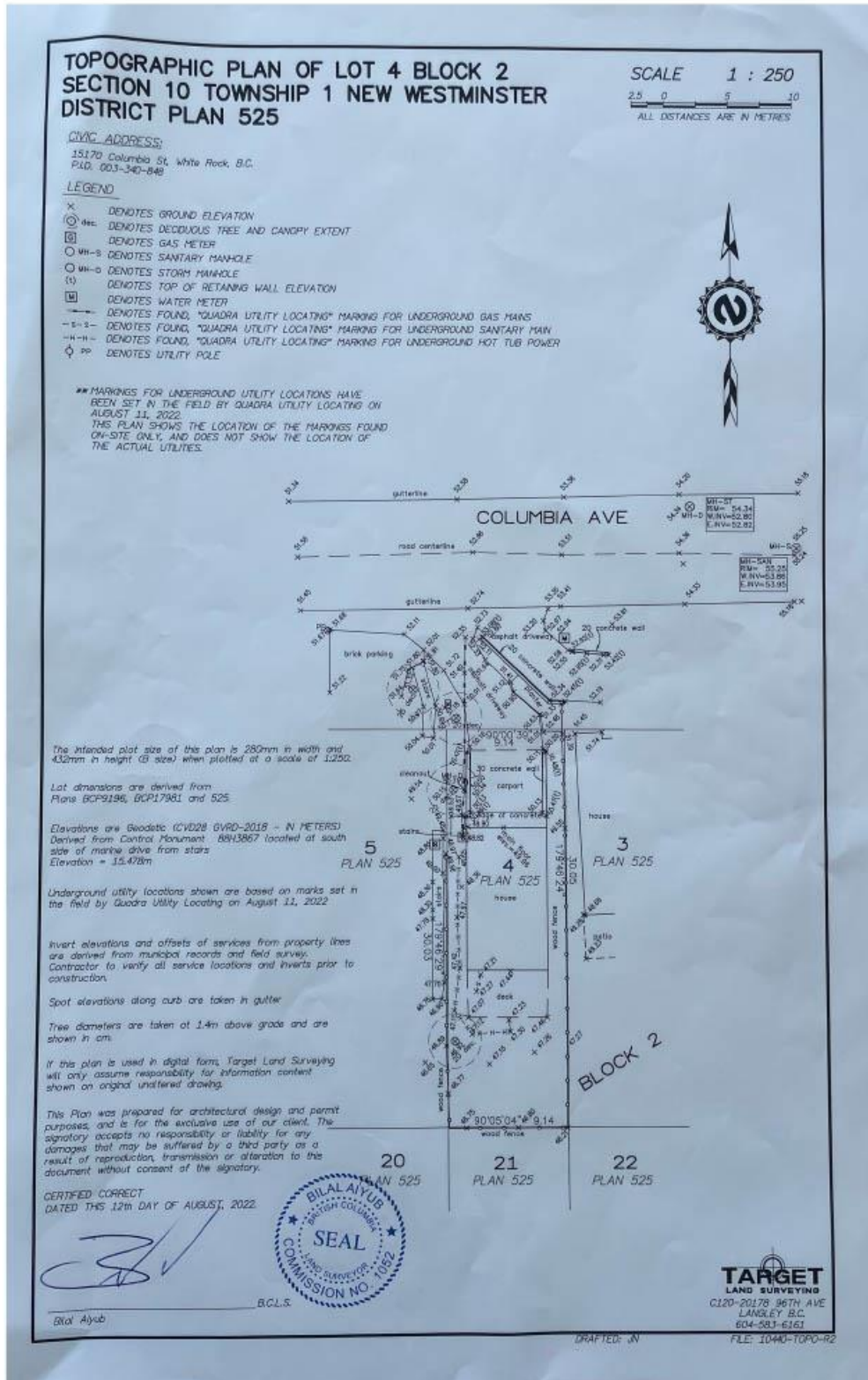
Schedule B Drawings



Appendix A Location and Orthographic Maps



Drawings



TOPOGRAPHIC PLAN OF LOT 4 BLOCK 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 525

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

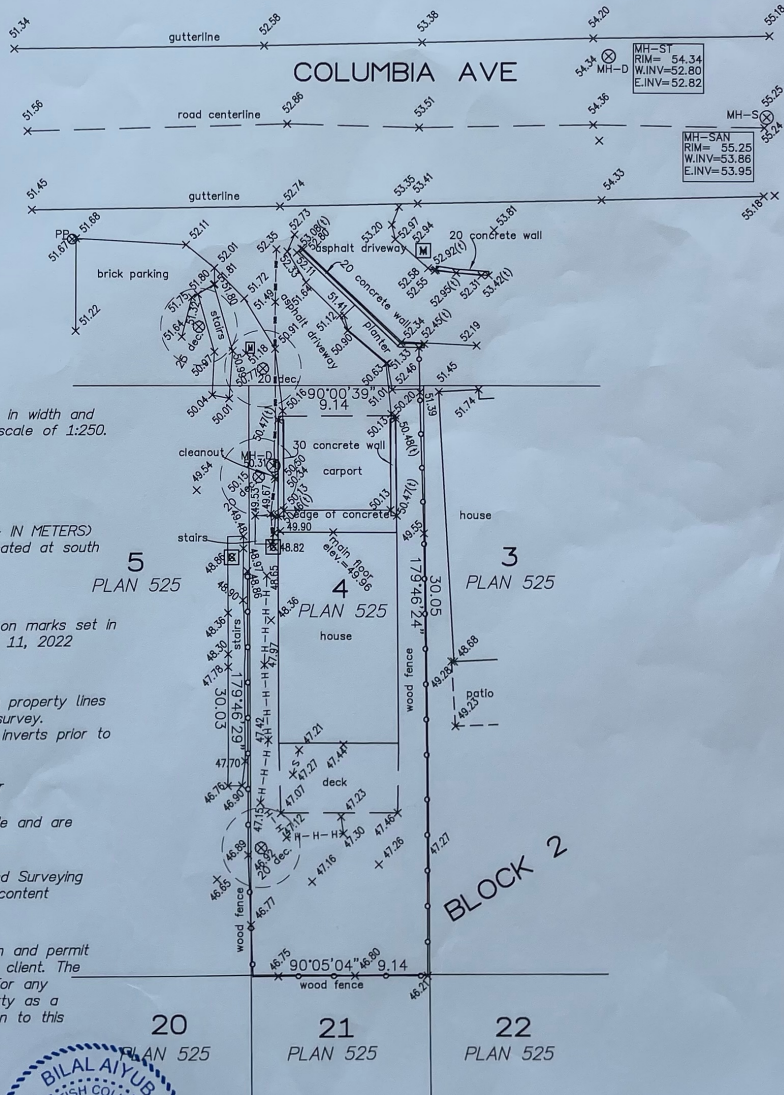
CIVIC ADDRESS:

15170 Columbia St, White Rock, B.C.
P.I.D. 003-340-848

LEGEND

- X DENOTES GROUND ELEVATION
- ⊙ dec. DENOTES DECIDUOUS TREE AND CANOPY EXTENT
- ⊞ DENOTES GAS METER
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- ⊞ DENOTES WATER METER
- DENOTES FOUND, "QUADRA UTILITY LOCATING" MARKING FOR UNDERGROUND GAS MAINS
- s-s- DENOTES FOUND, "QUADRA UTILITY LOCATING" MARKING FOR UNDERGROUND SANITARY MAIN
- h-h- DENOTES FOUND, "QUADRA UTILITY LOCATING" MARKING FOR UNDERGROUND HOT TUB POWER
- ⊙ PP DENOTES UTILITY POLE

** MARKINGS FOR UNDERGROUND UTILITY LOCATIONS HAVE BEEN SET IN THE FIELD BY QUADRA UTILITY LOCATING ON AUGUST 11, 2022. THIS PLAN SHOWS THE LOCATION OF THE MARKINGS FOUND ON-SITE ONLY, AND DOES NOT SHOW THE LOCATION OF THE ACTUAL UTILITIES.



The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:250.

Lot dimensions are derived from Plans BCP9196, BCP17981 and 525.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)
Derived from Control Monument 88H3867 located at south side of marine drive from stairs
Elevation = 15.478m

Underground utility locations shown are based on marks set in the field by Quadra Utility Locating on August 11, 2022

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 12th DAY OF AUGUST, 2022.



B.C.L.S.

Bilal Alyub

TARGET
LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

DRAFTED: JN

FILE: 10440-TOPO-R2

Schedule K J Development Variance Permit Application Procedures

- a. Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- b. Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- c. Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- d. Staff prepare information package and distribute for circulation.
- e. Owner/Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- f. Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- g. An application for a Development Variance Permit that consists solely of variances to the City's Sign Bylaw may be exempted from installing a Public Notification Sign and conducting a Public Information Meeting, at the discretion of the Director.
- h. At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- i. Staff prepare report and report package with recommendations and draft permit, and presents to the Land Use and Planning Committee (LUPC).
- j. Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- k. Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- l. Public Meeting held in Council Chambers or an appropriate public venue.
- m. Permit returns to Council for consideration with results of Public Meeting.
- n. Staff notify owner/Applicant, Building Inspection and Municipal Operations of Council decision. If approved, Notice of Development Variance Permit is registered with Land Title Office and permit copied to property file.

Minimum Submission Requirements – Development Variance Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable



Housing Advisory Committee

Minutes

September 26, 2024, 4:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Greg Duly, Community Member
TJ Dhillon, Community Member
Shari Green, Community Member
Rick Mann, Community Member (arrived at 4:14 p.m.)
Bhagwant Virk, Community Member

COUNCIL: Councillor Bill Lawrence, Chairperson (non-voting)
Councillor Elaine Cheung, Vice-Chairperson (non-voting)

ABSENT: Sharon Greysen, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Neethu Syam, Planning Division Lead
Janessa Auer, Committee Clerk

PUBLIC: 1

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:05 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2024-HAC-014: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the September 26, 2024 meeting as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number 2024-HAC-015: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the June 19, 2024 meeting as circulated.

Motion CARRIED

4. BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT

The Director of Planning and Development Services provided a brief update regarding the status of action items and recommendations from previous minutes.

5. AFFORDABLE HOUSING FRAMEWORK

5.1 STRATEGIC PRIORITY TWO - INCORPORATE INCLUSIONARY ZONING IN WHITE ROCK

The Director of Planning and Development Services introduced discussion around the next three (3) strategies by clarifying that, following this meeting, the next steps for staff will be to pull together all the Committee feedback that has been provided during review of the five (5) strategic priorities from the framework. This feedback will be incorporated into an updated Affordable Housing Strategy document that will be presented to the Committee for review and approval at the November meeting.

R. Mann arrived at 4:14 p.m.

The Committee engaged in a roundtable discussion regarding Strategic Priority Two (2), *Incorporate Inclusionary Zoning in White Rock*, during which time the following points were noted:

- Many developers may prefer to develop affordable units within their projects rather than use a cash-in-lieu option; however, it was suggested that the City may want to look at having some flexibility in how this can be achieved, in order to make this option more motivating for developers. Staff noted that they would be open to receiving feedback from developers should the City move forward with the creation of an Inclusionary Zoning Bylaw.

- Concern was noted around the risk of a new Inclusionary Zoning Bylaw conflicting with elements of the City's Tenant Relocation Policy. Staff confirmed that this is an important consideration, and if any new bylaws or policies are enacted, it will be part of staff's process to ensure they do not conflict with elements of any other existing City regulations.

5.2 STRATEGIC PRIORITY THREE - MAXIMIZE USE OF CITY RESOURCES AND FINANCIAL TOOLS

The Chairperson introduced Strategic Priority Three (3), *Maximize Use of City Resources and Financial Tools*, and invited members to provide feedback during a roundtable discussion.

Staff confirmed that they will incorporate the following feedback/ suggestions within the final document:

- *Initiative 1.3*: Include Semiahmoo First Nation as an additional land partner to explore opportunities with;
- *Actions 2 and/or 3*: Incorporate details regarding the Municipal Financing Authority;
- *Initiative 4.1*: Include further details regarding DCC waivers and offsets; and,
- Review of terminology and definitions to ensure consistency throughout the entire final document.

5.3 STRATEGIC PRIORITY FIVE - BUILD CAPACITY WITH NON-PROFIT HOUSING AND SERVICE PROVIDERS

The Chairperson introduced Strategic Priority Five (5), *Build Capacity with Non-Profit Housing and Service Providers*, and invited members to provide feedback during a roundtable discussion.

The idea of the City proactively maintaining communications with potential non-profit partners was explored, to ensure that they are aware of the City's interest in affordable housing partnership opportunities that may arise going forward. Staff noted that the updated Affordable Housing Strategy document can include a statement noting that the City will commit to making contact with these potential partners on a regular basis.

The Affordable Housing Partnership Seminar that was facilitated by the City in 2022 was also discussed, with members noting that it was well-received by many attendees, and that it might be beneficial to organize another seminar in the near future and on an annual basis going forward.

Motion Number 2024-HAC-016: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council direct staff to report back on the feasibility of planning and facilitating an Affordable Housing Seminar to be scheduled within the next six (6) months.

Motion CARRIED

6. OTHER BUSINESS

A brief discussion occurred regarding municipal CACs (Community Amenity Contributions) vis-à-vis legislation.

The Chairperson noted that the First United Church is working on completing their development project next to City Hall, and that they may be interested in an opportunity to partner with the City to provide a warming centre for the community. Staff confirmed that this information will be shared with the City's CAO, who is currently reaching out to various community groups to explore possible partnerships for this type of initiative.

7. 2024 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and was provided for information purposes:

- October 16, 2024; and,
- November 20, 2024.

All meetings are scheduled to take place in Council Chambers at White Rock City Hall from 4:00 p.m. to 6:00 p.m.

It was noted that cancelling the October meeting would allow the required time for staff to incorporate Committee feedback regarding all five (5) strategies in the draft Affordable Housing Framework for the purpose of presenting a finalized document for the Committee's review and approval at the November meeting.

Motion Number 2024-HAC-017: It was MOVED and SECONDED


THAT the Housing Advisory Committee approve the cancellation of the October 16, 2024 meeting.

Motion CARRIED

8. CONCLUSION OF THE SEPTEMBER 26, 2024 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:35 p.m.

Councillor Bill Lawrence,
Chairperson



Janessa Auer, Committee Clerk

Unapproved



Public Art and Culture Advisory Committee

Minutes

October 9, 2024, 4:00 p.m.

City Hall Council Chambers

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

PRESENT: Art Beaulieu, Community Member
Gary Kennedy, Community Member
Ed Laverock, Community Member
Colleen Lumb, Community Member
Helmut Gruntorad, Semiahmoo Arts Society Representative

COUNCIL: Councillor Ernie Klassen, Chairperson (non-voting)
Councillor Michele Partridge, Chairperson (non-voting)

ABSENT: Bill Brooks, Community Member
Karin Bjerke-Lisle, White Rock Museum & Archives
Representative

STAFF: John Woolgar, Director of Recreation and Culture
Rebecca Forrest, Manager of Cultural Development
Robyn Barra, Manager of Communications and Government
Relations (left meeting at 4:22 p.m.)
Kaelin Nelson, Senior Communications Coordinator (left meeting
at 4:22 p.m.)
Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

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

2. **ADOPTION OF AGENDA**

Motion Number 2024-PACAC-046: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the agenda for the October 9, 2024 meeting, as amended to remove Item 4, *Monaco Public Art Project Update*.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2024-PACAC-047: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the minutes of the September 11, 2024 meeting as circulated.

Motion CARRIED

4. **MONACO PUBLIC ART PROJECT UPDATE**

In accordance with Motion Number 2024-PACAC-046, this item was removed from the agenda.

5. **WALKWAYS SIGNAGE UPDATE**

The Manager of Communications and Government Relations and the Senior Communications Coordinator attended to present an updated concept design for the hillside walkway signs. The Committee provided feedback during a roundtable discussion, which staff will incorporate into the final design.

Motion Number 2024-PACAC-048: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council direct staff to proceed with the procurement and installation of walkway signage in up to 16 locations, utilizing previously approved \$20,000 funding, and if additional funding is required, authorize the required funds be released from the Placemaking Fund, not to exceed \$30,000 total.

Motion CARRIED

The Manager of Communications and Government Relations and the Senior Communications Coordinator left the meeting at 4:22 p.m.

6. BUSINESS ARISING FROM ACTION AND MOTION TRACKING DOCUMENT

The Chairperson and staff provided an update on the status of action items and recommendations from previous meeting minutes.

7. JOHNSTON ROAD PHASE TWO PROJECT - STENCIL PLACEMENT FEEDBACK

The Manager of Cultural Development provided an update on the proposed locations and design for seashell and starfish stencils to be stamped on the pavement as part of the Johnston Road Phase Two Project. The stencil stamping will coincide with the public art crosswalk installation next year.

The Committee suggested potential stencil locations, and staff noted that their next step will be to obtain quotes to assess how much stenciling can be completed with the funding currently available for this initiative.

8. PLACEMAKING OPPORTUNITIES ON CITY UTILITY BOXES

The Manager of Cultural Development provided a brief update regarding the possibility of installing decorative wraps on utility boxes in the City.

Action Item: Curatorial Assistant to create an inventory of utility boxes in high-profile locations throughout the City and to report back to the Committee for further review and consideration.

9. DRAFT FIVE YEAR ART PLAN REVIEW

The Manager of Cultural Development noted that there were no further updates to provide at this time.

10. WORKING GROUP UPDATES

10.1 Maccaud Park Placemaking Pilot Project Working Group

A working group member shared an update after receiving new information from the Engineering Department regarding feasible placemaking opportunities in the park, including:

- Adding new benches that could be included in the Parks Bench Dedication Program;
- Painting benches in bright colours;

- Planting flowers at the base of the cairn in the south-end of the park; and,
- Making improvements to the two (2) obelisks located at the park edge parallel to Russell Avenue, which were originally constructed as components of the “Gateway to Happiness” in the 1970s.

Motion Number 2024-PACAC-049: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council direct staff to investigate the feasibility of reconstructing the "Gateway to Happiness" at Maccaud Park.

Motion CARRIED

10.2 Vacant Storefront Placemaking Research Working Group

An update was provided by a member of the working group, following their meeting with the Director of Planning and Development Services to review potential approaches the City could use to encourage more attractive vacant storefronts, including updating the Unsightly Premises Bylaw and/or creating a temporary agreement framework between the City and commercial property owners.

Motion Number 2024-PACAC-050: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council direct staff to include within their 2025 work plan a review of the City's Unsightly Premises Bylaw to assess whether updates are required and to consider the inclusion of more stringent provisions.

Motion CARRIED

Motion Number 2024-PACAC-051: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council direct staff to include within their 2025 work plan exploration of the feasibility of developing a temporary agreement framework between the City and commercial property owners, or rental property owners, whose premises have become unsightly, to install artwork on their properties.

Motion CARRIED

10.3 Festive Season in the Business District Working Group

The Chairperson provided an update, noting that plans for the Uptown Festive Shopping Crawl event are coming together quickly.

The Director of Recreation and Culture shared that twelve (12) wreaths have been donated for this event. Should the Committee feel that more wreaths are needed, funds can be made available from the Recreation and Culture Department's Placemaking Fund.

Motion Number 2024-PACAC-052: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council approve staff allocating funds from the existing Placemaking Fund, within the Recreation and Culture Department's budget, for the purchase of four (4) more wreaths.

Motion CARRIED

10.4 Community Notice Board Working Group

It was noted that an update is anticipated for the next scheduled meeting.

10.5 Vidal Street Sidewalk Replacement Project Working Group

The Director of Recreation and Culture shared an update on the recent findings from a walkabout conducted with working groups members and residents who live near the project site. He noted that the Engineering Department has confirmed plans to install a planter box within the Vidal Street sidewalk replacement area, along with the planting of magnolia trees nearby, close to the parkade.

Staff plan to bring forward further information about the potential to install a decorative wrap on the utility box in this area, for the Committee's consideration and feedback at a future meeting.

11. STAFF REPORT

The Manager of Cultural Development provided an update regarding relevant developments and/or events happening in the Recreation and Culture department.

The Director of Recreation and Culture advised members that recruitment will be underway soon for a new Committee term anticipated to begin in the new year.

12. OTHER BUSINESS

A Committee member shared positive feedback about the “False Border” public art installation now completed at the Saltaire Amphitheatre.

13. 2024 MEETING SCHEDULE

The following meeting schedule was previously approved by the Committee and was provided for information purposes:


- November 26, 2024.

All meetings are scheduled to take place at White Rock City Hall from 4:00 p.m. to 6:00 p.m.

14. CONCLUSION OF THE OCTOBER 9, 2024 PUBLIC ART AND CULTURE ADVISORY COMMITTEE MEETING

The meeting was concluded at 5:40 p.m.

Councillor Klassen, Chairperson



Janessa Auer, Committee Clerk



Internal Community Hub Steering Committee

Minutes

October 10, 2024, 2:00 p.m.

City Hall Council Chambers

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

COUNCIL (VOTING): Mayor Megan Knight, Chairperson
Councillor Bill Lawrence, Vice-Chairperson (arrived at 2:04 p.m.)

STAFF (VOTING): Guillermo Ferrero, Chief Administrative Officer
Jim Gordon, Director of Engineering and Municipal Operations
Candice Gartry, Director of Financial Services

ABSENT: Anne Berry, Director of Planning and Development Services

GUESTS: J.P. Raulot-Lapointe, Urban Systems (left meeting at 2:45 p.m.)
Jodee Ng, Urban Systems (left meeting at 2:45 p.m.)

STAFF (NON-VOTING): Janessa Auer, Committee Clerk

PUBLIC: 3

1. **CALL TO ORDER**

The meeting was called to order at 2:02 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2024-ICHSC-012: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the agenda for the October 10, 2024 meeting as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number 2024-ICHSC-013: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the minutes of the June 27, 2024 meeting as circulated.

Motion CARRIED

Councillor Lawrence joined at 2:04 p.m.

4. URBAN SYSTEMS REPORT

J.P. Raulot-Lapointe and Jodee Ng, Urban Systems, attended to provide an overview of their Community Hub Development Options report, which explores the four (4) previously discussed scenarios in expanded detail, and identifies which scenarios have the potential to provide the highest Net Development Revenue.

***Note:** The Chairperson suspended the meeting at 2:13 p.m. to provide time for Mr. Raulot-Lapointe to disconnect and fix an audio issue.*

The Chairperson reconvened the meeting at 2:18 p.m.

Motion Number 2024-ICHSC-014: It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee receives the Urban Systems report and defers a recommendation to Council to the Committee's next meeting in November.

Motion CARRIED

Mr. Raulot-Lapointe and Ms. Ng left the meeting at 2:45 p.m.

5. SENIOR PROJECT MANAGER RECRUITMENT UPDATE

The Chief Administrative Officer (CAO) shared a brief update on the recruitment process for the Community Hub Senior Project Manager position, mentioning that, so far, the search has not yet identified a suitable candidate for this role. Going forward, the City has engaged an external recruitment agency, and if this approach is successful, the selected candidate is expected to begin their role within the next three (3) to four (4) months.

6. **OTHER BUSINESS**

None

7. **INFORMATION**

7.1 **COMMITTEE ACTION TRACKING**

Corporate Administration provided the action and motion tracking document for information purposes.

8. **2024 MEETING SCHEDULE**

The following meeting schedule was previously approved by the Committee and was provided for information purposes:


- November 7, 2024.

All meetings are scheduled to take place from 2:00 p.m. to 3:30 p.m.

9. **CONCLUSION OF THE OCTOBER 10, 2024 INTERNAL COMMUNITY HUB STEERING COMMITTEE MEETING**

The meeting was concluded at 2:49 p.m.

Mayor Knight, Chairperson



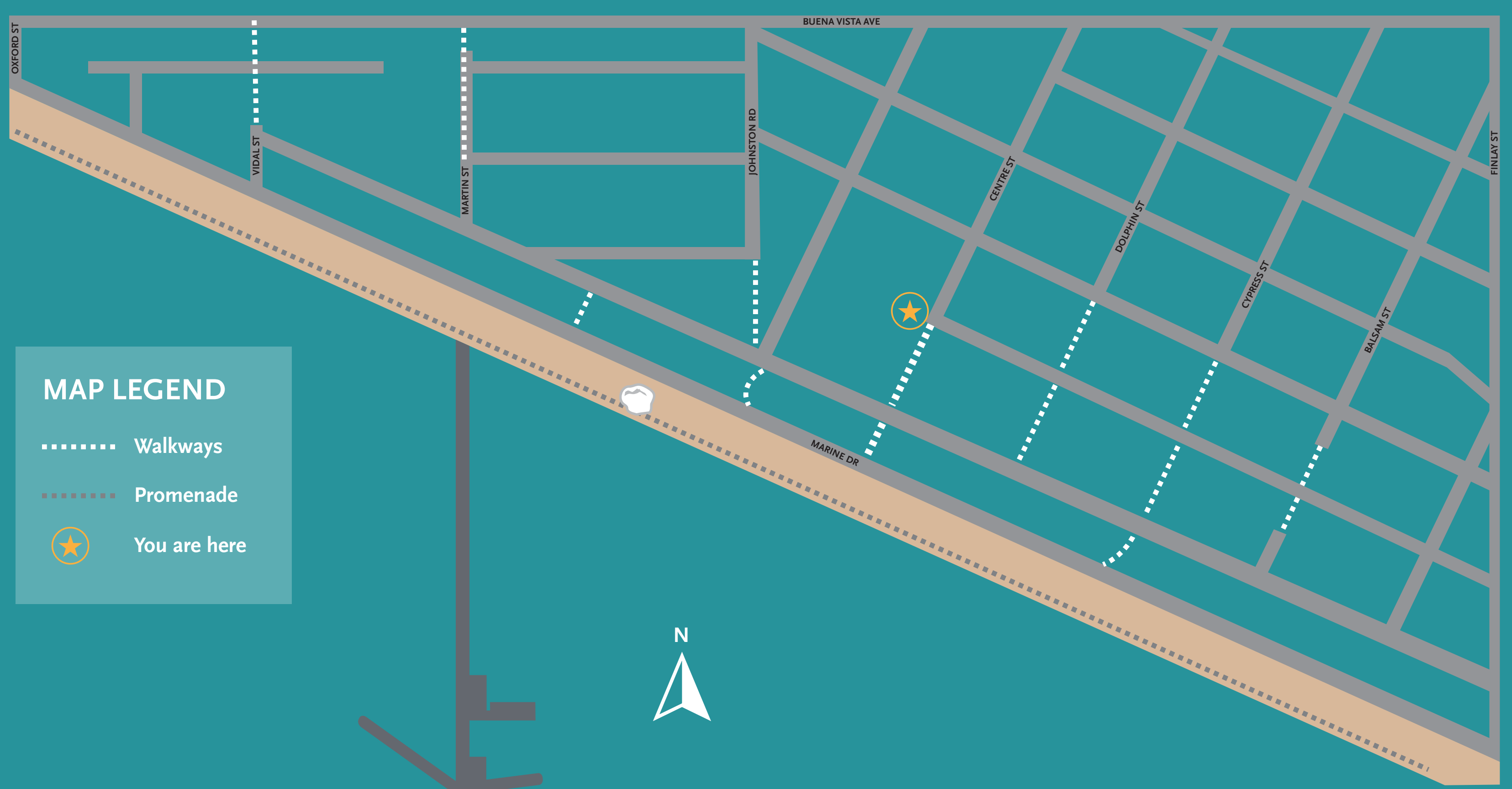
Janessa Auer, Committee Clerk

HILLSIDE WALKWAY

Centre Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

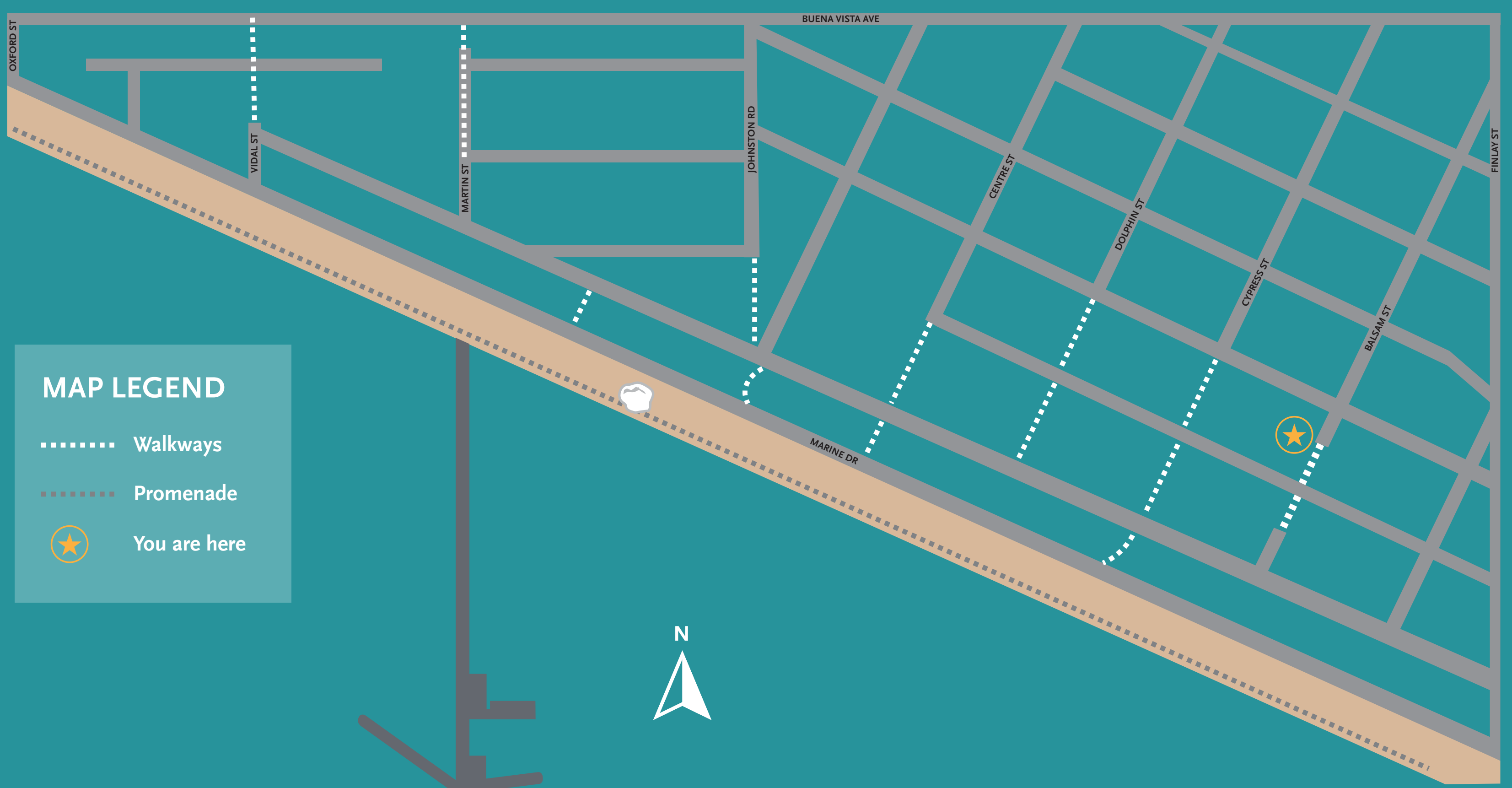


HILLSIDE WALKWAY

Balsam Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

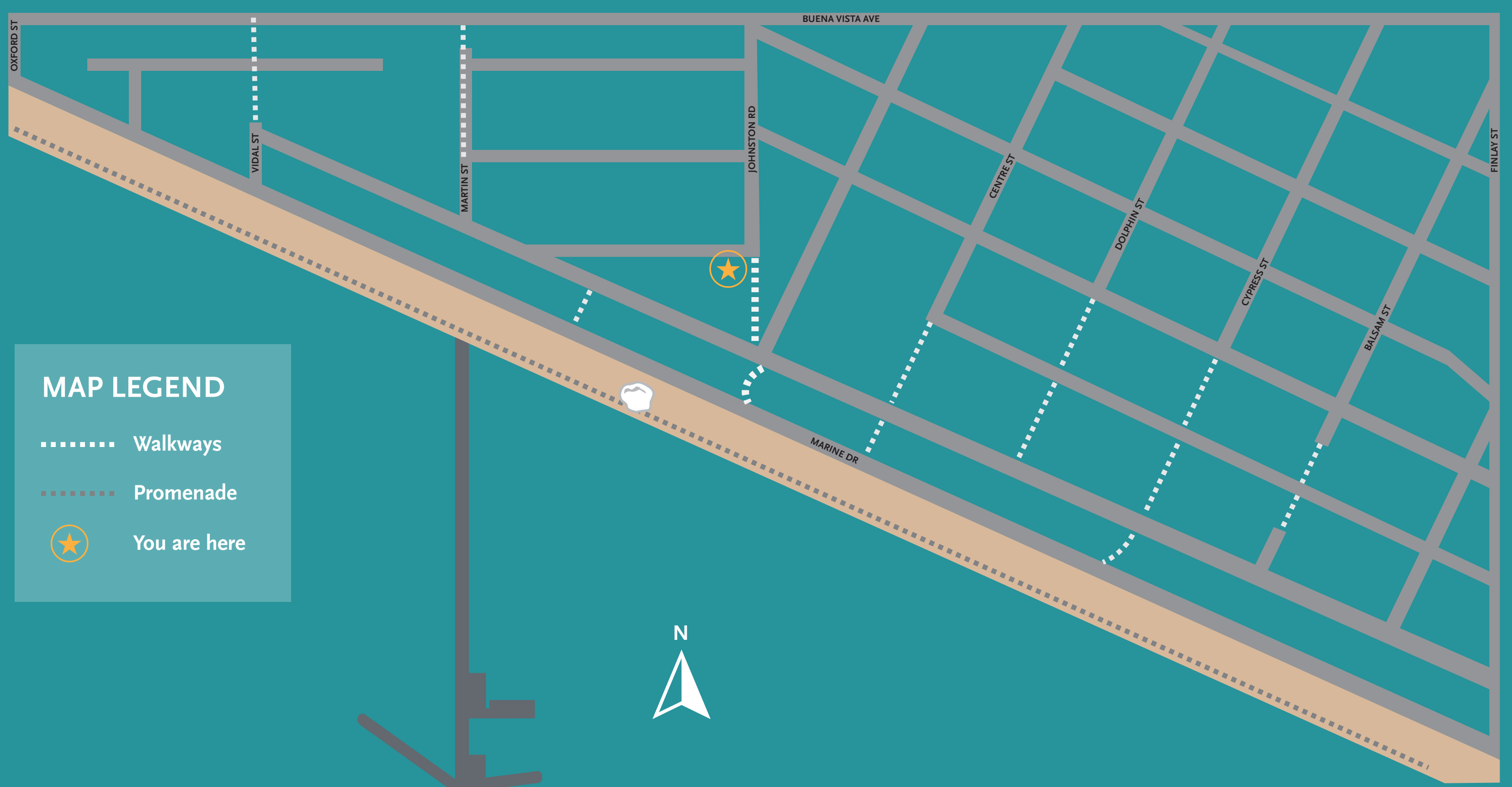


HILLSIDE WALKWAY

Johnston Road Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

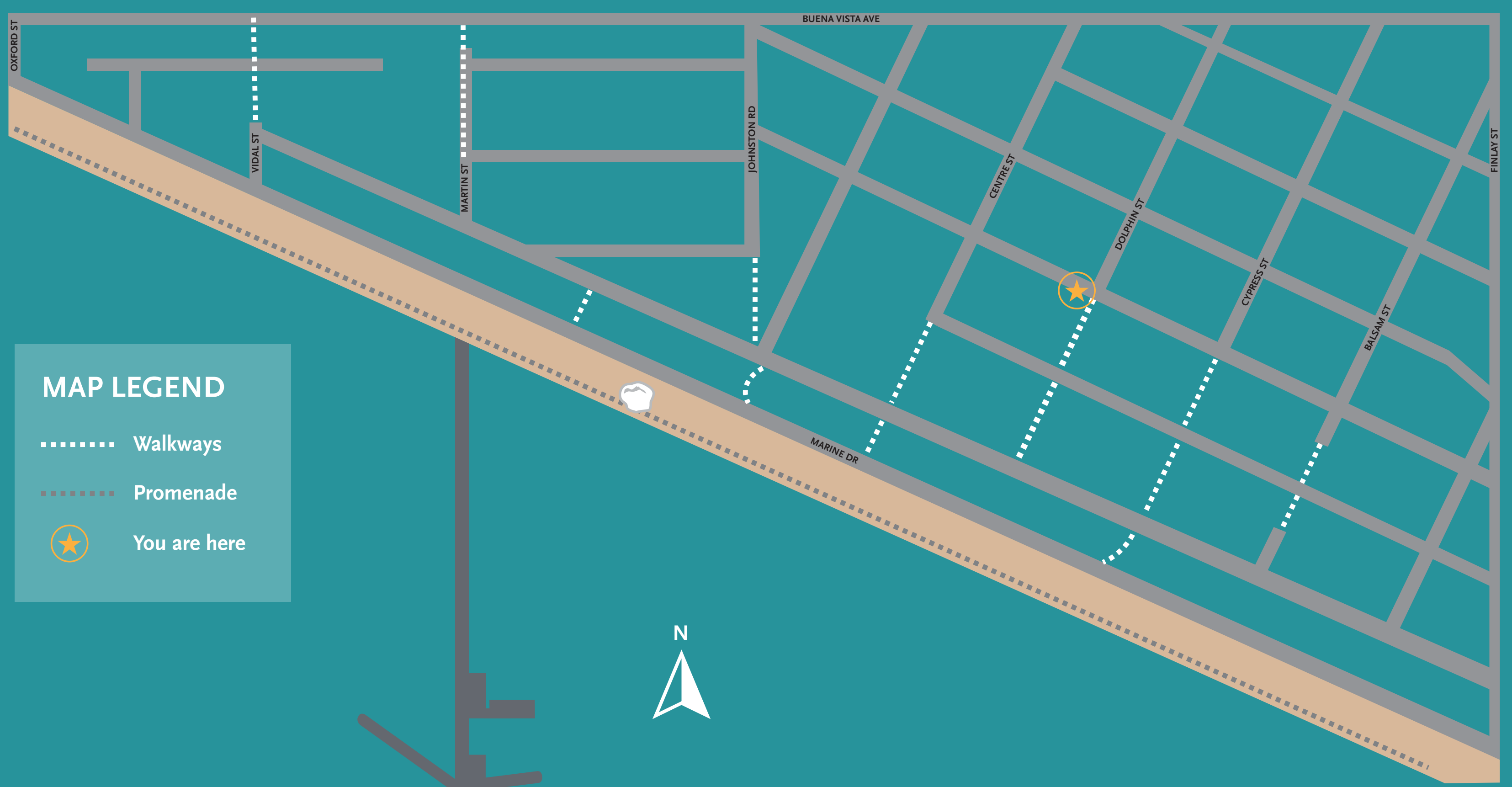


HILLSIDE WALKWAY

Dolphin Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

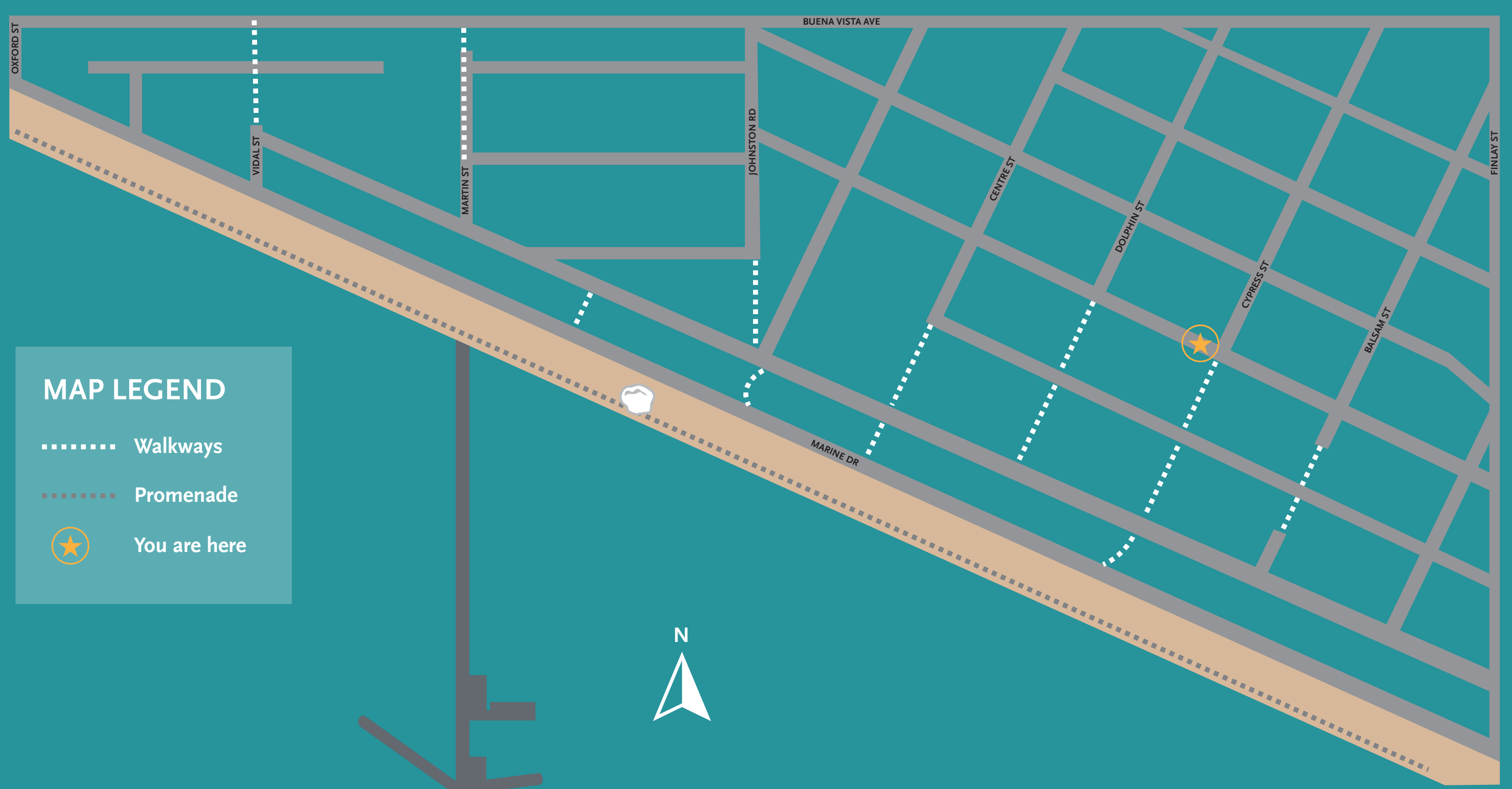


HILLSIDE WALKWAY

Cypress Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

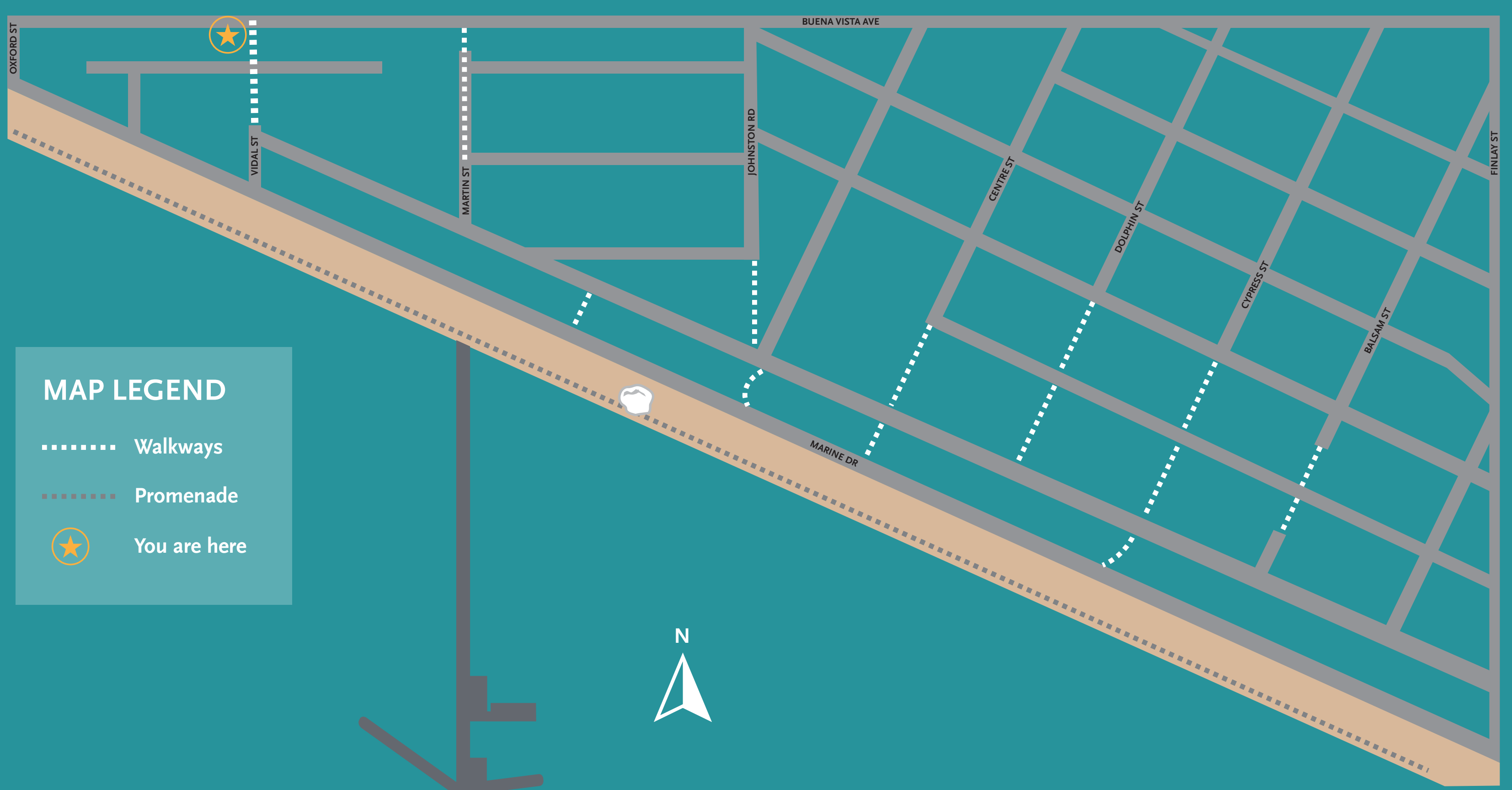


HILLSIDE WALKWAY

Vidal Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

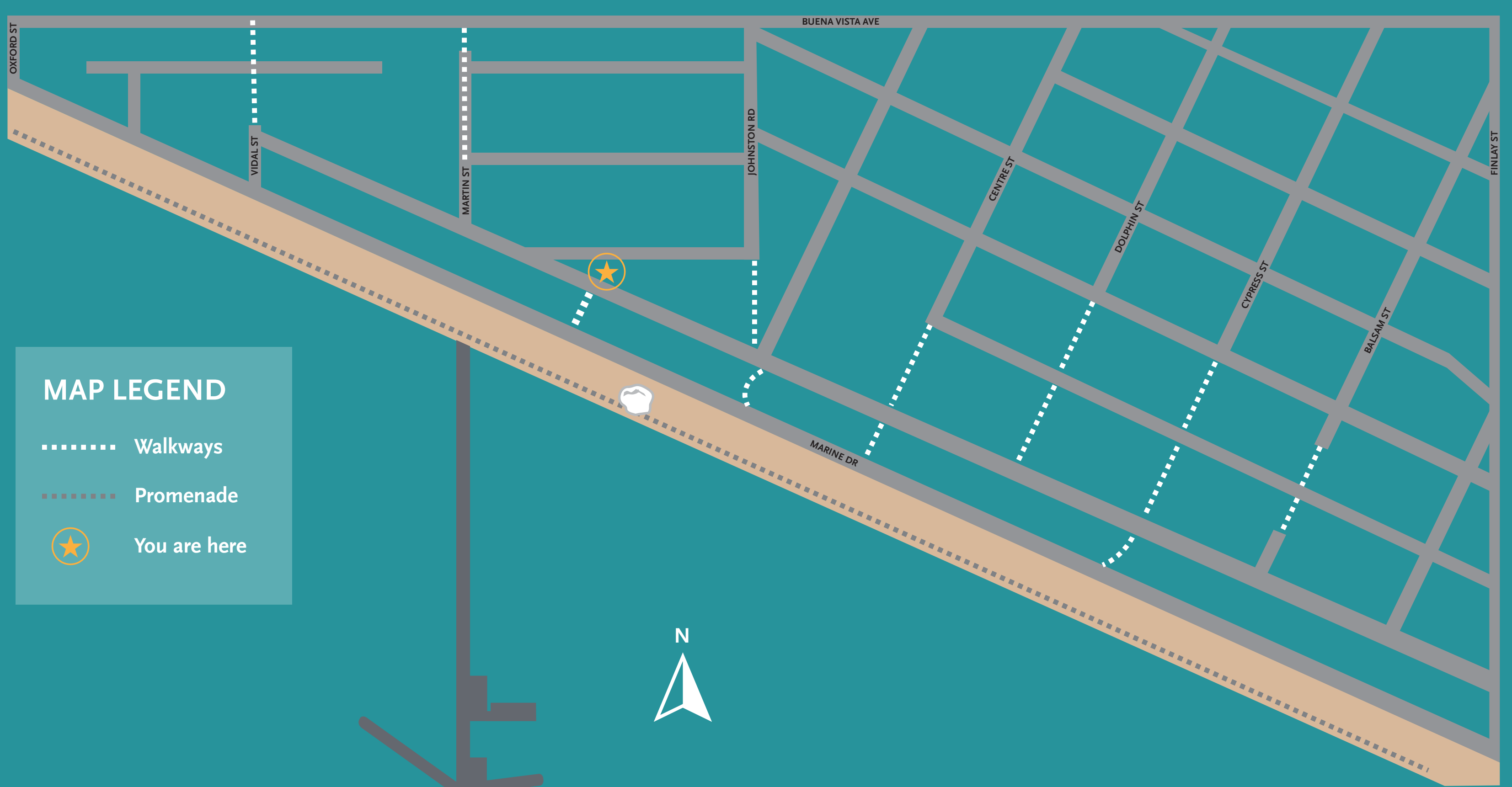


HILLSIDE WALKWAY

Foster Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.

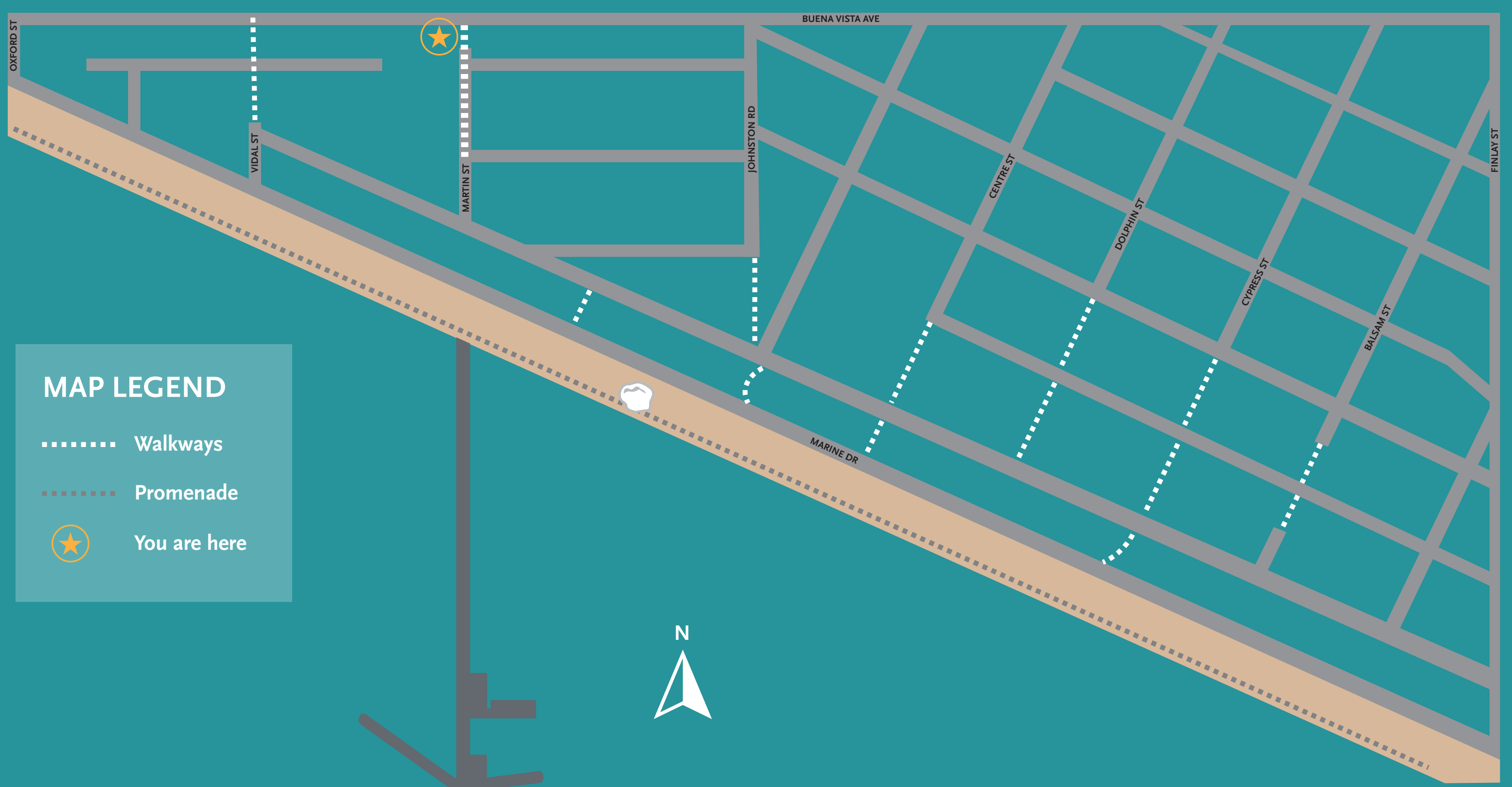


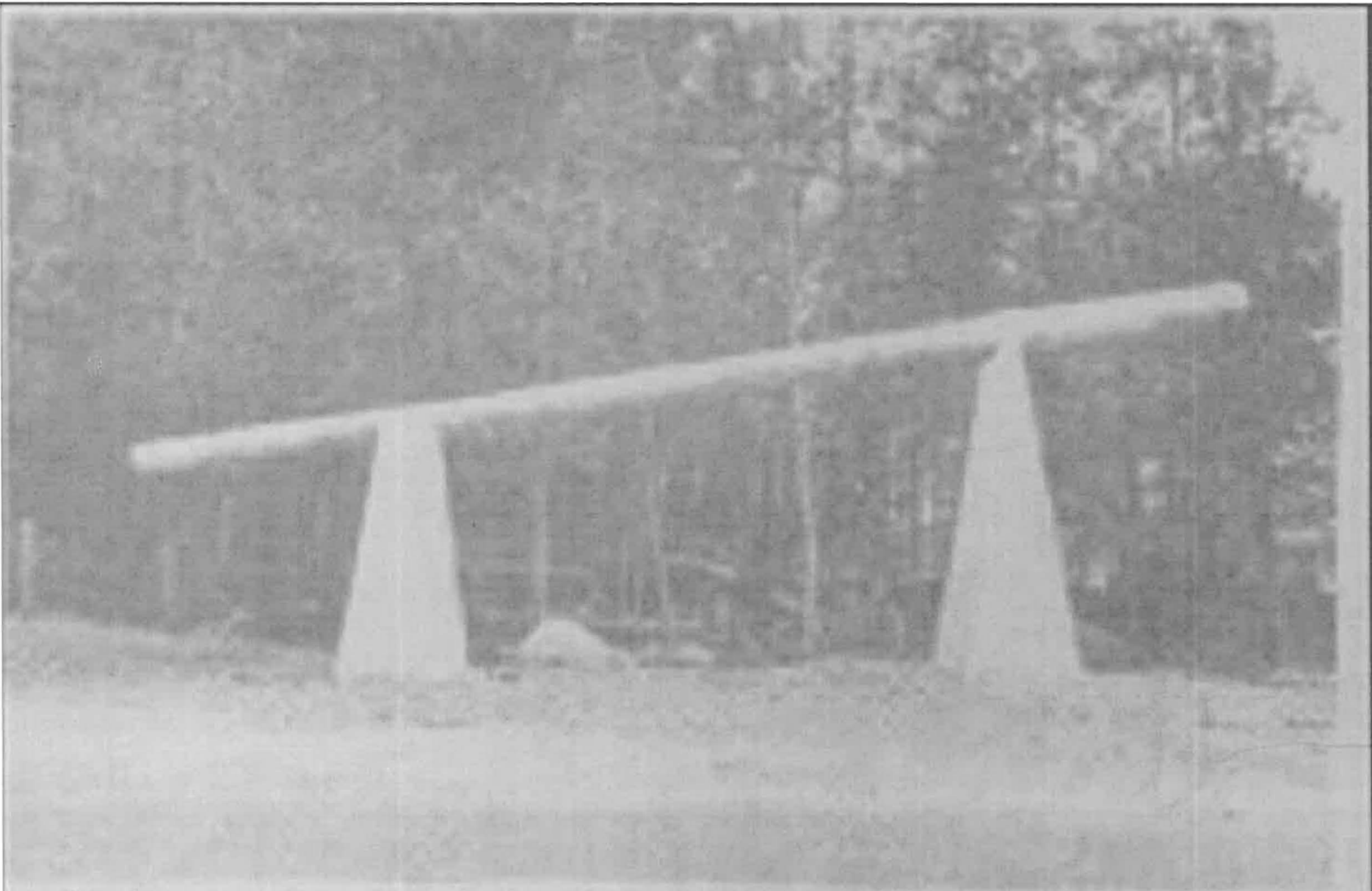
HILLSIDE WALKWAY

Martin Street Walkway

This is one of eight walkways along the White Rock hillside that connect the waterfront to uptown. In total, the walkways span 1.5 kilometres and offer beautiful views as well as the opportunity to enjoy nature.

Explore the walkways, and scan the QR code to participate in fun challenges you can incorporate into your walk.





Gateway to happiness

Designed by [Name] and [Name] Architects. The building is a [description] in [Location].

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2519**



A Bylaw to amend the
"City of White Rock Official Community Plan Bylaw, 2017, No. 2220"

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

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

1. Section 7.0 Growth Management, Policy 7.4.2 is deleted in its entirety.
2. Section 8.0 Land Use, **Town Centre Transition** land use designation is amended as follows:
 1. Policy 8.2.2 is amended to include the following new policy immediately after the current policy:

“Density and Height For East of Peace Arch Hospital– Allow mixed-use buildings on Finaly Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouse on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings of up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with size storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlines in Policy 11.2.1.c Density and height maximum for single family homes shall be as required in the City’s Zoning Bylaw.”
3. Section 8.0 Land Use, **East Side Large Lot Infill Area** land use designation is deleted in its entirety and then renumber Section 8.0 in sequential order.
4. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by deleting them in their entirety:
5. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by adding the following:

1. Policy 8.7.1 **Uses and Building Types** – Allow single-family homes and Houseplexes. Allow secondary suites in single-detached homes;
 2. Policy 8.7.2 **Density and Height** – Allow density and height maximums for Houseplexes and single family homes as outlined in the City’s Zoning Bylaw; and
 3. Policy 8.7.3 **Urban Design** – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (Houseplexes), as per the Mature Neighbourhood Houseplex Development Permit Area guidelines in Part D.
6. Schedule A (Land Use Plan) is amended in accordance with Schedule I attached herein and forming part of this bylaw.
 7. Part D **Development Permit Area Guidelines** are amended as follows:
 1. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill [Section 488(1)(e),(h),(i), and (j)]*”.
 2. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill - mixed-use, apartment, townhouse, and intensive single-family infill (varying scales)*”
 3. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill [Section 488(1)(e), (h),(i), and (j)]*” and inserting “*Mature Neighbourhood Houseplex Development Permit Area) [Section 488(1)(e),(h),(i), and (j)]*”.
 4. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill - duplexes, triplexes, and intensive single-family infill*” and inserting “*Mature Neighbourhood Houseplex – houseplex*”.
 5. Section 22.2 **Development Permit Exemptions** is amended by inserting the following
 - “One-unit residential and houseplex up to four (4) dwelling units are exempt from **Form and Character Development Permits**.”
 6. Section 22.8 **East Side Large Lare Infill Development Permit Area** is deleted in its entirety and the document is renumbered in sequential order.
 7. Section 22.8 **Mature Neighbourhood Infill Development Permit Areas** is deleted in its entirety.
 8. Add Section 22.8 **Mature Neighborhood House-Plex Development Permit Area** in accordance with Schedule II attached herein forming part of this bylaw.
 9. Schedule B (Form and Character Development Permit Areas) is amended in accordance with Schedule III attached herein and forming part of this bylaw.

10. Section 23.1 **Overview and Authority** is amended by deleting the following in its entirety:

“The properties subject to the above Environmental Development Permit Area are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including demolition, excavation, tree removal, and construction. Conditions of development and exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

11. Section 23.1 **Overview and Authority** is amended by inserting the following:

“The properties subject to the above Environmental Development Permit Area are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including rezoning, subdivision, demolition, excavation, tree removal, and construction. Conditions of development and exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

“**Variations** -Council may, as part of a development permit, vary the property line setback or building height requirements of the Zoning Bylaw where it can be demonstrated that such variations is needed to facilitate the development proposal while attempting to satisfy the objective of preserving steep slopes, significant trees or environmentally sensitive features. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.”

12. Section 23.3 **Environmental (Floodplain) Development Permit Area** is amended by adding the following after clause 4.:

“5. The applicant must submit a plan showing the Environmental (Floodplain) Development Permit Area in accordance with OCP Schedule C, along with any protected trees or environmental features on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, and existing/ proposed rights-of-way, easements, and restrictive covenants, The plan must be reviewed and signed by the applicant; all consultants; and qualified professionals completing components of the applications.”

13. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by deleting the following in its entirety:

“4. The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing /proposed rights-of-ways, easements, and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.”

14. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by inserting the following:

“The applicants must submit a plan showing the Environmental Development Permit Area (Ravine Lands and Significant Trees) in accordance with OCP Schedule C, along with any steep slopes, protected trees, tree protection measures, replacement trees and any other environmental features protected on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant, all consultants, and qualified professionals completing components of the application.”

15. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit** clause 5 clause is amended by deleting the following in its entirety:

“Council may, as part of a development permit, vary the property line setback or building envelopes, with consideration of setback requirements of the Zoning Bylaw where it can be demonstrated that that such variance is needed to facilitate the development proposal while attempting to satisfy the objectives of preserving mature, healthy trees on the site. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.”

16. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** is amended by adding the following after clause 6.:

“7. The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and /or restoring the environmental area. The securities may be withheld by the city in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a

qualified professional to assist in the determination of the amount of securities required.”

17. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 5 is amended by deleting the following in its entirety.

“The applicants may be required to provide securities to ensure that the trees and vegetation are planted as required in a Development Permit, with the amount of securities equal to the estimated cost of planting the required trees and vegetation. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.”

18. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 5.

“The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and/or restoring the environmental area. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.”

19. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 7 is amended by deleting the following in its entirety.

“The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing/proposed rights-of-way, easements and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act may be required.”

20. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 7.

“The applicants must submit a plan showing Environmental (Watercourse) Development Permit Area in accordance with OCP Schedule C, along with the protected watercourse, SPEA as determined by a qualified environmental professional, steep slopes, and any other environmental features protected on site, erosion and

sediment control measures, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.”

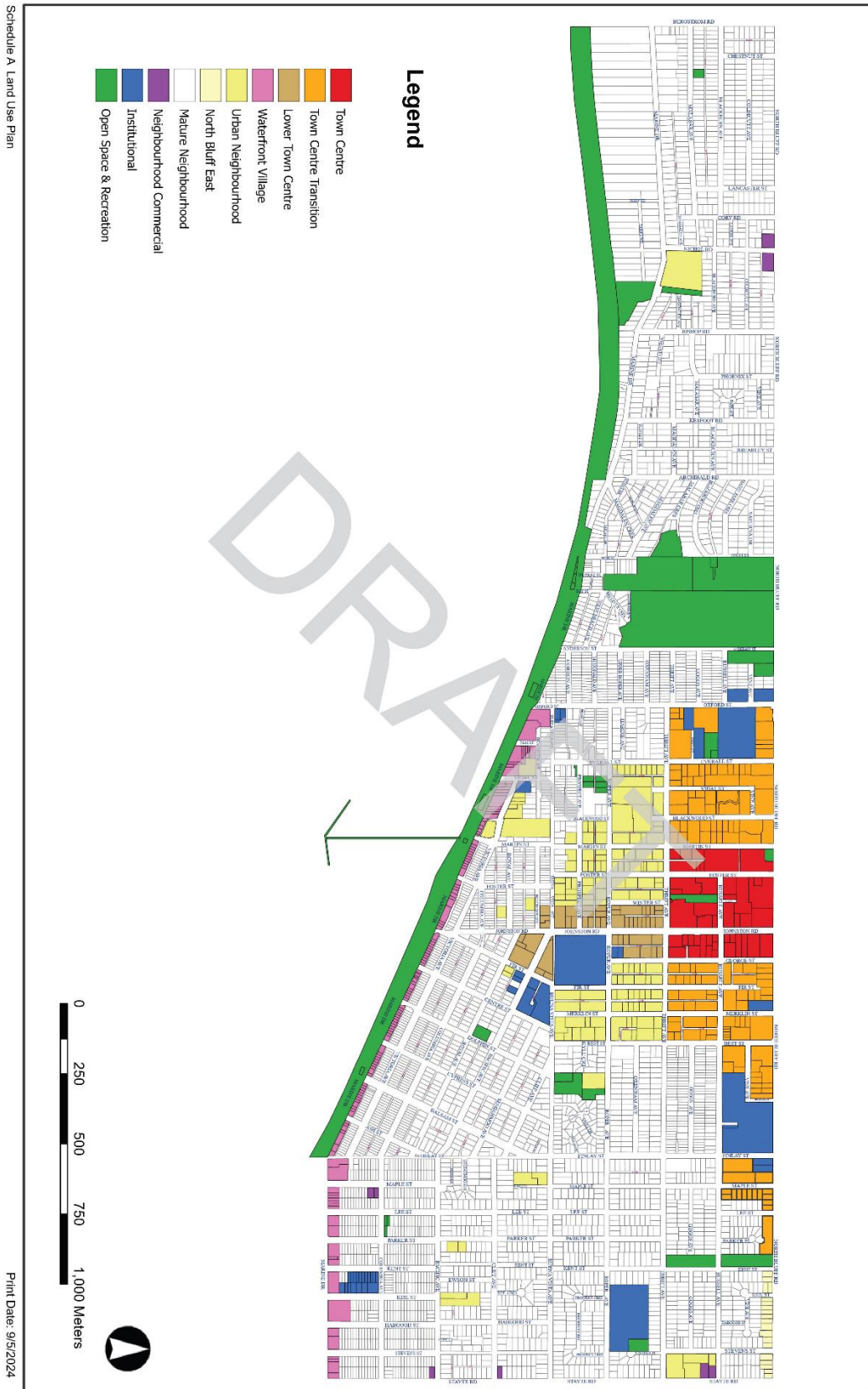
8. Delete duplex and triplex from the whole document and replace it with houseplex.
9. This Bylaw may be cited for all purposes as the “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*”.

RECEIVED FIRST READING on the	23	day of	September, 2024
RECEIVED SECOND READING on the	23	day of	September, 2024
PUBLIC HEARING held on the	21	day of	October, 2024
RECEIVED THIRD READING as amended on the		day of	2024
RECONSIDERED AND FINALLY ADOPTED on the		day of	2024

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

Schedule "I"

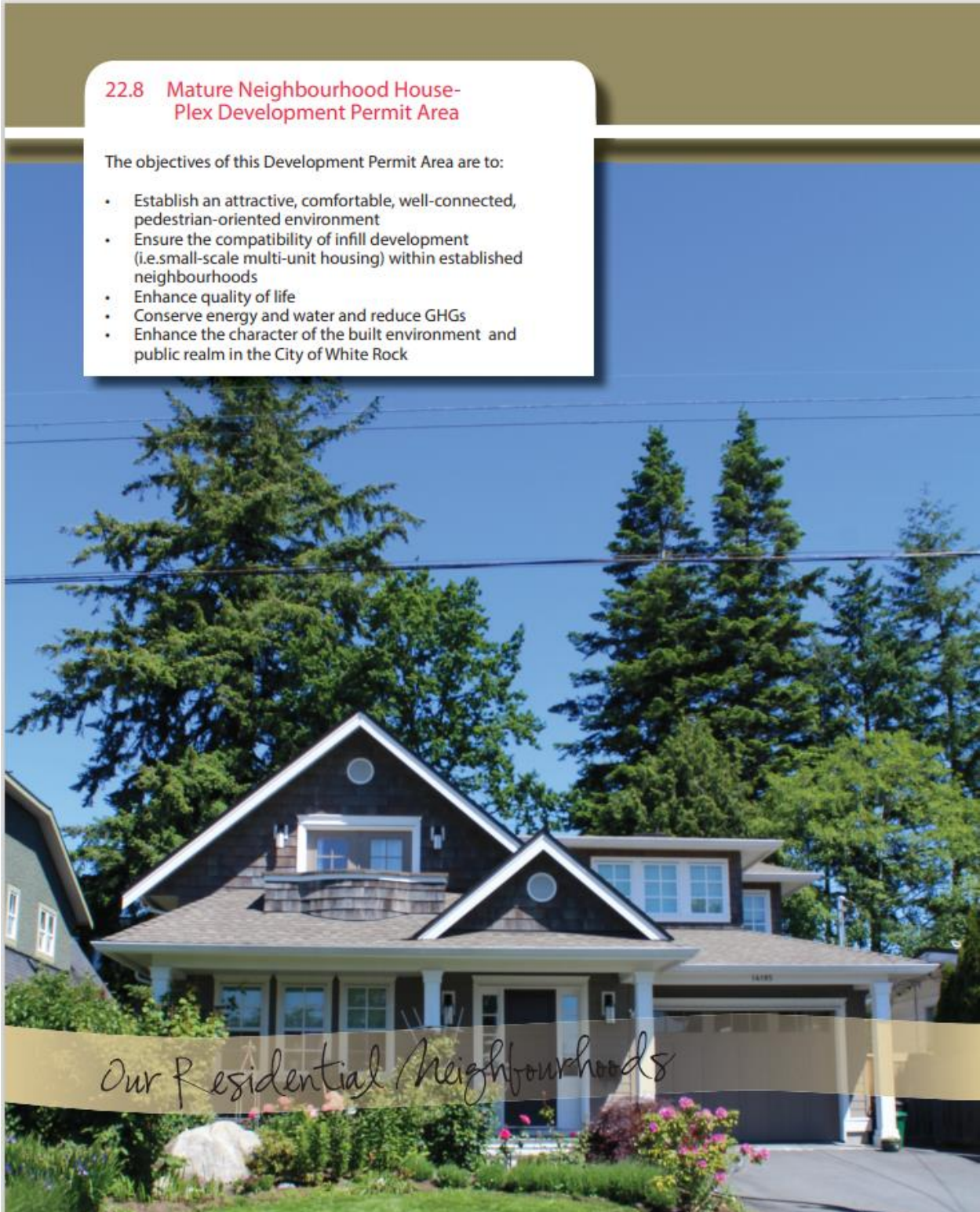


Schedule “II”

22.8 Mature Neighbourhood House-Plex Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of infill development (i.e. small-scale multi-unit housing) within established neighbourhoods
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Schedule “II”

22.8.1 Site Context

a. Neighbourhood Connectivity

Design the site to enhance the pedestrian connections in the area. Site buildings to create through-block walking connections where appropriate. Incorporate shared pedestrian accesses where possible to minimize impervious areas.



Guideline 22.8.1 (a), Neighbourhood Connectivity.

b. Streetwall Continuity

Avoid visually impermeable fencing or other monolithic features along publicly visible edges of the site.



Guideline 22.8.1 (b), Streetwall Continuity.

c. Natural Features

Integrate the development with existing natural features topography and vegetation.

d. Habitat Connection & Preservation

Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.

e. Climate & Comfort

Maximize the benefits of sun exposure to public open spaces, nearby buildings, and dwelling units, while providing some shade for respite from heat. Limit building element projections into setback areas, streets, and amenity areas to protect solar access.

22.8.2 Site Layout & Landscape

a. Relationship to Grade

Limit the height and use of retaining walls, particularly along street frontages, parks, open spaces, ravines and other areas of the public realm. Site and orient buildings in a way that respects and works with topographical features.



Guideline 22.8.2 (b), Hierarchy of Spaces.

b. Hierarchy of Spaces

Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, and other features.

c. Private Common Spaces

Integrate usable private outdoor common spaces into the site layout for gardens and other activities that promote sociability and neighbourliness between residents. Provide generous and well-designed open spaces that balance screening for privacy, while maintaining sightlines to the street and attractive interfaces with the surrounding spaces.

Schedule “II”

d. Walking Connections

Connect main entrances to house-plex units to public sidewalks, trails, and parking areas.

e. Separate Access

Consider separate accesses for house-plexes that are located on corner lots or that have street and lane accesses.

f. Rear Access

For rear-facing units, clearly identify the location of the rear entrance with a walkway that incorporates a landscape border, distinct surface treatments, and/or an entry trellis or gate.

g. Vehicle Access

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for house-plexes that are located on corner lots or that have street and lane accesses.

h. Safe Vehicle Movement

Consider the design and layout of driveways to ensure safe and efficient vehicle maneuvering.

i. On-Site Parking

Promote the use of on-site parking and garages over street parking by providing adequately sized parking spaces for residents' vehicles at or above minimum Zoning Bylaw requirements, ensuring they are well-designed and easily accessible.

j. Siting Parking

Provide access to parking from a secondary street or lane, wherever possible. Incorporate parking into the natural landscape where feasible to reduce the need for lot grading.

k. Parking & Pervious Area

Minimize paved areas with narrow, shared vehicular accesses.

l. Stormwater Management

Site design should incorporate stormwater runoff mitigation features. This may include elements like raingardens, landscape strips for parking areas and permeable surface treatment, that are consistent with approved city policies and practices.



Guideline 22.8.2 (c), Private Common Spaces.



Guideline 22.8.2 (e), Separate Access.



Guideline 22.8.2 (i), On-site parking using pervious materials.

Schedule “II”

m. Low Impact Development

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Design for narrower lanes, access roads, and driveways.



Guideline 22.8.2 (l & o), Stormwater management and Tree selection.

n. Tree Health & Preservation

Preserve existing trees especially those that are large, mature, and healthy wherever possible and incorporate them into the landscape design. Ensure all new trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater.

o. Tree Selection

Select tree species that will maximize passive solar gain, natural ventilation, and natural cooling. Prioritize the selection of native tree species such as Western Red Cedar, Common Douglas Fir, and Bigleaf Maple.

p. Plant Selection (Smart Landscaping)

Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species.



Guideline 22.8.2 (q), Shrubs and Hedges.

q. Shrubs and Hedges

Use only small shrubs, ornamental and turf grasses, herbaceous perennials, and groundcovers on city property and in areas within 2.0 m from the sidewalk, street curb, or road edge to maintain clear sightlines. Avoid the use of tall hedges, especially in areas adjacent to public property.

r. Passive Solar Design

Follow passive solar design principles for the orientation and siting of buildings. Maximize passive ventilation and passive cooling through building orientation.



Guideline 22.8.2. (s), Cool Materials.

s. Cool Materials

Where impermeable materials are used, select light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect.

Schedule “II”

t. Signage Clarity

Provide visible and legible signage identifying building addresses at all entrances in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, use directional address signs.

u. Mailbox Siting

Consider the siting of mailboxes during site design so that a front-loading lockbox is easily accessible for mail delivery and complies with Canada Post standards.

v. Space for Waste

Provide sufficient on-site space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste / recycling / compost collection and removal.



Guideline 22.8.4 (b), Visual Interest.

22.8.4 Buildings

a. Varied Configurations

Consider alternatives to the traditional side-by-side and mirror-image house-plexes, such as front/rear and top/bottom layouts. Avoid repetition of plex-house designs and incorporate variations in massing from one building to the next and throughout a neighbourhood.

b. Visual Interest

Create visual interest with a variety of cladding colours, materials and architectural details that break up the mass of the building and give each dwelling unit in a plex-house development its own visual identity. Open verandas and peaked roofs are encouraged.

c. Roof Design

Ensure that roof elements do not dominate the building, particularly on larger buildings. Where possible, minimize the visual impact of rooftop railings, screens, and accesses.

d. Roof Orientation & Rooflines

Orient the slope of the roof in the same direction as the natural slope of the lot. Avoid roof and dormer pitches steeper than 4/12 for a gentle slope that helps protect views.



Guideline 22.8.4 (c), Roof Design.



Guideline 22.8.4 (d), Roof Orientation & Rooflines.

Schedule “II”

e. Decks, Balconies & Patios

Create meaningful, private outdoor environments that respect the privacy of surrounding neighbours and are sensitive to the local context through features like decks, balconies, and groundfloor/rooftop patios

f. Weather Protection

Incorporate weather-protection to all main entrances. This may take the form of overhangs, recesses, or awnings. A covered entry is not required to have posts or a traditional porch appearance and should fit with the architectural style of the development.

g. Garage Design and Placement

Ensure that garages do not dominate the front face of a building. If a garage faces a street, design it to be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and architectural emphasis. Use landscaping to screen and soften the appearance of a garage.

h. Stairs

Design outdoor stairs with similar materials as the main building and integrate them with the building's architecture so they do not dominate the face of a building. Encourage stairs with offset runs and wider landings to break up the run's length. Use plantings and furnishings on the landings to create visual interest.

i. Efficient Homes

Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer.

j. Building Material

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Avoid vinyl siding and stucco for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accent

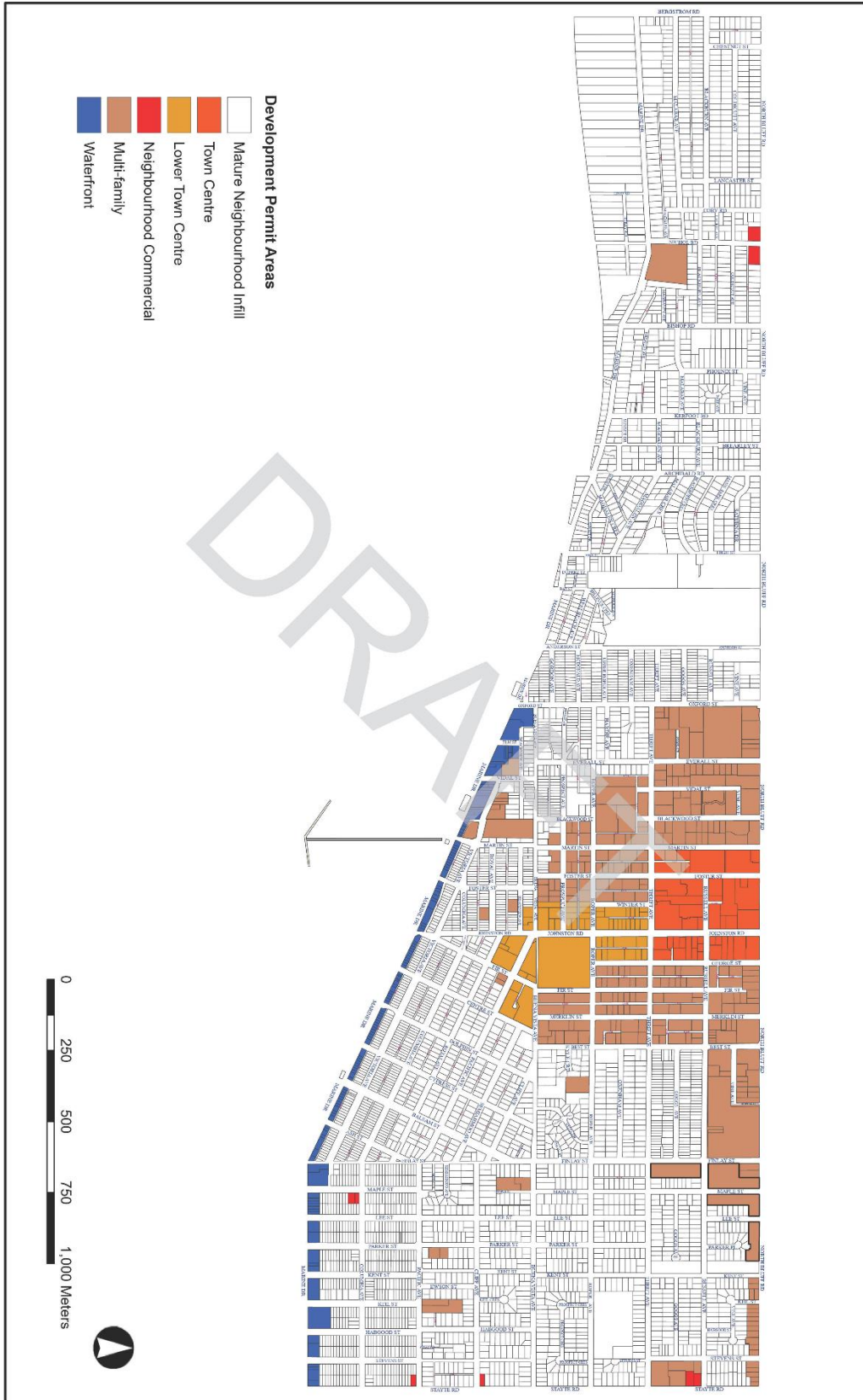


Guideline 22.8.4 (g), Garage Design and Placement.



Guideline 22.8.4 (h), Stairs.

Schedule “III”



Schedule B Form and Character Development Permit Areas

Print Date: 9/11/2024

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2516**



A Bylaw to provide an exemption from municipal property taxes
under section 224 of the *Community Charter*.

Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the *Community Charter*, S.B.C. 2003. c. 26.

The Mann Park Lawn Bowling Club has leased a portion of the land and improvements located at 14560 North Bluff Road from the Corporation of the City of White Rock ("the City"). 14560 North Bluff Road is legally described as:

Parcel Identifier: 013-192-515
Parcel O, Explanatory Plan 10415, West Half of the North West Quarter,
Section 10, Township 1, New Westminster District (the "Lands")

Pursuant to section 224 of the *Community Charter*, the City of White Rock wishes to grant a five (5) year municipal property tax exemption in respect of the leased property with improvements.

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

1. The premise described in the lease, as shown outlined in red on Schedule A, is hereby exempt from municipal taxation for the calendar years 2025 through 2029. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

3. This bylaw may be cited for all purposes as the “*2025 - 2029 Permissive Tax Exemption Mann Park Lawn Bowling Club Bylaw 2024, No. 2516*”.

RECEIVED FIRST READING on the 23 day of September, 2024
RECEIVED SECOND READING on the 23 day of September, 2024
RECEIVED THIRD READING on the 23 day of September, 2024
ADOPTED on the day of

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

SCHEDULE A



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2515**



A Bylaw to provide an exemption from municipal property taxes
under section 224 of the *Community Charter*.

Council may, by bylaw, exempt properties from taxation for a fixed period of time pursuant to section 224 of the *Community Charter*, S.B.C. 2003. c. 26.

The White Rock Business Improvement Association has leased part of the building located at 1174 Fir Street, from the Corporation of the City of White Rock (“the City”). 1174 Fir Street is legally described as:

Parcel Identifier: 009-618-856
Lot 1, Block 30, Section 11, Township 1
New Westminster District, Plan 11883, Part SW 1/4

(the “Lands”)

Pursuant to section 224(2)(a) of the *Community Charter*, the City of White Rock wishes to grant a one (1) year municipal property tax exemption in respect of the leased property with improvements.

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

1. The premise described in the lease, as shown on Schedule A, is hereby exempt from municipal taxation for the calendar year 2025 contingent of the conditions described in item 2 and 3 below. Schedule A is attached to and forms part of this bylaw.
2. The City is in the process of renegotiation the lease for the White Rock Business Improvement Association to commence January 1, 2025, this bylaw is contingent the parties entering into a lease for the premises by December 31, 2024, and the society occupying the premises in accordance the lease agreement and the society not being in default under such lease.
3. The conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

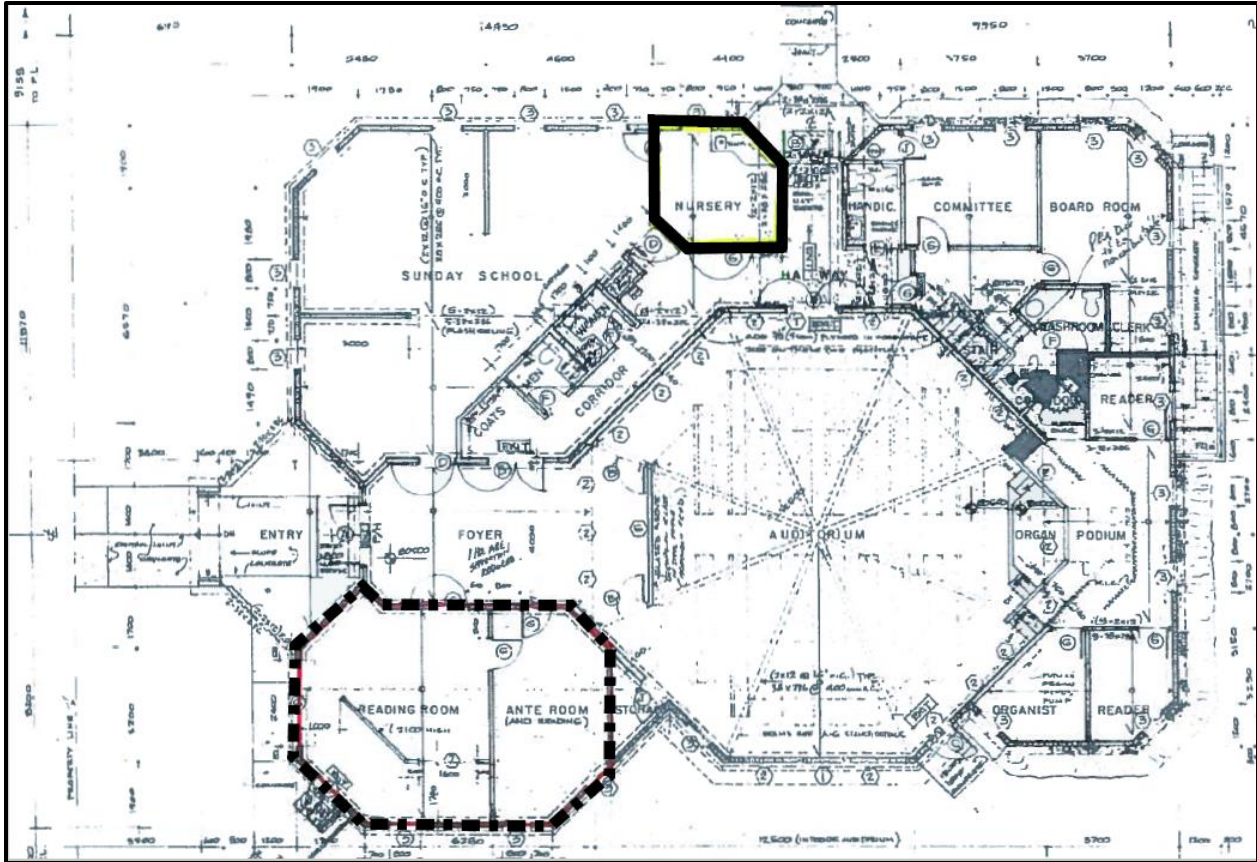
4. This bylaw may be cited for all purposes as the “*2025 Permissive Tax Exemption White Rock BIA 2024, No. 2515*”.

RECEIVED FIRST READING on the	23	day of	September, 2024
RECEIVED SECOND READING on the	23	day of	September, 2024
RECEIVED THIRD READING on the	23	day of	September, 2024
ADOPTED on the		day of	

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

Schedule A



The BIA has exclusive occupancy of that portion of the Building consisting of two (2) office spaces as outlined in solid line on Schedule A, and shared occupancy of that part of the Land and Building as outlined in a dashed line on Schedule A.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2522**



A Bylaw to amend the “White Rock Parks Regulations Bylaw,”
as amended, in regards to parking in the waterfront parking lots

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

1. This Bylaw may be cited for all purposes as the “*White Rock Parks Regulations Bylaw 1977, No. 675, Amendment No. 9, 2024, No. 2522*”.
2. The White Rock Parks Regulations Bylaw, 1977, No. 675, is amended as follows:
 - (a) By deleting Schedule A and substituting Schedule A as attached to and forming part of this bylaw;
 - (b) By deleting section 7.3 and substituting the following:

7.3 No person shall park a vehicle, or allow a vehicle to remain parked, in any parking lot within or adjacent to the waterfront park areas shown outlined on Schedule A, except as specifically authorized in writing by the City Engineer.

And

- (c) by adding as section 7.4 the following:

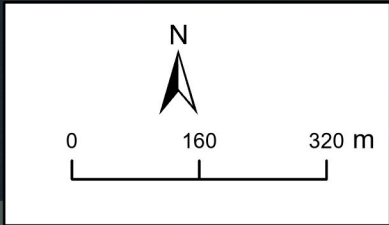
7.4 Schedule A is attached to and forms part of this Bylaw.

RECEIVED FIRST READING on the	7 th	day of	October, 2024
RECEIVED SECOND READING on the	7 th	day of	October, 2024
RECEIVED THIRD READING on the	7 th	day of	October, 2024
ADOPTED on the	th	day of	, 2024

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

Schedule A - Waterfront Park



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2521**



A Bylaw to amend the “Ticketing for Bylaw Offences Bylaw,”
as amended, in regards to Schedule B7 Amendments

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

1. The *Ticketing for Offences Bylaw, 2011, No. 1929*, is hereby amended by deleting Schedule B7 [*White Rock Parks Regulation Bylaw, 1977, No. 675*] and substituting Schedule B7 as attached to and forming part of this Bylaw.
2. This Bylaw may be cited for all purposes as the “*Ticketing for Bylaw Offences Bylaw, 2011, No. 1929, Amendment No. 16, 2024, No. 2521*”.

RECEIVED FIRST READING on the	7 th	day of	October, 2024
RECEIVED SECOND READING on the	7 th	day of	October, 2024
RECEIVED THIRD READING on the	7 th	day of	October, 2024
ADOPTED on the	th	day of	, 2024

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

SCHEDULE B7
WHITE ROCK PARKS REGULATION BYLAW, 1977, NO. 675

Designated Offence	Section	Penalty
cuts / destroys / damages / removes a park tree or other plant	Sec. 2 (a) or 2 (b)	\$1500.00 1st offence \$3000.00 2nd or subsequent offence
Damage / deface a park structure or improvement	Sec. 2 (c)	\$100.00 1st offence \$250.00 2nd or subsequent offence
Foul / pollute water	2 (d)	
Climb / walk / sit on park wall / fence / structure	2 (e)	
Prohibited crossing / travel or use of park area	2 (f)	
Prohibited waste / littering in park	2(g)	
Disorderly/offensive conduct in park	2 (h)	
Molest/injure a person in park	2 (i)	
Obstruct use of park by another	2 (k)	
Hinder person in charge of authorized recreation	2 (l)	
Waste park water	2 (m)	
Drive vehicle in disturbing manner in park	2 (n)	
Vehicle speed over 24 km in park	2 (o)	
Park vehicle outside designated park area	2 (p)	
Drive vehicle in non-permitted park area	2 (q)	
Prohibited ad / poster / bill in park	2 (r)	
Horse not on permitted path	2 (s)	
Domestic animal at large in park	2 (t)	
Ad vehicle not permitted	2 (u)	
Unauthorized removal of natural material	2 (v)	
Non-compliance with notice/order of Director or City	2 (w)	
Disturb / injure animal in park /lake / stream	2 (x)	
Unauthorized sale in park	Sec. 3 (a)	\$100.00 1st offence
Unauthorized firearm in park	3 (b)	\$250.00 2nd or subsequent offence
Unauthorized fire in park / place lighted / burning substance on ground	3 (c)	
Unauthorized structure / construction in park	3 (d)	
Transmit sound in designated quiet area of park	3 (e)	
Improper shoes on tennis court	Sec. 6 (a)	\$100.00 1st offence
Playing on court while restricted	6 (b)	\$250.00 2nd or subsequent offence
Damage / destroy court utility/ obstruct use of court	6 (c)	
Allow dog on Pier	Sec. 7.1 (a)	\$100.00 1st offence
Hang / cast / dangle object / fish over Pier	7.1 (b)	\$250.00 2nd or subsequent offence

Loiter / remain in waterfront park area 2 am – 5 am	Sec. 7.2	\$100.00 1st offence \$250.00 2nd or subsequent offence
Park vehicle in waterfront parking lot area 2 am – 5 am	Sec. 7.3	\$100.00 1st offence \$250.00 2nd or subsequent offence

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 460

1. Development Variance Permit No. 460 is issued to **PAUL LEONARD DE GRACE** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 29 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 1334
PID: 012-112-755

Hereinafter called “Lands”
As indicated on Schedule A.

2. Development Variance Permit No. 460 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by ‘White Rock Planning Procedures Bylaw, 2017, No. 2234’ as amended.
3. The provisions of ‘White Rock Zoning Bylaw, 2024, No. 2506’ as amended, is varied as follows:
 - (a) Section 4.13.3 is varied to increase the maximum projection from 1.2m to 1.24m into a rear yard setback for eaves and gutters.
 - (b) Section 4.13.3 is varied to increase the maximum projection of 0.6m to 1.2m into an interior side yard setback for eaves and gutters.
 - (c) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the interior side yard setback from 1.2m to 0.30m on the Northern lot line for an existing structure.
 - (d) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the rear lot line setback from 1.5m to 0.24m on the Western lot line for an existing structure.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the construction of an outdoor covered Barbeque area located in the rear yard of the subject property as shown in Schedule B.
 - (b) The applicant must remove any encroachments or projections from the existing structure outside of the subject property.
 - (c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.
5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2024.

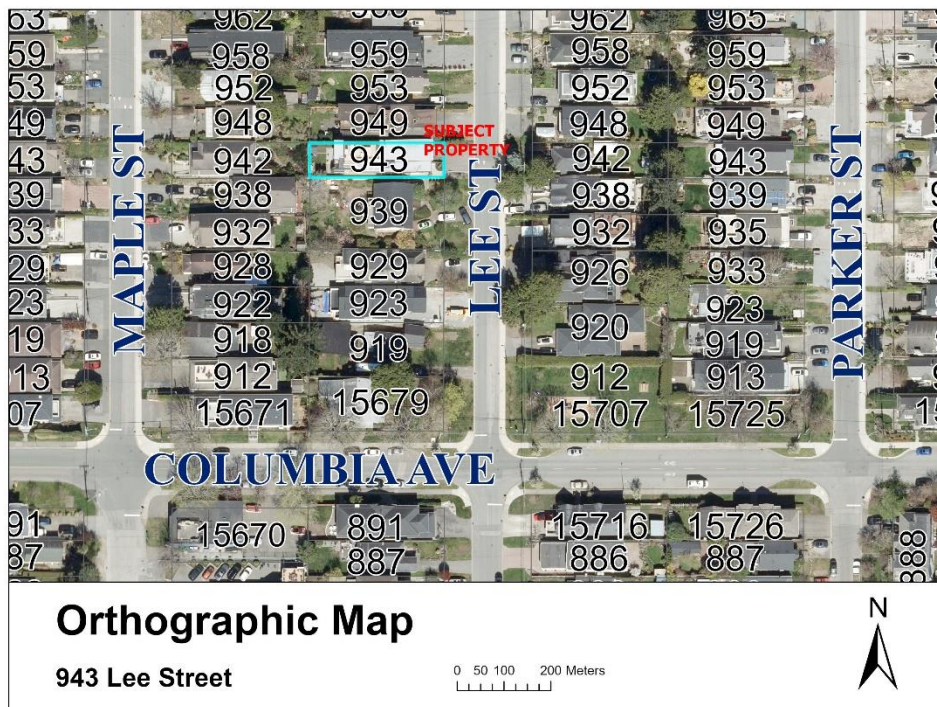
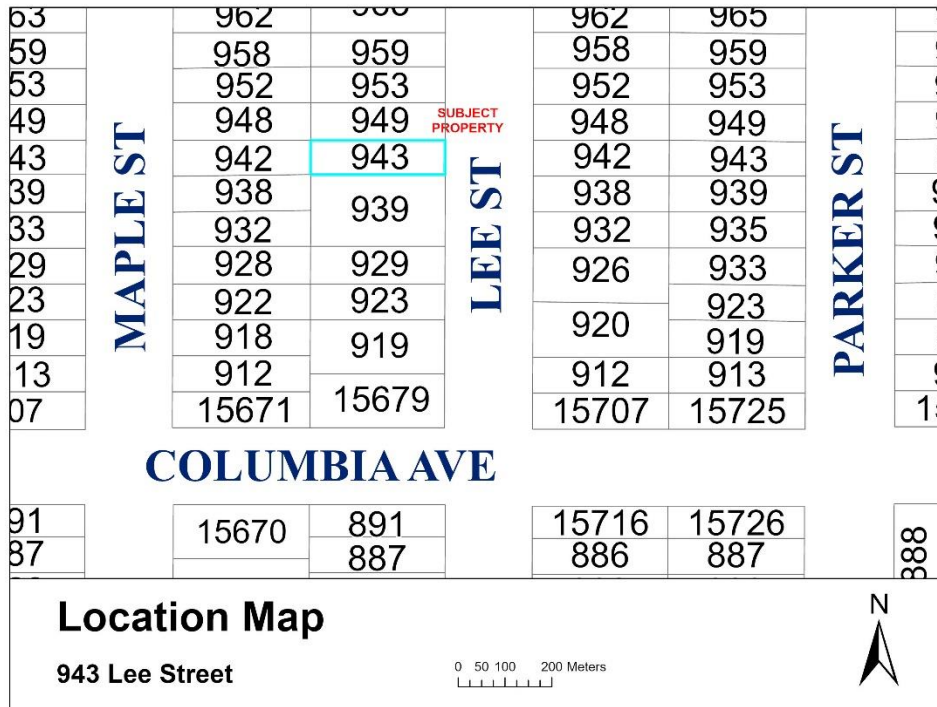
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

**Schedule A
Location and Orthographic Maps**



**Schedule B
Drawings**

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING STRUCTURE CONSTRUCTED ON LOT 29

SECTION 11 TOWNSHIP 1 NWD PLAN 1334



CIVIC ADDRESS
943 LEE STREET
WHITE ROCK B.C.
P.I.D. 012-112-755



CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 30th day of July, 2018.

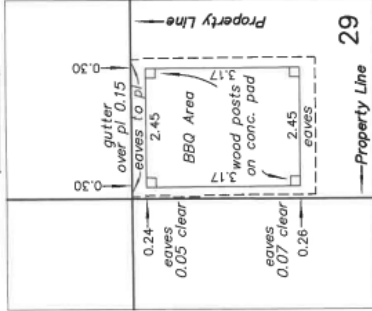
(C)

B.C.L.S.

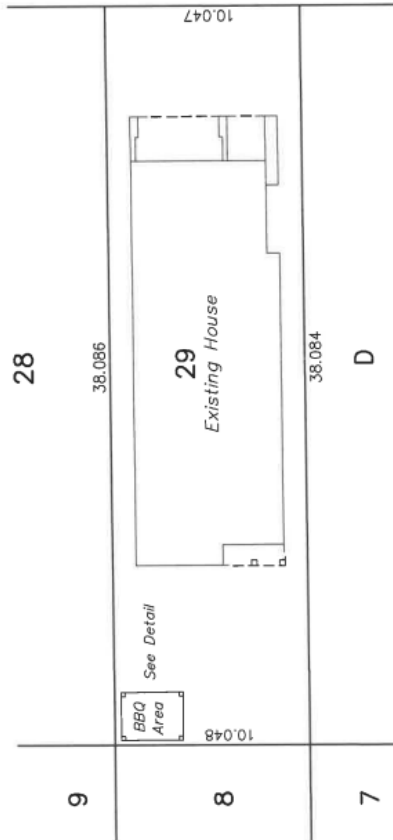
This document is not valid unless originally signed and sealed.

OUR FILE: FWR13107_CERT

DETAIL (SCALE 1:100)



LEE STREET



RECEIVED

FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CLIENT: CANTEC ELECTRICAL

NOTES: Setback measurements are shown to the outside of gutter / roof overhang of structure.

Property boundary dimensions shown hereon, are derived from Posting Plan EPP34985

This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT VARIANCE PERMIT NO. 461

1. Development Variance Permit No. 461 is issued to **AMY ELISABETH ORVOKKI BELLING** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 4 BLOCK 2 SECTION 10 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 525
PID: 003-340-848

Hereinafter called "Lands"
As indicated on Schedule A.

2. Development Variance Permit No. 461 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by 'White Rock Planning Procedures Bylaw, 2017, No. 2234' as amended.
3. The provisions of 'White Rock Zoning Bylaw, 2024, No. 2506' as amended, is varied as follows:
 - (a) Section 4.14.1 is varied to reduce the minimum required off-street parking requirement for an Accessory Bed and Breakfast use from one to zero.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the reduction of required off-street parking spaces for an Accessory Bed and Breakfast use from one stall to zero stalls.
- (b) This Development Variance Permit is valid only for the current owner and becomes void upon any change in ownership.
- (c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.

5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2024.

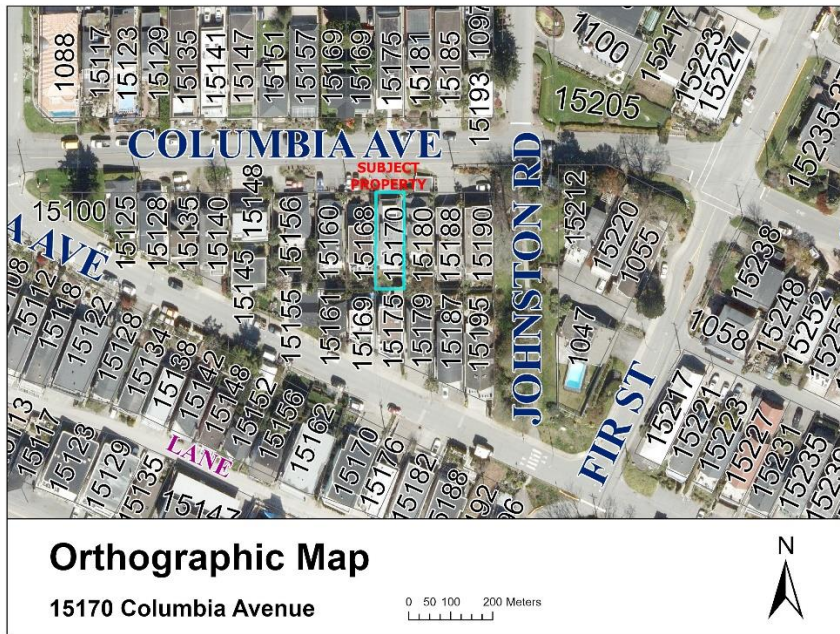
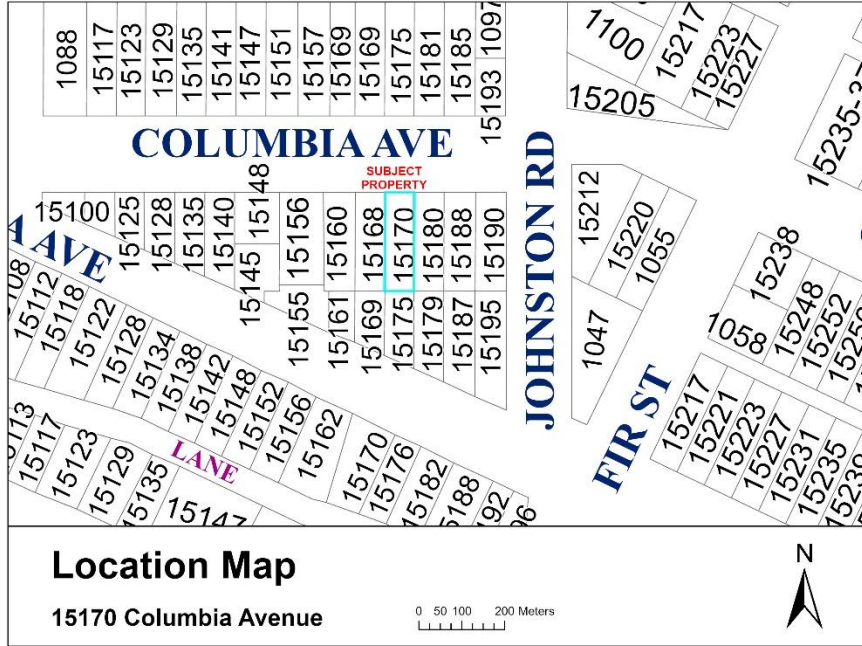
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

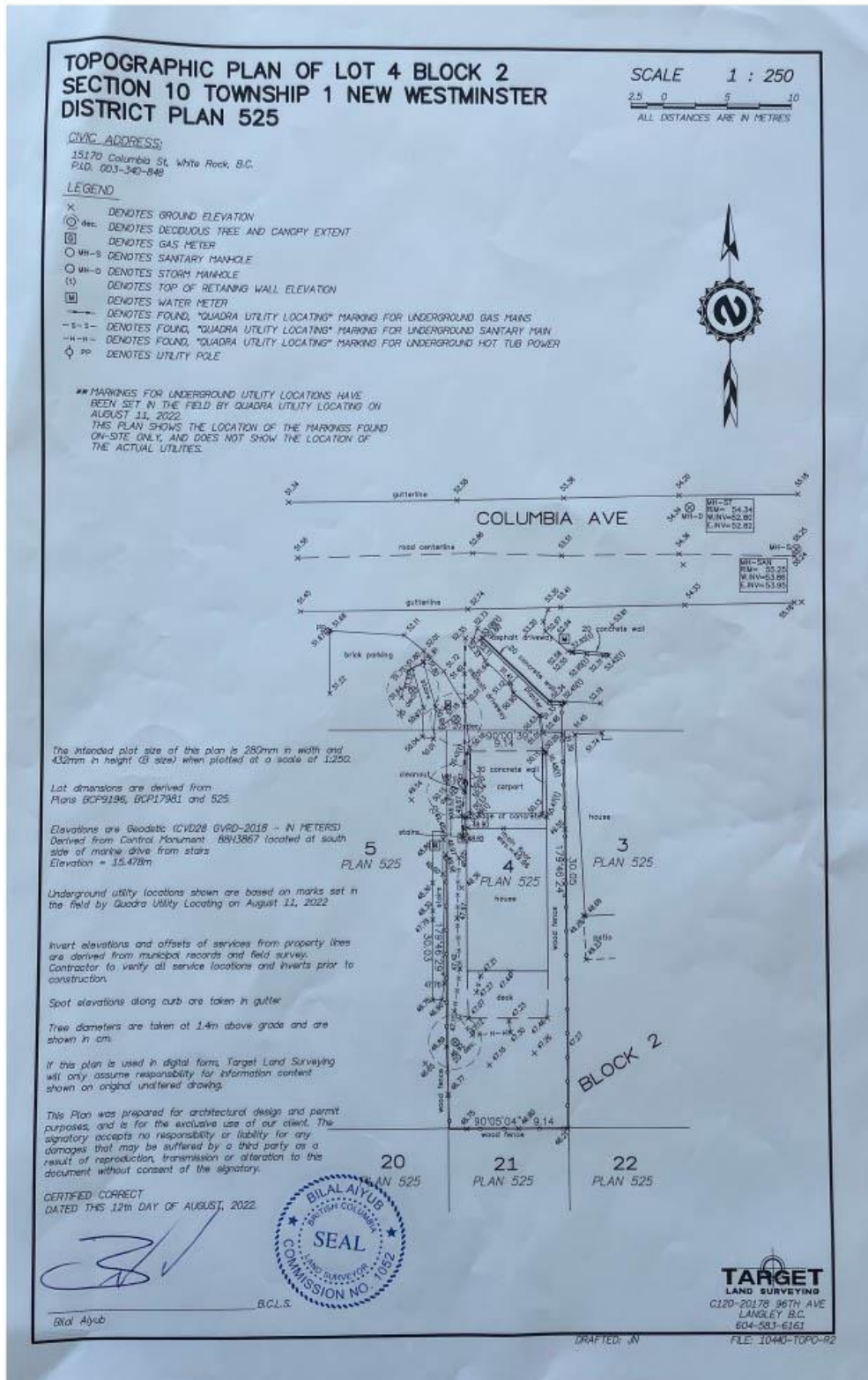
Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule A
Location and Orthographic Maps



Schedule B Drawings



City of White Rock – 2025 Council Meeting Schedule

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
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23	24	25	26	27	28	

March						
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23	24	25	26	27	28	29
30	31					

April						
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27	28	29	30			

May						
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
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26	27	28	29	30	31	

November						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Regular Council Meeting - 4:00 p.m.	Deputy Mayor Rotation	
FCM Sustainable Communities Conference: (2025 dates not announced yet)	Jan 1 – Mar 1	Councillor Trevelyan
LGLA Forum: (2025 dates not announced yet)	Mar 2 – May 1	Councillor Lawrence
Spring Break – Surrey/White Rock School District No. 36: March 17 – 28, 2025	May 2 – July 1	Councillor Cheung
Lower Mainland Local Gov't Association (LMLGA) AGM & Conference: 2025 TBA	July 2 – Aug 31	Councillor Klassen
FCM Annual Conference: May 28 – June 1, 2025	Sept 1 – Oct 31	Councillor Partridge
Union of BC Municipalities Convention: September 22 – 26, 2025	Nov 1 – Dec 31	Councillor Chesney
Statutory Holidays and City Hall Closures		

All meetings are held in the City Hall Council Chambers unless otherwise noted. 15322 Buena Vista Avenue, White Rock, BC.
All scheduled meetings are subject to change. Please contact 604-541-2278 to confirm.