

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, April 28, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers

15154 Russell Ave, White Rock, BC, V4B 0A6

***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

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

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for April 28, 2025 as circulated.

3. ADOPTION OF MINUTES

8

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the meeting minutes of April 14, 2025 as circulated.

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

Question and Answer Period will be taking place in person at the meeting.

Note: there are to be no questions or comments on a matter that will be the subject of a public hearing (time between the public hearing and final consideration of the bylaw).

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

5.1.a NEW WESTMINSTER & DISTRICT LABOUR COUNCIL - DAY OF MOURNING

Angela Jensen, New Westminster & District Labour Council to attend to inform regarding the Day of Mourning, April 28, 2025 in recognition of those who have suffered from workplace injury, accident or disease and to provide information on workers' health and safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

5.1.b WHITE ROCK HOMEOWNERS AND TAXPAYERS SOCIETY - KPMG FINANCIAL REPORT COMMENTS

Gary Gumley, White Rock Homeowners and Taxpayers Society, to attend to provide comments on the KPMG financial report for the fiscal year ending December 31, 2024.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a WHAT WE HEARD REPORT ENGAGEMENT ROUND #1 - NORTH BLUFF ROAD CORRIDOR STUDY

23

Corporate report dated April 28, 2025 from the Director of Planning and Development Services titled "What We Heard Report Engagement Round #1 - North Bluff Corridor Study".

Representative(s) from Urban Systems Limited will be in attendance to provide a presentation on this topic.

RECOMMENDATION

THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled "What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study".

- 6.2.b CITY OF WHITE ROCK ANNUAL PROPERTY TAX RATES BYLAW, 2025, NO. 2536 71**

Corporate report dated April 28, 2025 from the Director of Financial Services titled "City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536".

Note: Bylaw 2536 is on the agenda for consideration of staff recommended first, second and third reading under Item 9.1.a

RECOMMENDATION

THAT Council receive the April 28, 2025, corporate report from the Director of Financial Services, titled "City of White Rock Annual Property Tax Rates Bylaw 2025, No. 2536" for information.

- 6.2.c BEACH WHEELCHAIRS ACCESS AND STORAGE 77**

Corporate report dated April 28, 2025 from the Director of Engineering and Municipal Operations titled "Beach Wheelchairs Access and Storage".

RECOMMENDATION

That Council:

- 1. Approve six months storage of beach wheelchairs at the utility room at Memorial Park washroom subject to an organization stepping forward to manage all aspects of a beach wheelchair program.**
- 2. Directs staff to work with the Self Advocates of Semiahmoo (SAS) to reach out to find an organization willing to manage a beach wheelchair program.**

- 6.2.d CONTRACT AWARD - COLDICUTT AVENUE DRAINAGE AND WATER UPGRADES PHASE 1 93**

Corporate report dated April 28, 2025 from the Manager, Engineering, titled "Contract Award - Coldicutt Avenue Drainage and Water Upgrades - Phase 1".

RECOMMENDATION

THAT Council receive the corporate report dated April 28, 2025, from the Manager of Engineering, titled “Contract Award - Coldicutt Avenue Drainage and Water Upgrades Phase 1” and

- 1. Approve the award of the Coldicutt Avenue Drainage and Water Upgrades Phase 1 to Sandpiper Contracting LLP in the amount of \$982,526 (excluding GST);**
- 2. Authorize the pre-approved contingency in the amount of \$268,934 (approximately 25% of the design and contracting costs) to support the project; and**
- 3. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.**

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

97

RECOMMENDATION

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

- Public Art and Culture Advisory Committee - April 9, 2025**
- Internal Community Hub Steering Committee - April 16, 2025**
- Housing Advisory Committee - April 16, 2025**

7.2 SELECT COMMITTEE RECOMMENDATIONS

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

7.2.a.a MISSING PUBLIC ART SIGNAGE

RECOMMENDATION

THAT Council approve up to \$3500 be allocated from the Public Art and Placemaking Fund to replace the missing public art signage for *The Passenger*, located in front of the museum, and for *Walking on Sunshine*, located in Terry Parr Plaza on East Beach.

7.2.b INTERNAL COMMUNITY HUB STEERING COMMITTEE (COUNCILLOR LAWRENCE, CHAIRPERSON)

7.2.b.a COMMUNITY HUB COMMUNICATIONS PLAN

RECOMMENDATION #1

THAT the Internal Community Hub Steering Committee recommends that the Community Hub Communications Plan be presented to Council at their next scheduled meeting (April 28, 2025).

Note: Once the Committee recommendation has been considered and if approved the Senior Project Manager, Community Hub, and the Manager of Communications and Government Relations will attend to provide their presentation to Council.

7.2.b.b CORRESPONDENCE FROM CUPE LOCAL 718

109

Note: The letter from CUPE Local 718, in correlation to the Committee recommendation, is attached for Council's information and receipt.

RECOMMENDATION

THAT the Internal Community Hub Steering Committee recommends that the letter from CUPE Local 718, dated April 16, 2025, be placed on the April 28, 2025 Regular Council agenda for information and Council receipt.

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2536 - WHITE ROCK ANNUAL PROPERTY TAX RATES BYLAW, 2025, NO. 2536

111

Bylaw 2536 - A bylaw for the levying of rates on land and improvements and to provide for the payment of taxes and user fees for the year 2025.

Note: Bylaw 2536 was the subject of a corporate report under Item 6.2.b

RECOMMENDATION

THAT Council give first, second, and third reading to "*Annual Property Tax Rates Bylaw, 2025, No. 2536*".

BYLAW 2517 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 3, 2024, NO. 2517 [HOUSEKEEPING AMENDMENTS]

Bylaw 2517 - A bylaw to amend the White Rock Zoning Bylaw to refine general regulations that apply to zones that contain Small Scale Multi-Unit Housing (SSMUH) and to further clarify provisions for the development of SSMUH.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the April 3 and 10 editions of the Peace Arch News.

Bylaw 2517 received three (3) readings on April 14, 2025 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to *"White Rock Zoning Bylaw, 2024, No. 2506, Amendment No.3, 2024, No. 2517"*.

PERMITS

None

CORRESPONDENCE

CORRESPONDENCE - RECEIVED FOR INFORMATION

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

Note: Council may wish to refer this matter to staff for consideration and response.

RECOMMENDATION

THAT Council receive correspondence Item 10.1.a - 10.1.b as circulated.

CITY OF BURNABY RESOLUTION - PROPOSED DEVELOPMENT FINANCING AMENDMENTS

Correspondence dated April 16, 2025 from the City of Burnaby providing their motion to the Province regarding Proposed Development Financing Amendments, and requesting other Metro Vancouver member municipalities support their initiative.

10.1.b METRO VANCOUVER - METRO 2050 TYPE 2 PROPOSED
AMENDMENT - CITY OF DELTA (4800 AND 5133 SPRINGS
BOULEVARD

140

Correspondence dated April 17, 2025 from Metro Vancouver.

Note: Staff do not have concerns with this proposal, as it does not affect the City of White Rock. Council may still provide comments to Metro Vancouver on the correspondence if they so choose.

RECOMMENDATION

THAT Council authorize the Director of Corporate Administration to respond to the Metro Vancouver Board stating that the City does not object to the Metro 2050 Type 2 Proposed Amendment regarding the City of Delta (4800 and 5133 Springs Boulevard).

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

11.2 COUNCILLORS REPORTS

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a TREES AVAILABLE TO PURCHASE FROM THE CITY FOR PLANTING
ON PRIVATE PROPERTY WITHIN THE CITY OF WHITE ROCK

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

RECOMMENDATION

THAT Council direct that trees be made available for purchase by White Rock residents through the City to be planted on private property.

12.2 NOTICES OF MOTION

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

14. OTHER BUSINESS

15. CONCLUSION OF THE APRIL 28, 2025 REGULAR COUNCIL MEETING

Regular Council Meeting of White Rock City Council

Minutes



April 14, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Mayor Knight
Councillor Chesney
Councillor Cheung
Councillor Lawrence
Councillor Partridge
Councillor Trevelyan (arrived at 4:03 p.m.)

ABSENT: Councillor Klassen

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Candice Garty, Director of Financial Services
Jim Gordon, Director of Engineering and Municipal Operations
Ed Wolfe, Fire Chief
Robyn Barra, Manager of Communications and Government Relations
Wayne Berg, Deputy Director of Planning and Development Services / Acting Director
Wendy Cooper, Planner
Darcy Dupont, Senior Project Manager, Community Hub
Rebecca Forrest, Manager of Cultural Development
John Stech, Manager of Community Recreation
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 10

1. **CALL MEETING TO ORDER**

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

1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT

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

2. ADOPTION OF AGENDA

Motion Number: 2025-108 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for April 14, 2025 as amended to exclude Item 5.1.b as the Delegation notified they would not be able to attend at this time.

Absent (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2025-109 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the meeting minutes of March 31, 2025 as circulated.

Absent (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 0)

3.1 SPECIAL PRESENTATION - RETIREMENT OF FIRE CHIEF ED WOLFE

Mayor Knight honoured and thanked Chief Ed Wolfe, who will be retiring from the City of White Rock Fire Department, following 34 years of dedicated service.

Councillor Trevelyan arrived at the meeting at 4:03 p.m.

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

No one came forward to participate in Question and Answer Period.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

5.1.a STEPHANIE BECK, CHIEF EXECUTIVE OFFICER - PEACE ARCH HOSPITAL FOUNDATION

Stephanie Beck, Chief Executive Officer of the Peace Arch Hospital Foundation and Neil Yarmoshuk, Board Chair, attended to provide an update on strategic projects at Peace Arch Hospital.

5.1.b WHITE ROCK HOMEOWNERS AND TAXPAYERS SOCIETY - KPMG FINANCIAL REPORT COMMENTS (DID NOT PROCEED)

Gary Gumley, White Rock Homeowners and Taxpayers Society, was to attend to provide comments on the KPMG financial report for the fiscal year ending December 31, 2024.

Note: Item removed from the agenda in accordance with motion 2025-108 as Mr. Gumley was unable to attend the meeting at this time.

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

6.1.a MLA TREVOR HALFORD, SURREY-WHITE ROCK

MLA Trevor Halford, Surrey-White Rock, attended to discuss housing (Bill 44).

Stating that Bill 44 presents challenges for the City of White Rock due to topography, environmental issues and has a lack of democratic process. The Bill makes sense for parts of British Columbia but not for the City of White Rock where it is problematic. The added density requires funding for additional infrastructure, schools, hospitals etc. Further is not in agreement with waiving the public hearing process for development. Requested the City of White Rock work with him on this as he continues to advocate for the Bill's repeal.

6.2 CORPORATE REPORTS

6.2.a 2025 GRANTS-IN-AID

Corporate report dated April 14, 2025 from the Director of Financial Services titled "2025 Grants-in-Aid".

CONFLICT OF INTEREST

Councillors Cheung and Partridge declared a conflict of interest in regard to their affiliation with Semiahmoo Arts Society and departed the meeting at 4:30 p.m.

Motion Number: 2025-110 It was MOVED and SECONDED

THAT Council endorse a Grant-In-Aid in the amount of \$1,000. be provided to Semiahmoo Arts Society for the Event Program as described in the April 14, 2025 corporate report titled "2025 Grant-in-Aid" (Table 1).

Absent (3): Councillor Cheung, Councillor Klassen, and Councillor Partridge

Motion CARRIED (4 to 0)

Councillors Cheung and Partridge returned back to the meeting at 4:30 p.m.

Motion Number: 2025-111 It was MOVED and SECONDED

THAT Council endorse Grant-in-Aid in the amount of \$1,000. be provided to each of the following organizations for the Event Program as described in the April 14, 2025 corporate report titled "2025 Grant-in-Aid" (Table 1):

- **Avalon Recovery Society, White Rock Women's Centre**
- **Brella Community Services Society**
- **Christmas on the Peninsula Society**
- **READ Surrey/White Rock Society**
- **Semiahmoo Family Place Association**
- **Semiahmoo Peninsula Marine Rescue Society**
- **South Rock Social Justice Film Society**

- South Surrey White Rock Repair Cafe
- Volunteer Cancer Divers Society (VCDS); and
- White Rock Elks Lodge No. 431.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

CONFLICT OF INTEREST

Councillor Cheung declared a conflict of interest in regard to her affiliation with White Rock Farmers' Market and departed the meeting at 4:31 p.m.

Motion Number: 2025-112 It was MOVED and SECONDED

THAT Council endorse a Grant-In-Aid in the amount of \$750.00 be provided to the White Rock Farmers' Market for the Event Program as described in the April 14, 2025 corporate report titled "2025 Grant-in-Aid" (Table 2).

Absent (2): Councillor Cheung, and Councillor Klassen

Motion CARRIED (5 to 0)

Councillor Cheung returned back to the meeting at 4:32 p.m.

Motion Number: 2025-113 It was MOVED and SECONDED

THAT Council endorse Grant-in-Aid be provided to each of the following organizations for the Event Program as described in the April 14, 2025 corporate report titled "2025 Grant-in-Aid" (Table 2) as follows:

- Arts Rock Society BC, in the amount of \$750.
- BC Pets and Friends, in the amount of \$750.
- Canadian Association of Retired Persons (CARP) White Rock Surrey, in the amount of \$750.
- Chinese Traditional Dance Group, in the amount of \$750.
- Naked Stage Productions Society, in the amount of \$500.

- Peninsula Arts Foundation, in the amount of \$750.
- Piece Arch Quilters, in the amount of \$750.
- Semiahmoo (Secondary) Dry Grad 2025, in the amount of \$750.
- South Rock Art Tour, in the amount of \$750.
- Threads of Power Foundation, in the amount of \$750.
- Together South Surrey White Rock, in the amount of \$750; and
- White Rock City Orchestra, in the amount of \$750.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

Motion Number: 2025-114 It was MOVED and SECONDED

THAT Council endorse Grant-in-Aid be provided in the amount of \$500. to each of the following organizations for the Event Program as described in the April 14, 2025 corporate report titled "2025 Grant-in-Aid" (Table 3);

- Mann Park Lawn Bowling Club
- Peace Arch Curling Club
- Peace Arch Hospital and Community Foundation
- Peace Arch Hospital Auxiliary
- Sources Foundation
- White Rock Lawn Bowling Club
- White Rock South Surrey Stroke Recovery Branch.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

Motion Number: 2025-115 It was MOVED and SECONDED

THAT Council receive the April 14, 2025, corporate report from the Director of Financial Services, titled “2025 Grants-in-Aid” for consideration, and direct staff on the allocation of the 2025 Grants-in-Aid funding available.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

6.2.b 2024 CAPITAL PROJECT BUDGETS CARRIED OVER INTO 2025

Corporate report dated April 14, 2025 from the Director of Financial Services titled "2024 Capital Project Budgets Carried Over into 2025".

Motion Number: 2025-116 It was MOVED and SECONDED

THAT Council receive the corporate report dated April 14, 2025, from the Director of Financial Services, titled “2024 Capital Project Budgets Carried Over Into 2025.”.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

6.2.c ESTIMATED 2024 GENERAL FUND SURPLUS ALLOCATION

Corporate report dated April 14, 2025 from the Director of Financial Services titled "Estimated 2024 General Fund Surplus Allocation".

The following discussion point was noted:

- In the Fall of 2025 Council will look to include Community Members for a Community Hub Steering Committee as a further means to provide the opportunity for community input on the project.

Motion Number: 2025-117 It was MOVED and SECONDED

THAT Council:

- 1. Receive the April 14, 2025, corporate report from the Director of Financial Services, titled “Estimated 2024 General Fund Operating Surplus Allocation;” and**
- 2. Direct staff to distribute \$310K of the estimated 2024 Unallocated General Fund Surplus to the General Operating Fund Accumulated Surplus reserve to maintain a General Operating Fund accumulated surplus of 15%; and**
- 3. Direct staff to distribute the balance of the estimated Unallocated General Fund Surplus to the Community Hub Reserve fund.**

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Klassen

Motion CARRIED (5 to 1)

Motion Number: 2025-118 It was MOVED and SECONDED

THAT Council direct staff to do a review of the financial modelling for the Community Hub Project in relation to Council direction to place the balance of the estimated Unallocated General Fund Surplus (\$5.5M) to the Community Hub Reserve fund.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

6.2.d GENERATIONS SPLASH PAD UPDATE

Corporate report dated April 14, 2025 from the Director of Engineering and Municipal Operations titled "Generations Splash Pad Update".

The following discussion point was noted:

- Mayor spoke with the White Rock Firefighters Charity who confirmed they would be willing to provide \$119,500 toward this parks project

Motion Number: 2025-119 It was MOVED and SECONDED

THAT Council:

1. **Approve the award of construction of the Generations Playground Splash Pad, excluding the dry river component, to GPM Civil Contracting Inc. in the amount of \$1,150,000 (excluding GST);**
2. **Authorize the pre-approved contingency of \$330,300 (approximately 24% of design and construction cost) to support the project;**
3. **Approve the purchase and relocation of outdoor exercise equipment as per option two in this report for the estimated cost of \$140K**
4. **Approve additional funding of \$428K from the Growing Community Fund Reserve, \$68K from Water capital reserves, \$26K from Drainage capital reserves, and \$115K from Sanitary capital reserves for the project budget**
5. **Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the Project.**

Voted in the negative (1): Councillor Chesney

Absent (1): Councillor Klassen

Motion CARRIED (5 to 1)

6.2.e WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 3, 2024, NO. 2517 [HOUSEKEEPING AMENDMENTS]

Corporate report dated April 14, 2025 from the Director of Planning and Development Services titled "White Rock Zoning Bylaw, 2024, No. 2506, amendment No. 3, 2024, No. 2517 [Housekeeping Amendments]".

Note: Bylaw 2517 is on the agenda for staff recommended first, second and third reading under Item 9.1.a

The Deputy Director of Planning and Development Services provided a PowerPoint that gave an outline of the corporate report / summary of proposed amendments to the Bylaw.

Motion Number: 2025-120 It was MOVED and SECONDED

THAT Council receive the Corporate Report dated April 14, 2025, from the Director of Planning and Development Services, titled “White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 3, 2024, No. 2517 [Housekeeping Amendments]”.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES

Motion Number: 2025-121 It was MOVED and SECONDED

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

- Internal Community Hub Steering Committee, April 3, 2025.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

7.2 SELECT COMMITTEE RECOMMENDATIONS

None

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2517 - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 3, 2024, NO. 2517 [HOUSEKEEPING AMENDMENTS]

Bylaw 2517 - A bylaw to amend the White Rock Zoning Bylaw to refine general regulations that apply to zones that contain Small Scale Multi-Unit Housing (SSMUH) and to further clarify provisions for the development of SSMUH.

In accordance with sections 464(2) and 467 of the Local Government Act, Notice of Waiver of a Public Hearing was advertised in the April 3 and 10 editions of the Peace Arch News.

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

Motion Number: 2025-122 It was MOVED and SECONDED

THAT Council waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No.3, 2024, No. 2517*".

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

Absent (1): Councillor Klassen

Motion CARRIED (4 to 2)

Motion Number: 2025-123 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No.3, 2024, No. 2517*".

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

Absent (1): Councillor Klassen

Motion CARRIED (4 to 2)

9.1.b BYLAW 2538 - ANIMAL CONTROL AND LICENSING BYLAW, 2012, NO. 1959, AMENDMENT NO.4, 2025, NO. 2538

Bylaw 2538 - A bylaw to amend the Animal Control and Licensing Bylaw to allow dogs on the Promenade between April 1st to September 30th from the hours of 5:30am to 9:00am.

Bylaw 2538 received three (3) readings on March 31, 2025 and is on the agenda for consideration of final reading at this time.

Motion Number: 2025-124 It was MOVED and SECONDED

THAT Council give final reading to "*Animal Control and Licensing Bylaw, 2012, No. 1959, Amendment No. 4, 2025, No. 2538*".

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2025-125 It was MOVED and SECONDED

THAT Council receive correspondence Items 10.1 a - c as circulated.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

10.1.a PROCLAMATION REQUEST - LIONS WORLDWIDE INDUCTION DAY

Note: Council Policy No. 109 notes that the City of White Rock does not make official proclamations. Item 10.1.a has been included under correspondence for public information purposes only.

Correspondence dated March 31, 2025 from Teresa Addison, President, Oak Harbor Lions Club, regarding the Lions Worldwide Induction Day on April 26, 2025.

10.1.b MINISTER OF HOUSING - WHITE ROCK'S SIX-MONTH HOUSING TARGETS PROGRESS REPORT

Correspondence dated April 2, 2025 from Ravi Kahlon, Minister of Housing and Municipal Affairs, in response to the City's six-month housing targets progress report.

10.1.c METRO VANCOUVER BOARD IN BRIEF

Metro Vancouver Board in Brief for March meetings for information purposes.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

Mayor Knight noted the following information:

- April 1, 50th Anniversary Celebration for Moby Dick Restaurant
- April 2, Video recorded Post Council Overview from the March 31, 2025 Regular Council meeting
- April 3, Metro Vancouver Regional Planning Committee meeting
- April 8, Along with Councillor Trevelyan, met with David MacIntyre, President and CEO for Sources Community Resources Society
- April 8 Monthly meeting with the Chief Administrative Officer and the White Rock RCMP Staff Sergeant Rob Dixon
- April 9, Metro Vancouver Board of Directors'
- April 9, 2025 Federal Election Town Hall

11.2 COUNCILLORS REPORTS

Councillor Partridge noted the following information:

- April 1, 50th Anniversary Celebration for Moby Dick Restaurant
- April 4 - 8, Rotary Charity Book Sale, this year \$78,676 was raised
- April 5, Semiahmoo Arts Society Open House
- April 12, Rotary's Annual Pancake Breakfast

Councillor Cheung provided the following information:

- Reminder of the exhibit titled “Art from the Peninsula” featuring works of Rodd Kerr, Marlene Fuhrmann and Lynda Batista is now on display at the City's Landmark Uptown Gallery

Councillor Lawrence provided the following information:

- April 11, Surrey Board of Trade and South Surrey White Rock Chamber
- April 12, South Surrey Softball League

Councillor Chesney provided the following information:

- April 9, 2025 Federal Election Town Hall
- Reminder to vote in the upcoming Federal election

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.1.a NO PARKING SIGNAGE BE ADDED TO CORRELATE WITH NEW HILLSIDE WALKWAYS SIGNAGE (HELEN FATHERS CENTRE STREET WALKWAY)

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

Motion Number: 2025-126 It was MOVED and SECONDED

THAT Council direct “No Parking” signage be erected at the entrances and exits in correlation of the new Hillside Walkway signage being installed at the Helen Fathers Centre Street Walkway.

Voted in the negative (5): Mayor Knight, Councillor Cheung, Councillor Lawrence, Councillor Partridge, and Councillor Trevelyan

Absent (1): Councillor Klassen

Motion DEFEATED (1 to 5)

12.2 NOTICES OF MOTION

None

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

None

14. **OTHER BUSINESS**

14.1 **COUNCIL APPOINTMENT TO OUTSTANDING CANADIANS ON THE PENINSULA COMMITTEE**

Note: Policy 125 White Rock Outstanding Canadians on the Peninsula Legacy Program

Mayor Knight provided the following for consideration:

Motion Number: 2025-127 It was MOVED and SECONDED

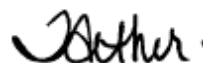
THAT Council appoint Mayor Knight to serve on the Outstanding Canadians on the Peninsula Selection Committee for 2025.

Absent (1): Councillor Klassen

Motion CARRIED (6 to 0)

15. **CONCLUSION OF THE APRIL 14, 2025 REGULAR COUNCIL MEETING**

The meeting was concluded at 5:26 p.m.



Mayor Knight

Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 28, 2025

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study

RECOMMENDATION

THAT Council receive for information the corporate report dated April 28, 2025, from the Director of Planning and Development Services, titled “What We Heard Report Engagement Round #1 – North Bluff Road Corridor Study”

EXECUTIVE SUMMARY

The purpose of this corporate report is to provide Council an update on the North Bluff Road Corridor Study, including the results of the Community online survey. This update will provide Council with key dates on which updates will be provided to Council and detail upcoming public engagement events.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-444 December 9, 2024	THAT Council receive for information the corporate report, titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services. CARRIED
2024-445 December 9, 2024	THAT Council endorse the proposed combined project scope and process for the Corridor Study and the OCP Review (Provincial Updates) 2025 Project, as described in this corporate report. CARRIED
2024-446 December 9, 2024	That Council direct staff to get quotes for the project scope noted within corporate report the titled North Bluff Road Corridor Study & OCP Review (Provincial Updates) 2025 - Project Scope Report' dated December 9, 2024, from the Director of Planning and Development Services; and award the work in order to proceed. CARRIED

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to provide Council with a summary of events and activities that have occurred to date for the North Bluff Road Corridor Study since Council endorsed the project at its December 9, 2024, Regular Council meeting. The report will also provide Council with an overview of the next steps on this policy project.

At the December 9, 2024 meeting, Council directed staff to request quotes from consultants based on the project scope report presented at that meeting, with a desired Study completion date of June 2025. From the quotes that were received and reviewed, staff selected and retained Urban Systems Ltd. (the “consultant”) from the direction provided to staff at the December 9, 2024 Council meeting.

On February 18, 2025, the North Bluff Corridor Study Project Citywebpage and a project webpage on the City’s public engagement platform: Talk White Rock (www.talkwhiterock.ca) were launched. The Talk White Rock webpage includes a discussion guide about the Study, a poster to raise awareness and inform the community about planned public engagement events and a Frequently Asked Questions section.

Phase I – Public Engagement

- **Community Online Survey**

As a component of Phase 1 of the North Bluff Road Corridor Study project, the City launched a community online survey on the Talk White Rock platform to gather initial public feedback from residents and local businesses about the North Bluff Corridor Study. The Corridor Study survey was available in digital and paper formats from February 18 to March 18, 2025. Respondents could complete the survey online, or in paper format. Paper copies of the survey were available at City Hall, the White Rock Community Centre and other civic facilities. The City advertised the survey through social media and print media. The survey was primarily intended for White Rock residents, business owners, and other community stakeholders, however, it was accessible to residents and non-residents. A total of 196 survey responses were submitted, which included both online and paper copy responses and were analyzed by the consultant. The North Bluff Road Corridor Study - What We Heard Report Engagement Round #1, is attached as Appendix A.

- **Open House #1**

Additionally, an Open House was held on April 3, 2025, at the White Rock Community Centre from 4:00 p.m. – 8:00 p.m. as part of Phase 1 engagement. This open house informed the community about the project and identified community values, priorities and future needs. This open house also included a section dedicated to informing the public about the OCP update (2025) project. Details regarding the open house event were posted on the City’s website calendar and the Talk White Rock platform. The event was also advertised in the Peach Arch Newspaper, and on all the City’s social media channels. Posters advertising the open houses were also printed and installed at the Kiosk sign locations at Russell Avenue and Johnston Road & outside the White Rock Museum and Archives.

A total of 74 people attended the open house. The Open house included a number of different ways for attendees to provide input to ensure that everyone, regardless of their age or how much time and effort they wanted to spend on providing input, would be enticed to share their thoughts. There were a total of 11 information boards, 8 interactive boards, 4 tabletop mapping activities and a kids activity table. Detailed documentation of this open house engagement which includes a summary of the feedback received from the interactive

activities, summarized comments provided in the ‘share your thoughts’ comment cards and next steps are included within the consultant’s North Bluff Road Corridor Study - What We Heard Report Engagement Round #1 (Appendix A).

- Stakeholder Interviews

In addition to conducting a community online survey and an open house as part of Phase 1, stakeholder interviews were also conducted to collect diverse perspectives and interests from a broad cross-section of individuals and organizations whom the North Bluff Road Corridor Study project may directly or indirectly impact.

The ‘What We Heard’ Report

The ‘What We Heard’ Report summarizes the communications and engagement events held throughout the first phase of the North Bluff Study project. The report also summarizes how the community was informed and engaged, and the key themes collected throughout the Phase 1 engagement of the North Bluff Road Corridor Study. The North Bluff Road Corridor Study - What We Heard Report Engagement Round #1 (Appendix A) will be publicly available online on the City’s website <https://www.talkwhiterock.ca/nbrcorridorstudy> on April 29th.

Upcoming Public Engagement Initiatives and Key Milestone Dates

The next public engagement events planned for the North Bluff Corridor Study project are as follows along with key milestones:

- Open House at White Rock Community Centre (Phase 2)
Tuesday, May 27 (4:00 p.m. - 8:00 p.m.).

Phase 2 of the North Bluff Corridor Study project will focus on the values and needs identified during Phase 1 of the Study, which included engagement events, technical analysis and market analysis. Based on these findings, the consultant in consultation with staff will explore a range of density and built-form scenarios and develop two or three draft land use scenarios. The **second open house** will inform the community about the Study’s progress, provide a summary of ‘what was heard’ during the Phase 1 public engagement, and will present the draft land use scenarios created for the North Bluff Road Corridor Study Area.

A second ‘What We Heard’ Report summarizing how the community was informed and engaged, with a focus on the community feedback on the draft land use scenarios presented to the community to Council in June 2025.

Based on the feedback from the second Open House on the draft land use scenarios and commentary from city staff, the consultant will prepare and present the draft land use plan for the North Bluff Road Corridor Study Area, with findings and recommendations, for Council consideration in July 2025.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This project is generating moderate to high public interest. As part of Phase 1 of this Study, public engagement activities were held for information sharing and consultation with the community to understand the values and priorities that will be used to shape the results and findings of this project.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

There are no implications for tree preservation and tree canopy enhancement arising from the report.

ALIGNMENT WITH STRATEGIC PRIORITIES

The North Bluff Road Corridor Study project aligns with the Council's Strategic Priority of "Housing & Land Use" where a top priority objective is to enable appropriate market housing builds to address inventory shortages and build tax revenue, which includes assessing long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey's approved Semiahmoo Town Centre Plan as a key action item.

CONCLUSION

The purpose of this report is to present the North Bluff Road Corridor Study - What We Heard Report Engagement Round #1 on the Phase 1 public engagement completed for the North Bluff Road Corridor Study project. The report also highlights upcoming public engagement events, key milestone dates, as well as an overview of the next steps for Phase 2 of the Corridor Study project.

Respectfully submitted,



Neethu Syam
Planning Division Lead

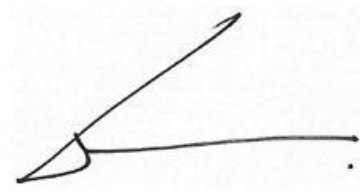
Reviewed and Approved by,



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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.

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

Guillermo Ferrero
Chief Administrative Officer

Appendix A: What We Heard Report #1 – Phase 1 Engagement Results
Appendix B: Community Online Survey

North Bluff Road Corridor Study

What We Heard Report

Engagement Round 1

WHITE ROCK
City by the Sea





Contents

Introduction	1
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BACKGROUND	1
------------------	---

TIMELINE.....	2
---------------	---

COMMUNITY ENGAGEMENT.....	3
---------------------------	---

Our Approach	4
--------------	---

ENGAGEMENT SNAPSHOT.....	4
--------------------------	---

HOW WE INFORMED	4
-----------------------	---

HOW WE ENGAGED.....	5
---------------------	---

Who We Heard From	6
-------------------	---

What We Heard	6
---------------	---

KEY THEMES	6
------------------	---

SURVEY	7
--------------	---

COMMUNITY OPEN HOUSE	18
----------------------------	----

INTERVIEWS	25
------------------	----

Next Steps	27
------------	----

Appendix A: Open House Tabletop Activities	28
--	----

Introduction

Background

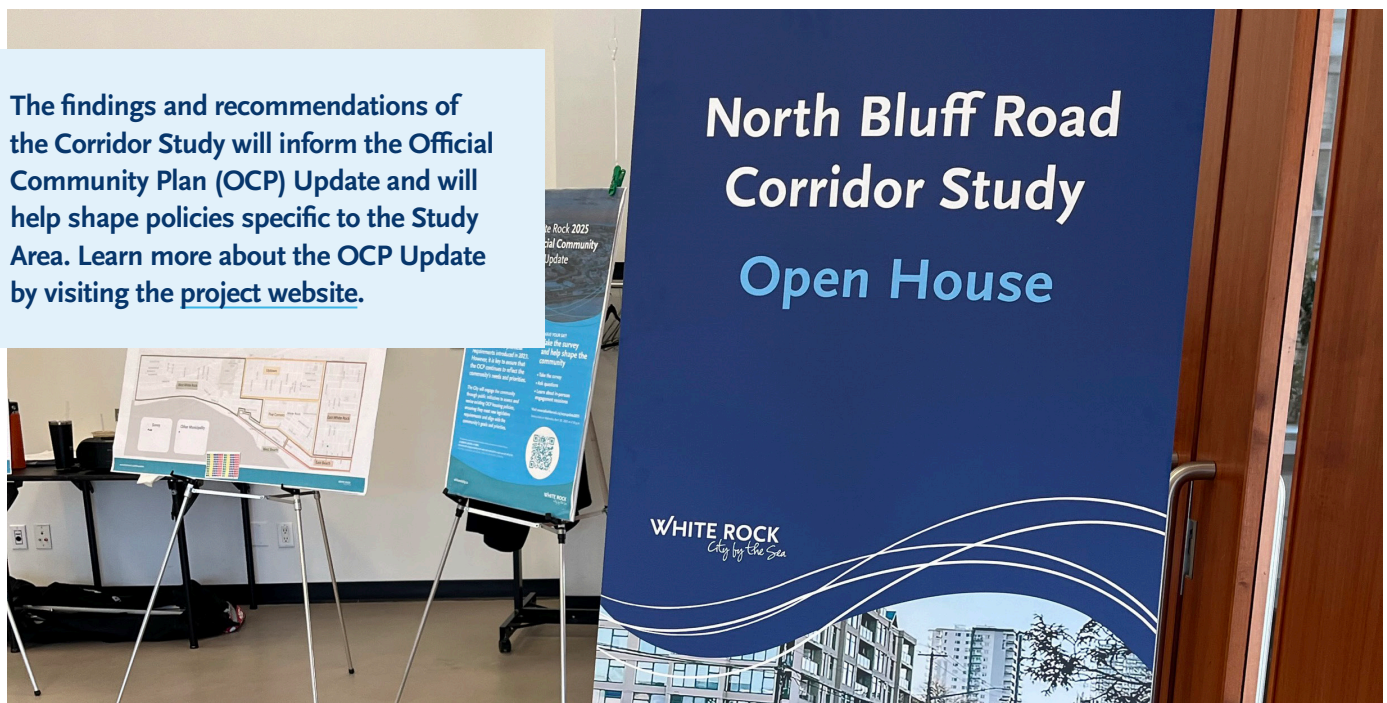
On February 18, 2025, the City of White Rock launched the North Bluff Road Corridor Study. The North Bluff Road Corridor is the boundary between White Rock and Surrey (also known as 16 Avenue). This busy and diverse area is expected to grow in the coming years. To plan for this growth, the City of White Rock is undertaking the North Bluff Road Corridor Study (the Corridor Study) to reassess land uses in the area.

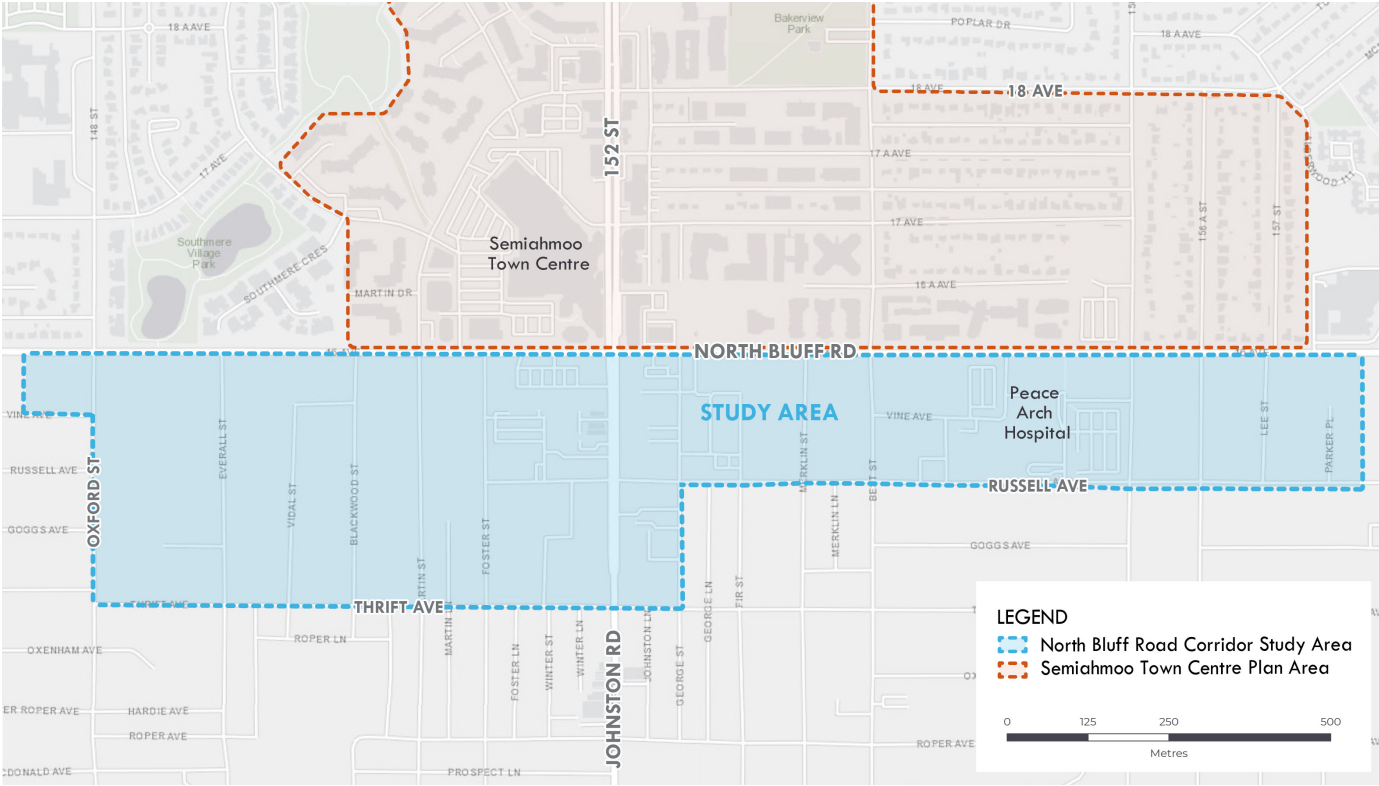
The North Bluff Road Corridor Study aims to ensure that White Rock's Town Centre and surrounding areas within the Study Area remain competitive in the broader market and can meet the growing residential and commercial demands for diverse housing and various lifestyle choices. Additionally, the Corridor Study will support the City in planning for potential future redevelopment within the Study Area, while ensuring adequate infrastructure, community services, facilities, and parks for both current and future residents.

The goals of this project are to:

- Make better use of existing and planned infrastructure like [Bus Rapid Transit](#) along King George Boulevard;
- Create more housing options for all residents and comply with recent provincial legislation ([Interim Housing Needs Report](#) and [Housing Target Order](#));
- Remain a competitive place to work and do business; and
- Ensure a smooth transition with the new [Semiahmoo Town Centre Plan Area](#) which focuses high-rise mixed-use development along 152 Street between North Bluff Road and 18 Avenue.

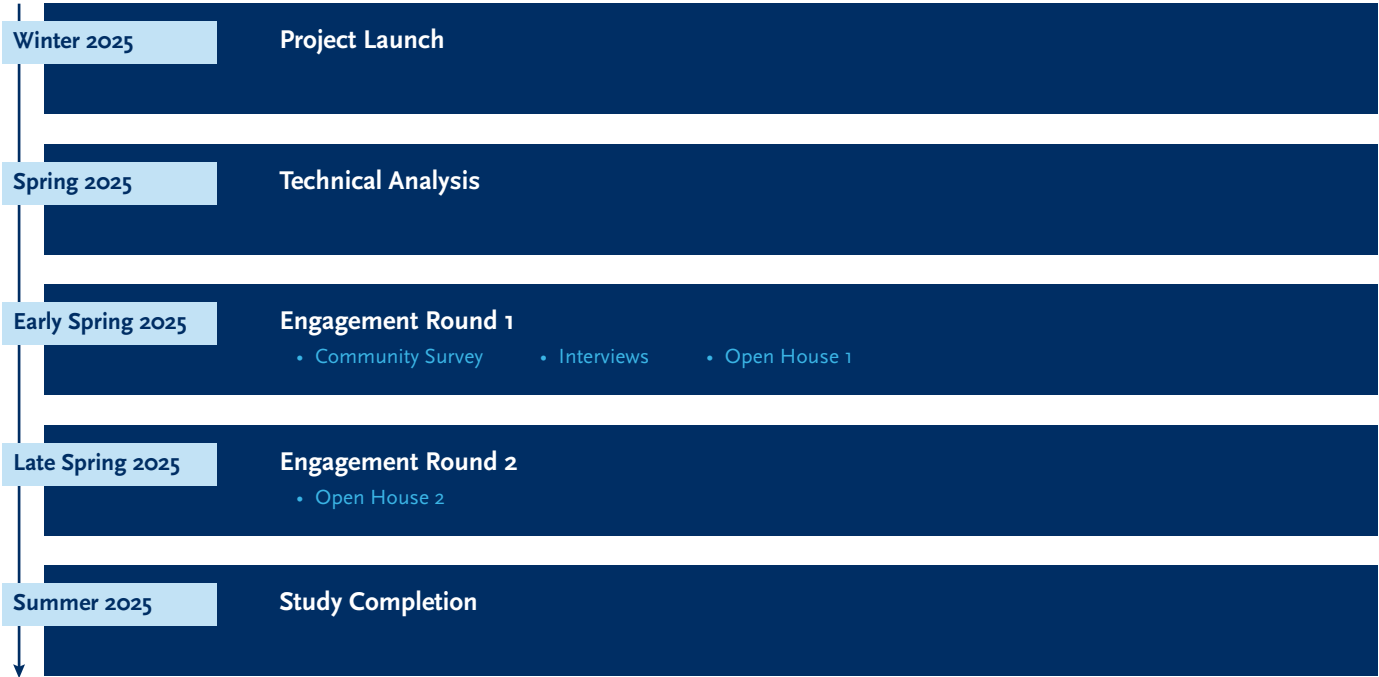
The findings and recommendations of the Corridor Study will inform the Official Community Plan (OCP) Update and will help shape policies specific to the Study Area. Learn more about the OCP Update by visiting the [project website](#).





North Bluff Road Corridor Study Area

Timeline



Community Engagement

Community engagement will be an important and valued part of this planning process. Input provided by the community will better enable Mayor and Council to make informed land use decisions across the corridor. Community input will be considered alongside provincial legislation; regional planning policy; municipal strategic goals and objectives; land economic analyses; and technical planning work.



This “What We Heard Report” summarizes the first round of community engagement, carried out from February to April 2025.

Our Approach

Engagement Snapshot



How We Informed

WEBPAGE

A [dedicated project webpage](#) was added to the City of White Rock website. The webpage provides information about the North Bluff Road Corridor Study, including context, links to related documents, Frequently Asked Questions (FAQs), and details of the engagement events. The [discussion guide](#), timeline, and survey (described below) were all posted to the webpage. There were over **1,700 visits to the webpage** between February 18 and April 7, 2025.

A Questions & Answers section was also available on the project webpage. Community members could submit questions about the Study to be answered by City staff. Responses were posted weekly. **Five questions** were submitted during the first round of engagement.

POSTER & DISCUSSION GUIDE

A [poster](#) was created and distributed around the City of White Rock to raise awareness of and promote the engagement events. Large versions of the poster were erected as signs throughout the community. The poster was downloaded from the project webpage **23 times**.

A [discussion guide](#) was created to help prepare the community for the engagement events. It included information about the Study, described the relevant provincial legislation and council priorities, and provided details of the engagement events. Hard copies of the discussion guide were available at the community open house (described below) and at all City facilities. The discussion guide was downloaded from the project webpage **97 times**.

How We Engaged

SURVEY

An online survey was created to gather input on key topics and community priorities. The survey was available from February 18 to March 18, 2025. A total of **196 surveys** were submitted.

COMMUNITY OPEN HOUSE

A community open house was held at White Rock Community Centre on April 3, 2025, from 4:00pm to 8:00pm. There were information boards, interactive boards, and a range of tabletop exercises. Comment cards were also available. There were **74 attendees** at the workshop, and **nine comment cards** were collected. Members of the City of White Rock's OCP team were present to engage with attendees and answer questions related to the separate project process.

INTERVIEWS

One-on-one interviews were held with organisations, service providers, and community groups with interests in the Study Area. **Seven interviews** were held throughout April 2025, with representatives from:

- The City of Surrey
- Surrey Schools (School District #36)
- BC Hydro
- HR Lehn Education Consulting
- TransLink
- Church of the Holy Trinity
- White Rock Business Improvement Association (BIA)

Interviewees were asked about their experience in White Rock, their perspectives on the Study Area, what challenges they have faced, and their ideas for future growth and development in the area.

Who We Heard From

Through the engagement events, we heard from a wide range of community members, including homeowners, renters, seniors, new residents, long term residents, young families, multi-generational households, local businesses, community groups, and people from all areas within the City of White Rock.



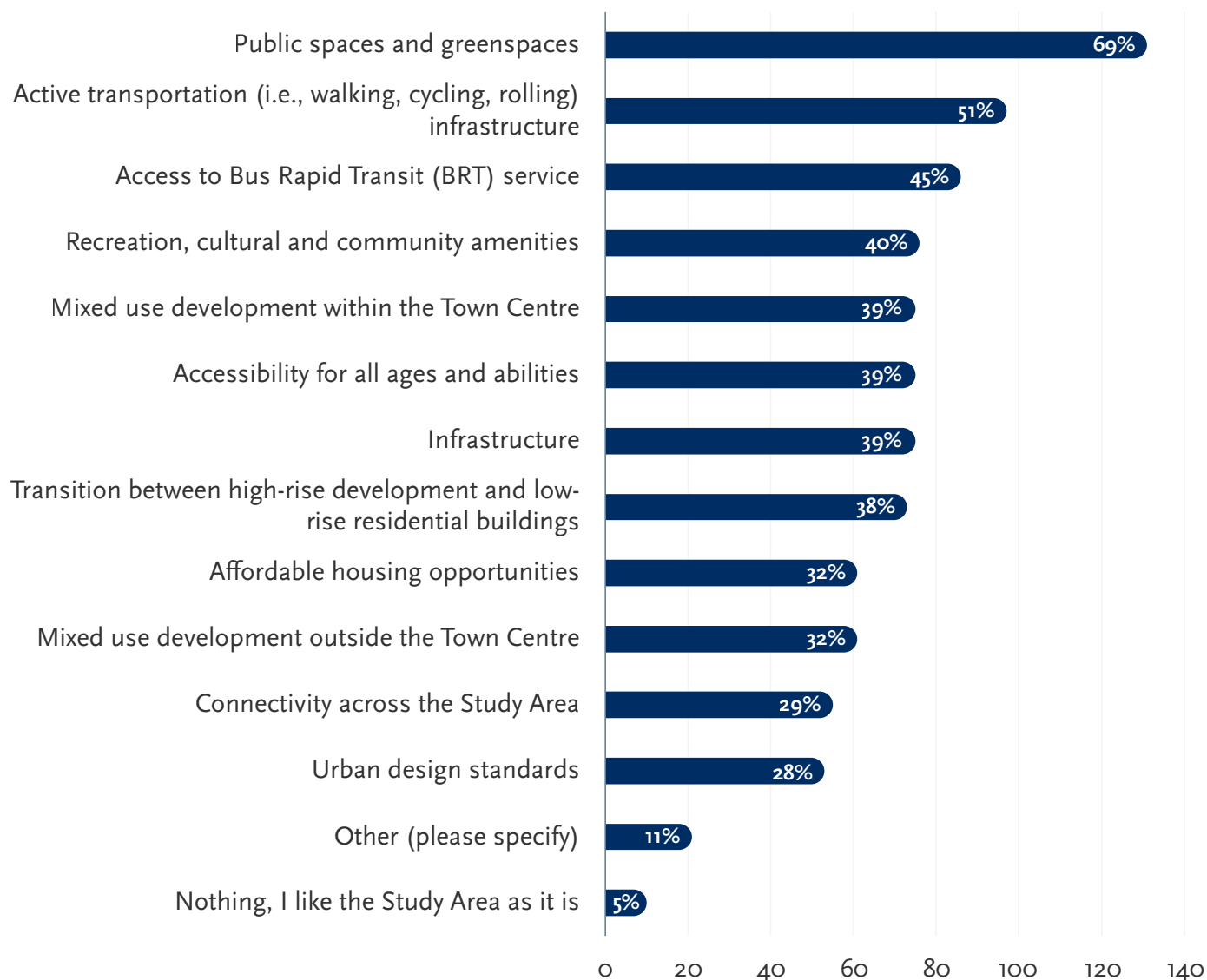
What We Heard

Key Themes

Across all engagement methods and activities, several key themes were heard:

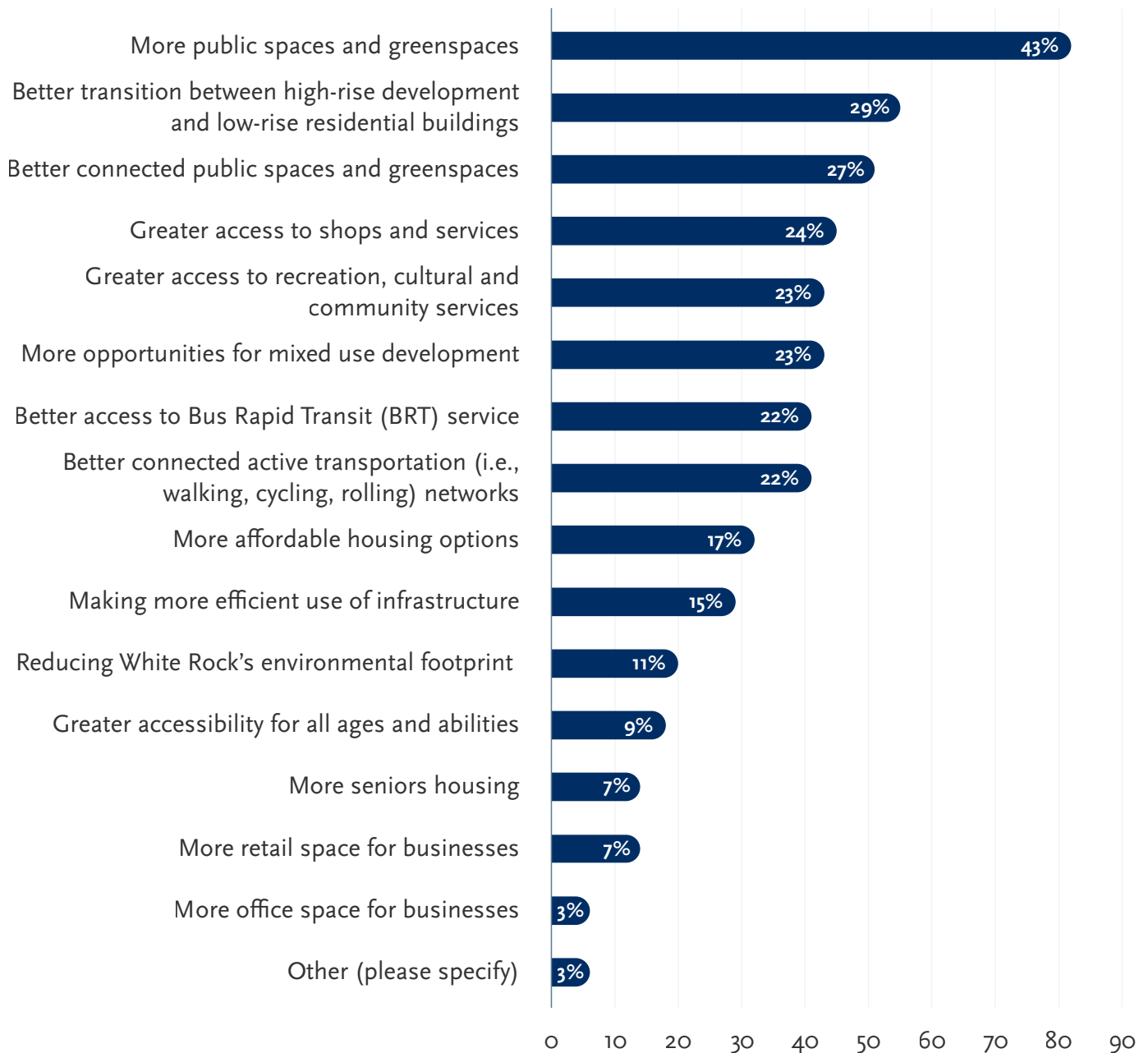
- Desire to protect, connect, and expand public spaces and greenspaces
- Demand for better access to Bus Rapid Transit
- Desire to increase pedestrian and cycling connectivity across the Study Area
- Desire to maintain walkability and small-town character
- Demand for more affordable and family friendly housing
- Demand for more mixed use development throughout the Study Area to provide more services and amenities within walking distance
- Demand for more recreation, cultural, and community spaces and services
- General preference to focus increased heights and density along North Bluff Road and 152nd Street/ Johnston Road, in the Town Centre area, near transit, and near the hospital
- Need for gradual and well-planned transitions between high- and low-rise developments
- Some interest in increasing heights and density throughout the whole Study Area
- Some preference for maintaining current height limits within the Study Area
- Some concerns with congestion, parking, loss of views, privacy, and noise

What would you like to enhance about the Study Area (between Oxford Street and Parker Place)? Select all that apply. (N=190)



The top choices for things survey respondents would like to enhance about the Study Area (between Oxford Street and Parker Place), were public spaces and greenspaces (69%), active transportation infrastructure (51%), and access to Bus Rapid Transit (45%).

How could the lands within the Study Area (between Oxford Street and Parker Place) be better used to benefit the White Rock community? Select your top three (3) priorities from the list below. (N=190)



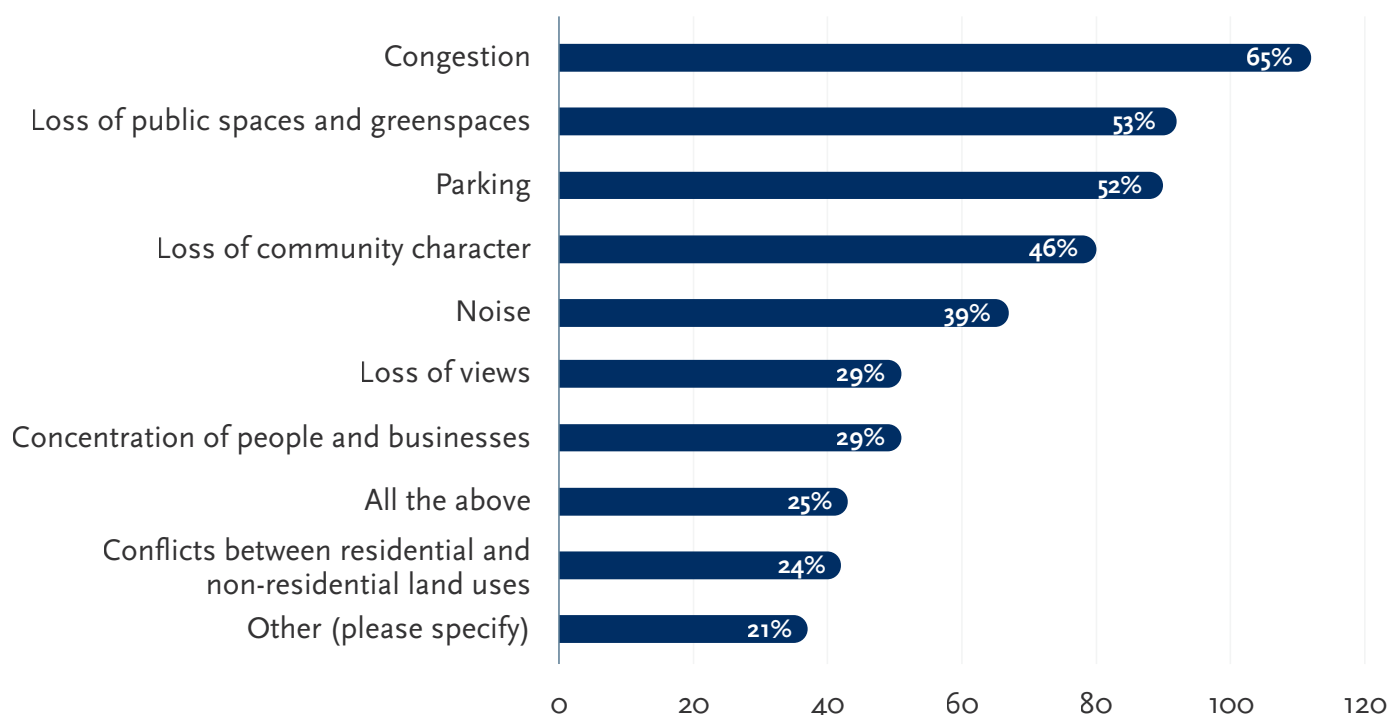
When asked how the lands within the Study Area (between Oxford Street and Parker Place) could be better used to benefit the community, the top three priorities among survey respondents were more public spaces and greenspaces (43%), better transitions between high-rise development and low-rise residential buildings (29%), and better connected public spaces and greenspaces (27%).

What would you like to do in the Study Area but cannot because it does not exist here? (N=121)

Responses to this question focused on what respondents would like to do more, or see more of, in the Study Area:

- More parks and greenspaces (20 comments), including more parks closer to the town centre, more accessible parks, parks connected by greenways, and dog parks
- More retail options (15 comments), including more supermarkets, restaurants and cafes
- More recreational facilities and activities (11 comments), including a pool or water park, and recreational activities for young children
- Higher density and taller buildings (8 comments)
- More arts, culture, and entertainment (6 comments), including a cinema, cultural event spaces, dance and music spaces/shows, and street arts and entertainment
- More parking (5 comments), particularly in the town centre and near retail
- More bike lanes (5 comments), particularly protected bike lanes, and bike lanes connecting east-west

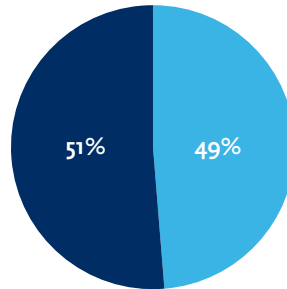
What is your greatest concern when it comes to intensifying land uses across the Study Area? Select all that apply. (N=173)



Survey respondents' greatest concerns with intensifying land uses across the Study Area were congestion (65%), loss of public spaces and greenspaces (53%), and parking (52%). A common response among those who specified "other" was that they had no concerns. Other responses specified light pollution, air quality, safety, and increasing crime as concerns.

Would you prefer to have more housing options even if it means higher building heights and densities, or, lower residential densities? (N=195)

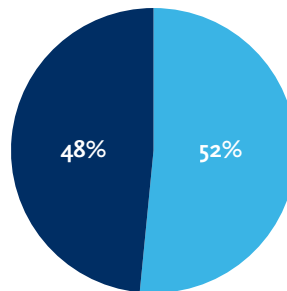
Survey respondents were divided over this question – 51% would prefer to have lower residential building heights and densities, and 49% would prefer to have more housing options (even if it meant higher building heights and densities).



- I would prefer to have lower residential building heights and densities
- I would prefer to have more housing options

Would you prefer to have more recreation, cultural and community amenities even if it means higher building heights and densities, or, lower building heights and densities? (N=194)

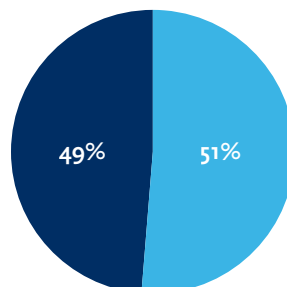
Survey respondents were divided over this question – 52% would prefer to have more recreation, cultural and community amenities (even if it meant higher building heights and densities), while 48% would prefer to have lower building heights and densities.



- I would prefer to have lower building heights and densities
- I would prefer to have more recreation, cultural and community amenities

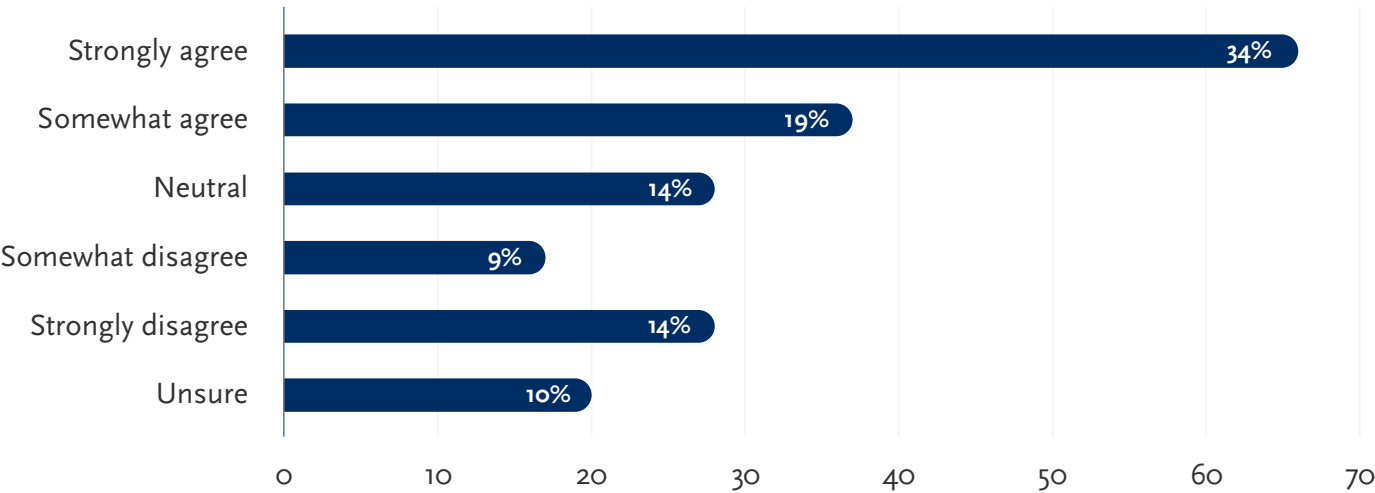
Would you prefer to have access to more shops, services and business opportunities even if it means higher building heights and densities, or, lower building heights and densities? (N=195)

Survey respondents were divided over this question – 51% would prefer to have access to more shops, services, and business opportunities (even if it meant higher building heights and densities), while 49% would prefer to have lower building heights and densities.



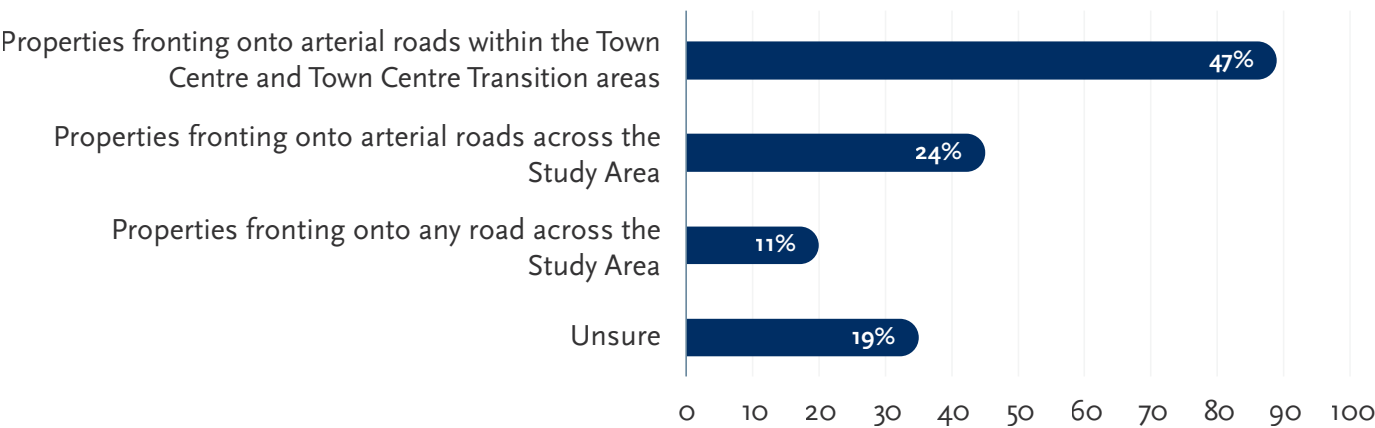
- I would prefer to have lower building heights and densities
- I would prefer to have access to more shops, services and business opportunities

To what extent do you agree or disagree with the following statement: A lot has changed since the 2021 Official Community Plan (OCP) Amendment was adopted to reduce building heights and densities across the North Bluff Road Corridor Study Area. (N=195)



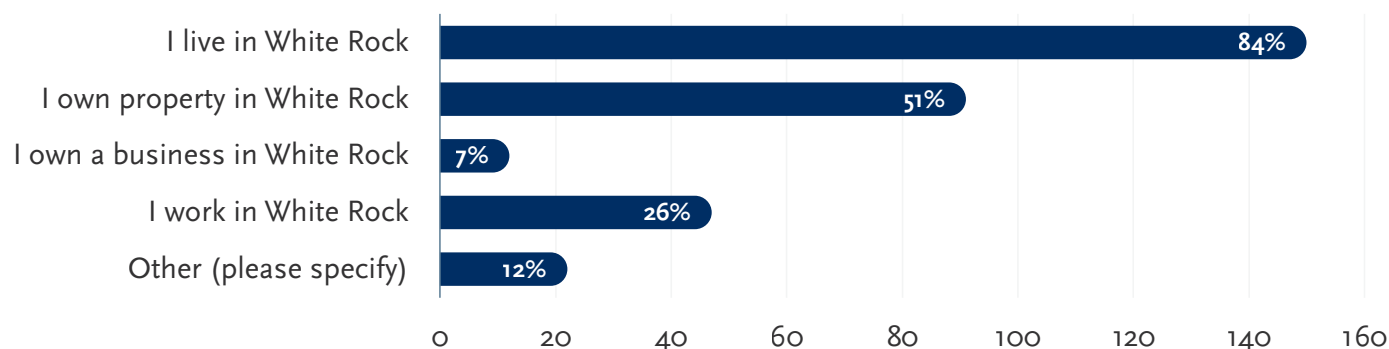
Approximately half of survey respondents strongly agree (34%) or somewhat agree (19%) that a lot has changed since the 2021 OCP Amendment was adopted. Approximately a quarter of respondents strongly disagree (14%) or somewhat disagree (9%).

What locations are best suited for mixed use development? Please check all that apply. Note: Arterial roads are busy roads that move traffic from local roads to highways. (N=189)



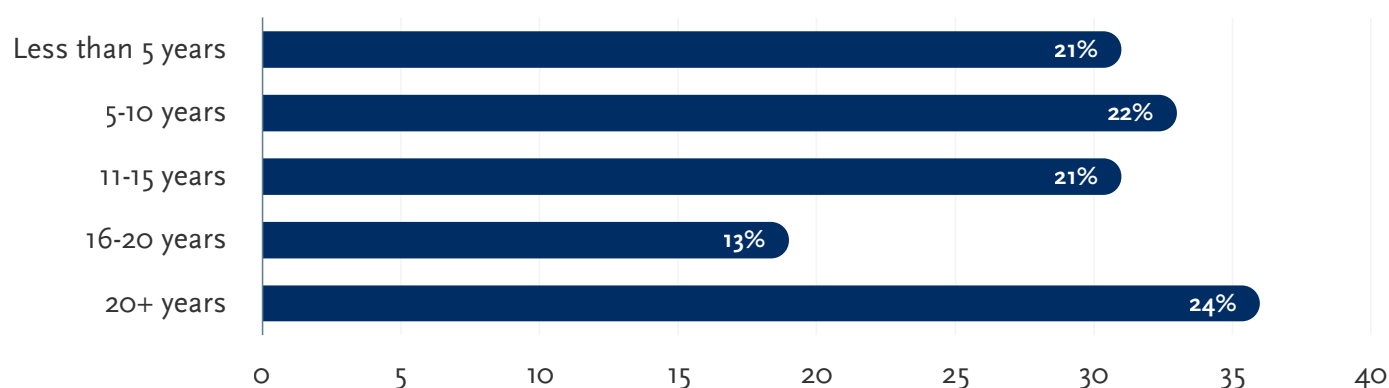
Survey respondents considered properties fronting onto arterial roads within the Town Centre and Town Centre Transition areas as best suited for mixed use development (47%).

Which of the following describes your ties to White Rock? Please check all that apply. (N=179)



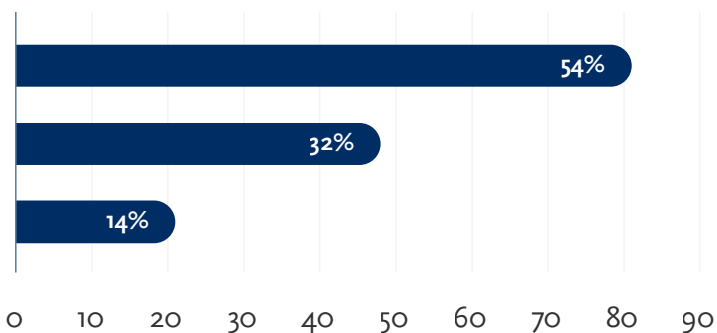
Most survey respondents (84%) indicated they live in White Rock or own property in White Rock (51%). A common response among those who specified “other”, was that they live nearby in South Surrey.

How long have you lived in White Rock? (N=150)



Survey respondents have lived in White Rock for varied periods of time. The most common response was 20+ years (24%), but similar numbers of respondents indicated less than 5 years (21%), 5-10 years (22%), and 11-15 years (21%).

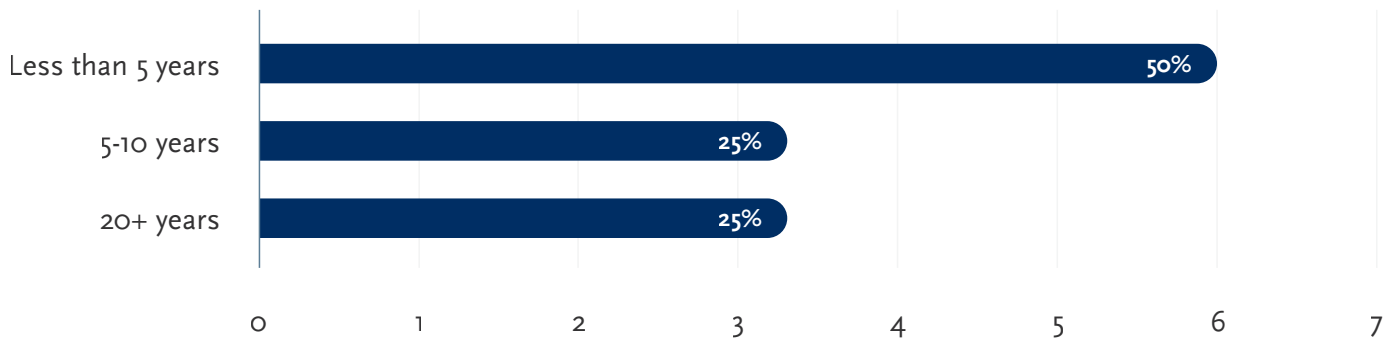
Town Centre (red)



Over half survey respondents (54%) indicated they live outside the Town Centre and Town Centre Transition Area, while almost a third (32%) live in the Town Centre Transition Area, and only 14% live in the Town Centre.

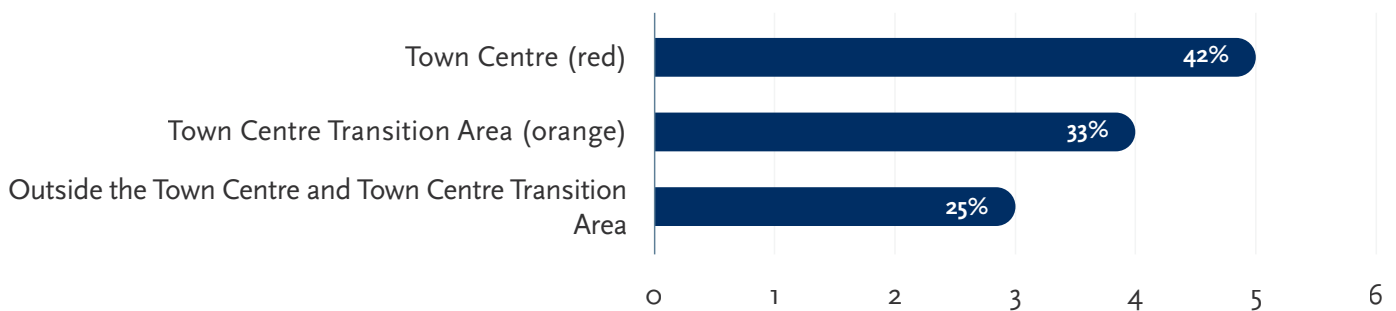


How long have you owned a business in White Rock? (N=12)



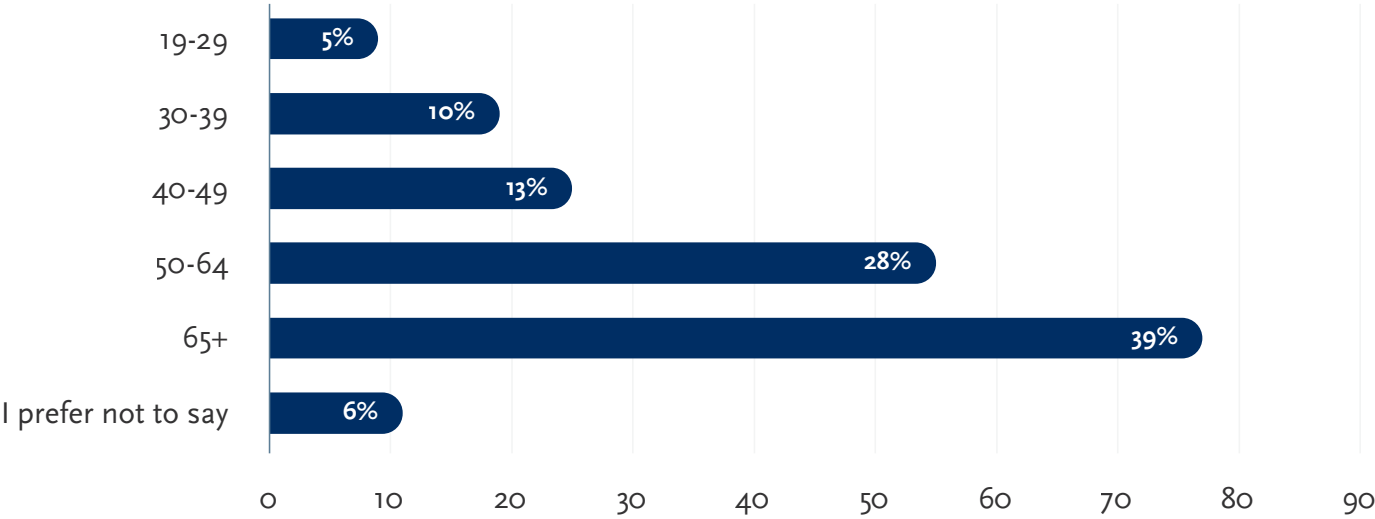
Among those respondents who indicated they owned a business in White Rock, half of them (50%) had done so for less than 5 years.

Where is your business located in White Rock? (N=12)



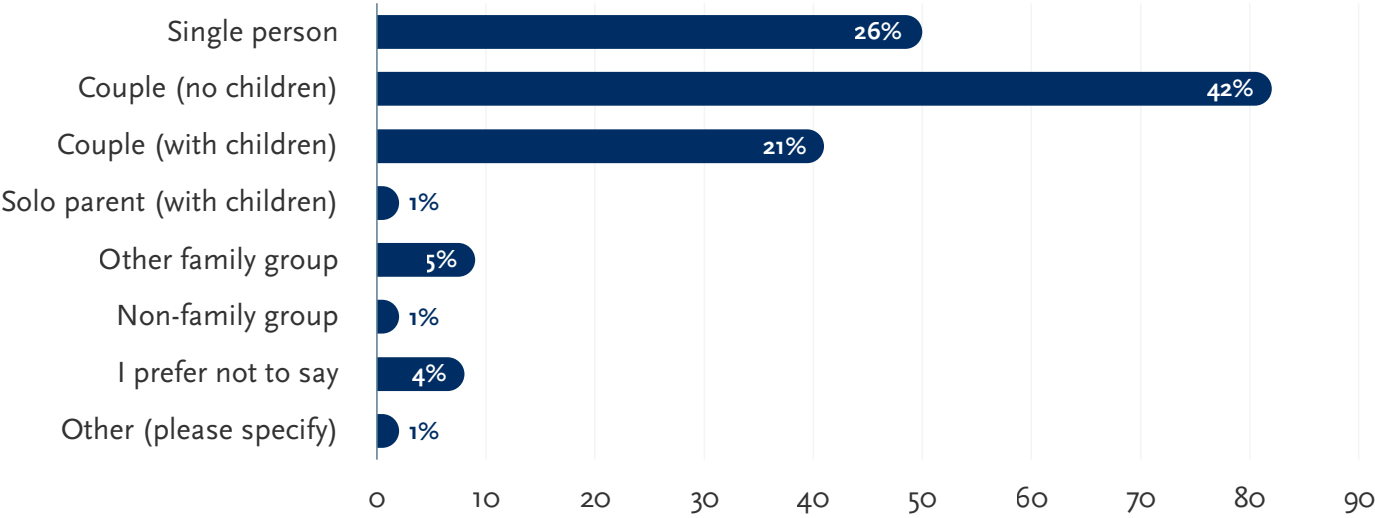
Among those respondents who indicated they owned a business in White Rock, 42% indicated their businesses is located in the Town Centre, 33% in the Town Centre Transition Area, and 25% outside the Town Centre and Town Centre Transition Area.

What age group do you belong to? (N=196)



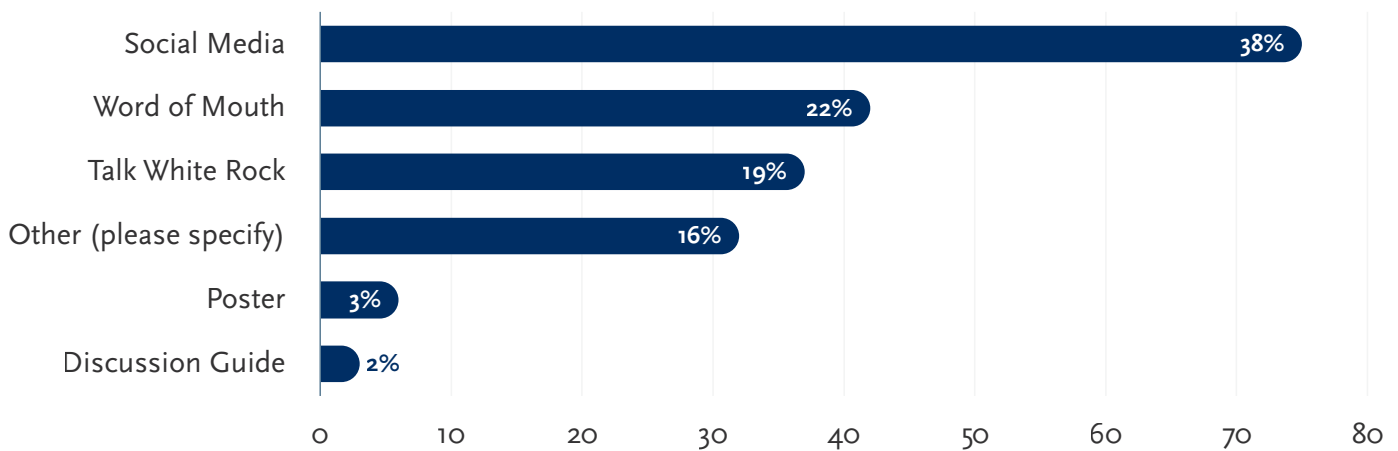
Most survey respondents were aged 50+, with 28% aged 50-64 and 39% aged 65+.

Which best describes your household? (N=196)

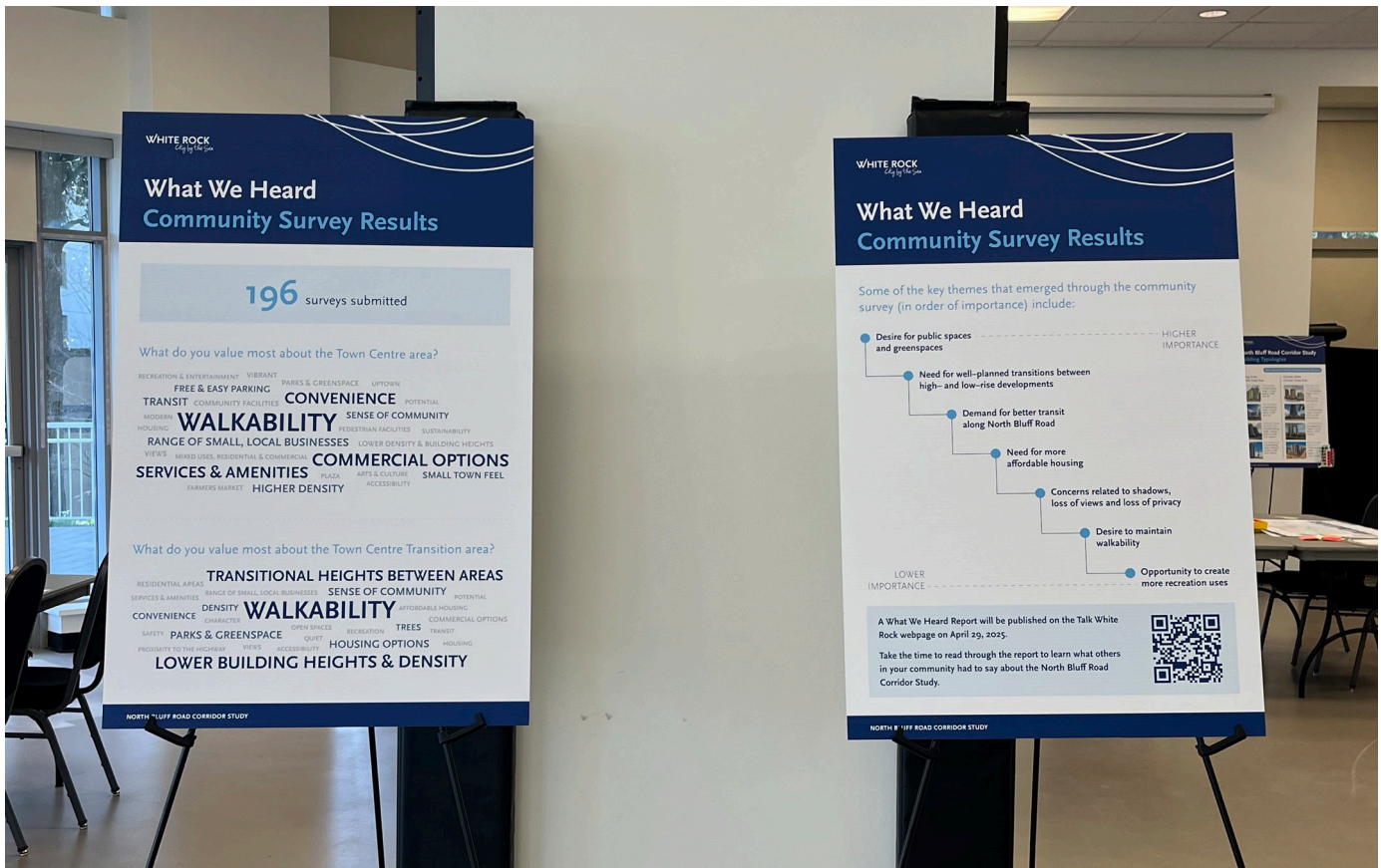


Most survey respondents described their household as a couple, either with no children (42%) or with children (21%). Approximately a quarter of all survey respondents (26%) indicated they were single-person households.

How did you hear about this survey? (N=195)



The most common way survey respondents heard about this survey was through social media (38%). Other ways survey respondents heard about this survey were through the White Rock Sun, the City Connects e-newsletter, or through Council members.

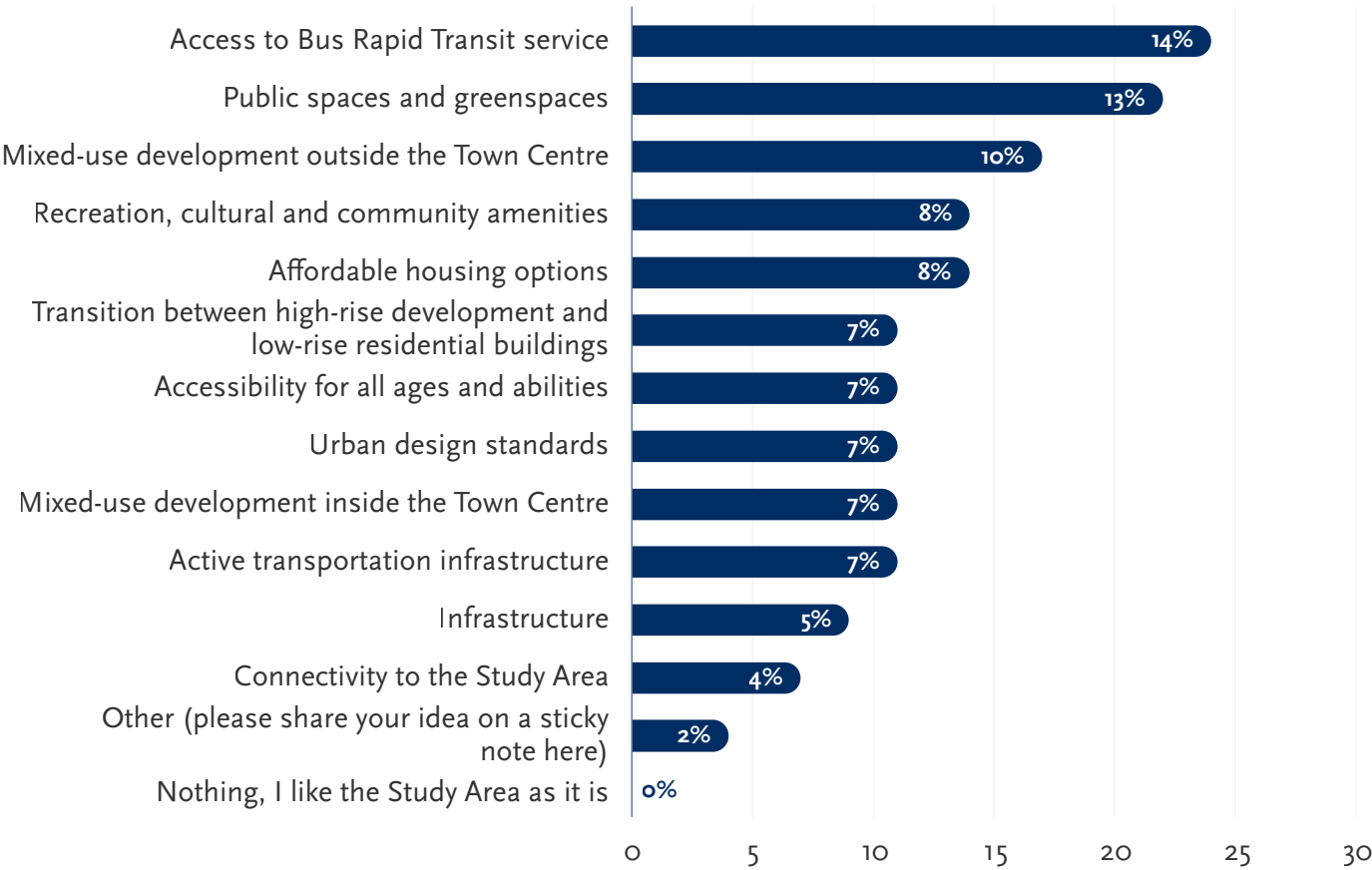


Community Open House

At the community open house, attendees were invited to share their feedback through a range of interactive boards and tabletop exercises. Comment cards were also available.

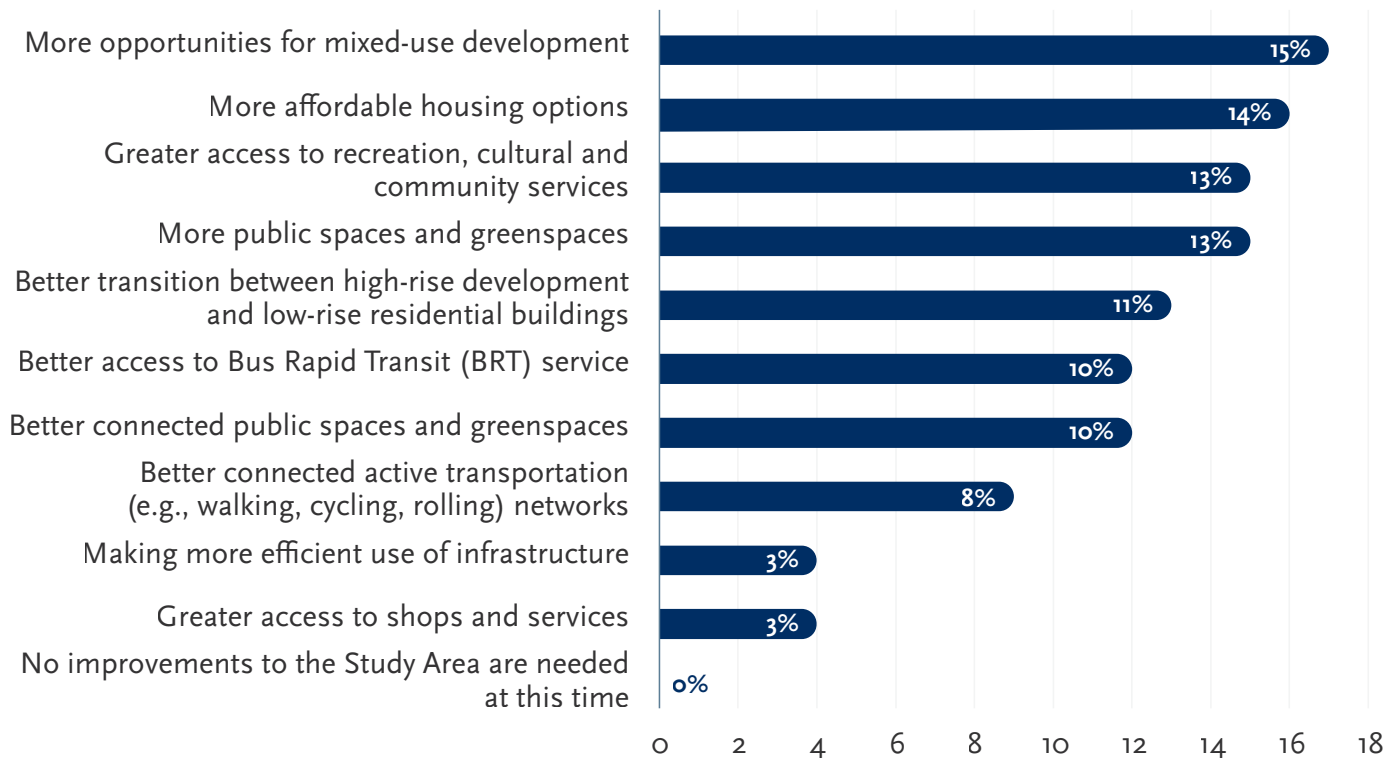
INTERACTIVE BOARDS

What would you like to enhance about the North Bluff Road Corridor Study Area?



The top things attendees would like to enhance about the Study Area were access to Bus Rapid Transit (14%), public spaces and greenspaces (13%), and mixed use development outside the Town Centre (10%).

How could the lands within the North Bluff Road Corridor Study Area be better used to benefit the White Rock Community?



More opportunities for mixed use development (15%), more affordable housing options (14%), greater access to recreation, cultural, and community services (13%), and more public spaces and greenspaces (13%), were the top ways attendees thought the lands within the Study Area could be better used to benefit the community.

What opportunities could emerge if these lands were used more intensely? (i.e., higher building heights and densities)

Suggestions from attendees included:

- Addition of amenities and recreation opportunities (reducing car reliance and congestion)
- Diverse housing types to meet varied needs
- Encourage active and public transportation
- Increase density and housing supply to address affordability and remain competitive
- Increase public art and placemaking
- Improvements to transportation infrastructure
- Reduce parking requirements for more efficient land use

How could the North Bluff Road Corridor remain regionally competitive?

Land use ideas:

- Integrate street creeks, micro parks and community (bring nature into the urban environment)
- Increase residential density to grow the tax base and remain competitive
- Promote active transportation

Community amenity ideas:

- Design plazas within developments to encourage gathering and community use
- Improve access to public transit
- Provide inclusive activities and services for all ages, including access to technology

Other ideas:

- Improve active transportation connections between the waterfront and uptown
- Integrate a permanent or seasonal Farmers Market into the town centre

Building typologies: which developments do you like most?

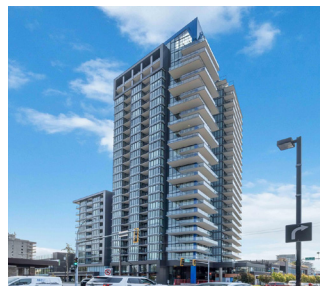
The developments within the Corridor Study Area that attendees liked the most were (in order of preference):



1500 Martin Street & 1500 Foster Street (11 votes)



1501 Vidal Street (6 votes)

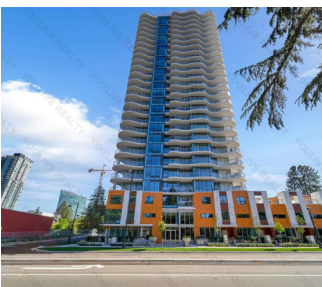


1588 Johnston Road (6 votes)



1526 Finlay Street (4 votes)

The developments outside of the Corridor Study Area that attendees liked the most were (in order of preference):



13318 104 Ave, Surrey (6 votes)



Semiahmoo Town Centre, Surrey (5 votes)



1350 Johnston Road (2 votes)



8668 Hazelbridge Way, Richmond (2 votes)

What do you like about these developments?

- Establish greenspaces and tree canopy among development
- Incorporate diverse housing types (studio, 1,2,3,4-bedroom apartments)
- Support to mirror Surrey development
- 6-story minimum height requirements

From your perspective, how these developments could be improved?

- Consider existing residents, including underrepresented groups in the planning process
- Diversify building heights to reduce shade and wind tunnels
- Encourage Transit and Active Transportation Corridors
- Establish greenspaces and tree canopy among development
- Improve urban design quality and site layout (e.g., tower spacing, orientation, architectural coherence)
- Incorporate Miramar Village into plans, good example of urban design
- Incorporate renter protection (like Broadway Plan)

What infrastructure, amenities, and services would you like to see in the North Bluff Corridor Study Area?



**Seating & gathering
areas (28 votes)**



**Pedestrian priority & green
connections (25 votes)**



**Local shopping options
(20 votes)**



**Public art & play
(18 votes)**



**Cyclist friendly streets
(17 votes)**

TABLETOP ACTIVITIES

What would you like to preserve, enhance, or remove from the North Bluff Road Corridor Study Area?

Attendees were invited to use different coloured sticky dots and notes to identify things within the Study Area they would like to preserve (green), enhance (yellow), or remove (red). Feedback collected through this activity has been summarized below and shown in Appendix 2: Open House Tabletop Activities.

Generally, attendees wanted to:

- **Preserve** parks, trees, and greenspace, and some single-family neighbourhoods
- **Enhance** pedestrian and cycling connections and increase heights and density to provide more housing
- **Remove** eyesores like the power station

How could we take advantage of the proposed Bus Rapid Transit line to White Rock?

Attendees were encouraged to use playdough to create new connections or modifications, or leave their thoughts on sticky notes. Feedback collected through this activity has been summarized below and shown in Appendix 2: Open House Tabletop Activities.

Generally, attendees wanted to:

- Provide more pedestrian and cycling connections
- Increase transit services to the hospital
- Increase access to Bus Rapid Transit



What locations within the Study Area are best suited for mixed-use development? What uses would you like to see in these areas?

Attendees were invited to use black Lego blocks to identify where mixed-use development would be best suited. Feedback collected through this activity has been summarized below and shown in Appendix 2: Open House Tabletop Activities.

Generally, attendees thought mixed-use development would be most suitable:

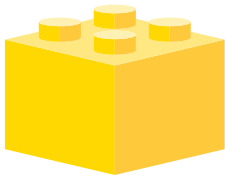
- Along North Bluff Road and Johnston Road
- Anywhere within the town centre
- Close to Peach Arch Hospital (doctors offices, dentists, medical and services for those visiting hospital)
- The southwest corner of North Bluff Road and Johnston Street

Uses that attendees would like to see in these areas were:

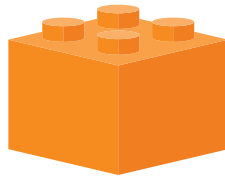
- Retail options for daily essentials like groceries
- Health and personal services (medical, dental, and support services, especially around the hospital)
- Social and community gathering spaces (local cafés)

Building density and height surrounding the North Bluff Corridor

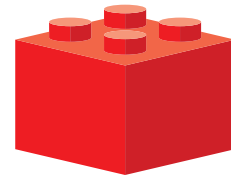
Attendees were encouraged to use different coloured Lego blocks to identify where different building heights would be best suited. Feedback collected through this activity has been summarized below and shown in Appendix 2: Open House Tabletop Activities.



Yellow LEGO blocks:
0-6 storey buildings



Orange LEGO blocks:
6-12 storey buildings



Red LEGO blocks:
12+ storey buildings

Generally, attendees suggested the greatest building heights would be best suited along North Bluff Road, in and around the Town Centre Area, and near the hospital. Some attendees supported heights comparable to the Semiahmoo Town Centre Area (up to 28 storeys), while others preferred height limits of 4-, 6- or 12-storeys. Several attendees emphasized the importance of transitioning heights and densities away from North Bluff Road and away from the Town Centre area.

COMMENT CARDS

Nine comment cards were collected at the community open house. Feedback provided through the comment cards is summarized below:

- Bus Rapid Transit should extend to the hospital
- Development should be focused on 16th Avenue
- Development in the Study Area should align and be coordinated with development in the Semiahmoo Town Centre Area
- Heights should be limited to the existing 4- and 6-storey limits, to maintain views and community livability
- More development (greater heights and density, and more mixed-use) is needed around the hospital
- More density is needed on the east side of the Study Area
- Rent protection measures are needed within the Study Area and OCP, to support displacement accommodations/relocation
- Single family homes should not be within the Study Area



Interviews

Interviewees were asked about their experience in White Rock, their perspectives on the Study Area, what challenges they have faced, and their ideas for future growth and development in the area. Key themes heard throughout the interviews are summarized below.

What do you value most about the area?

- Historic character and small, seaside town feel
- Parks and open spaces
- Strong sense of community, friendly and close-knit
- Walkability and convenience

What competitive advantages does the area have?

- Access to neighbouring municipalities
- Community values education and professional experience
- Hospital and medical precinct are unique to corridor
- Proximity to Semiahmoo Town Centre
- Summer tourism, influx of people walking, rolling, and cycling

What challenges do businesses, organizations, and the community face in the area?

- Affordability – cost of living and housing increasing
- Labour shortages, costs of construction
- Local businesses struggling to afford leases and operating costs
- Limited parking
- Limited childcare and activities for kids (e.g., swim lessons)
- Limited transportation means continued reliance on cars for commuting
- Permitting processes – outdated, long, hard to understand
- Services and amenities not keeping up with growth
- Schools at- and over-capacity, with limited recreation spaces
- Traffic across town getting worse

Land uses and building types they would like to see in the area:

- Increase heights and density to match Semiahmoo Town Centre – not doing so would be a missed opportunity
- Focus increased heights and density around transit, along 152nd Street and North Bluff Road, then transition down out towards residential areas
- More affordable and family-sized (2-, 3-, 4-bedroom) housing
- More mixed-use developments to keep services and amenities within walking distance

How could the Study Area could be enhanced?

- Maintain the small-town, seaside village character
- Enhance public and pedestrian realm, beautification and placemaking
- Increase pedestrian connectivity
- Include more community amenities in new developments
- Provide more for families – housing, services, activities
- Protect and expand parks and greenspaces
- Expand transit services

What emerging trends and market conditions are being observed within White Rock, and more broadly across Metro Vancouver?

- Increase in housing variety – more multiplexes, 4-6 storey developments, affordable housing options
- More mixed-use development along transportation corridors
- High demand for transit and Handy Dart services in the area
- Ongoing reliance on vehicles to get to and from White Rock – ongoing demand for parking
- Increasing impacts of climate change

How could the City of White Rock help respond to these trends?

- Prioritize services, amenities, and infrastructure over continuing growth/increasing density
- Thoughtful planning of density – concentrate on the core, around transit, and transition between heights/areas
- Coordinate with the City of Surrey and BC Hydro – align development opportunities and servicing/infrastructure upgrades
- Simplify, update, and streamline permitting processes for businesses

Next Steps

Thank you to everyone who participated in the first round of public engagement. Your input is an important and valued part of this planning process.

The feedback collected throughout the first round of public engagement will help inform two to three alternative land use concepts for the North Bluff Road Corridor Study Area. Public input will be considered alongside provincial legislation; regional planning policy; municipal strategic goals and objectives; land economic analyses; and technical planning work.

A second community open house is coming up soon. At this event, you will have an opportunity to learn more about and provide input on the alternative land use concepts.

**WHITE
ROCK**
City by the Sea



OPEN HOUSE #2

- May 27, 2025
- 4pm—8pm
- White Rock Community Centre

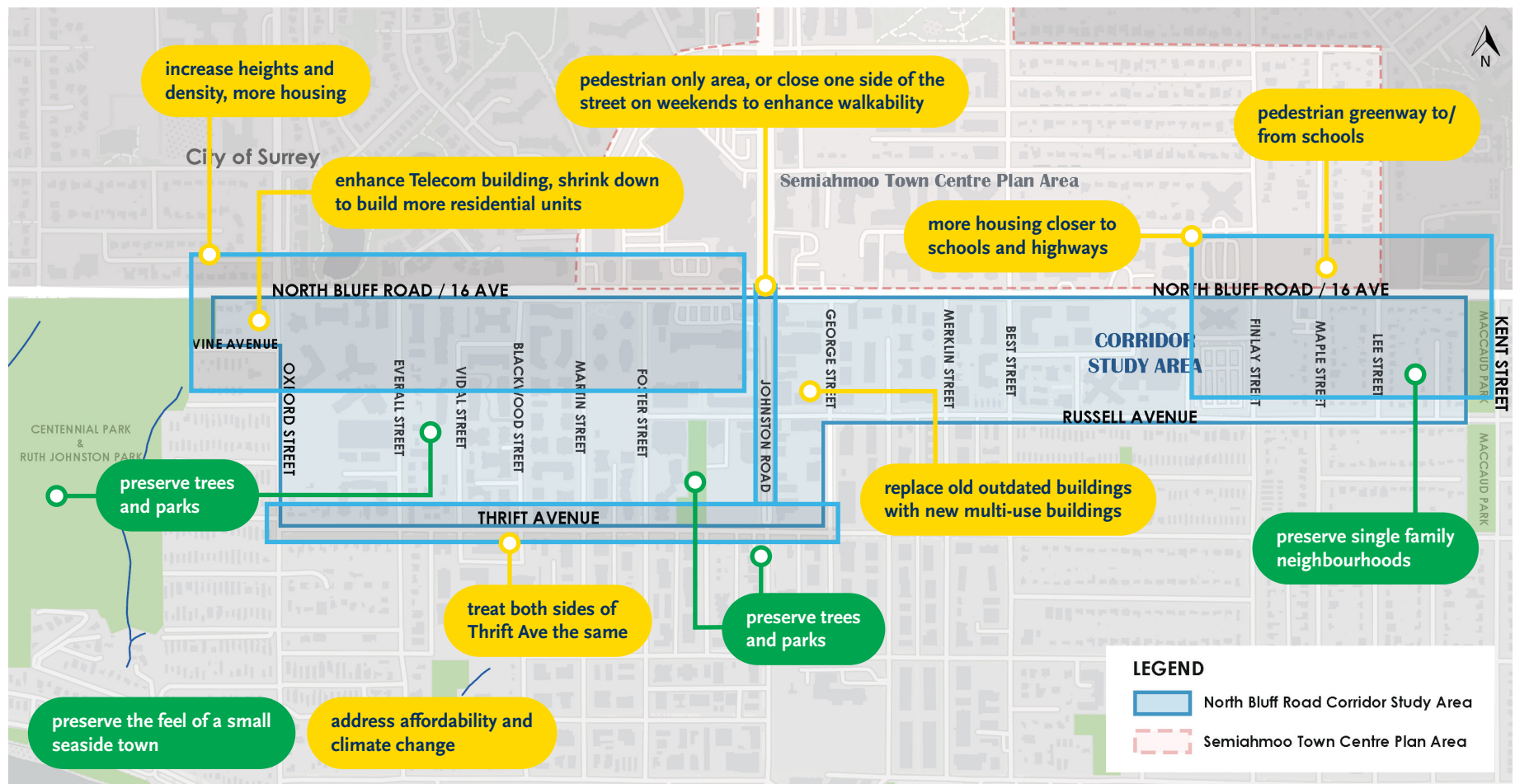
Appendix A

Open House Tabletop Activities

All feedback provided on the tabletop activities, or recorded by the event facilitators, has been collated, reviewed, and considered. The feedback below summarizes the key pieces of feedback heard from multiple attendees.

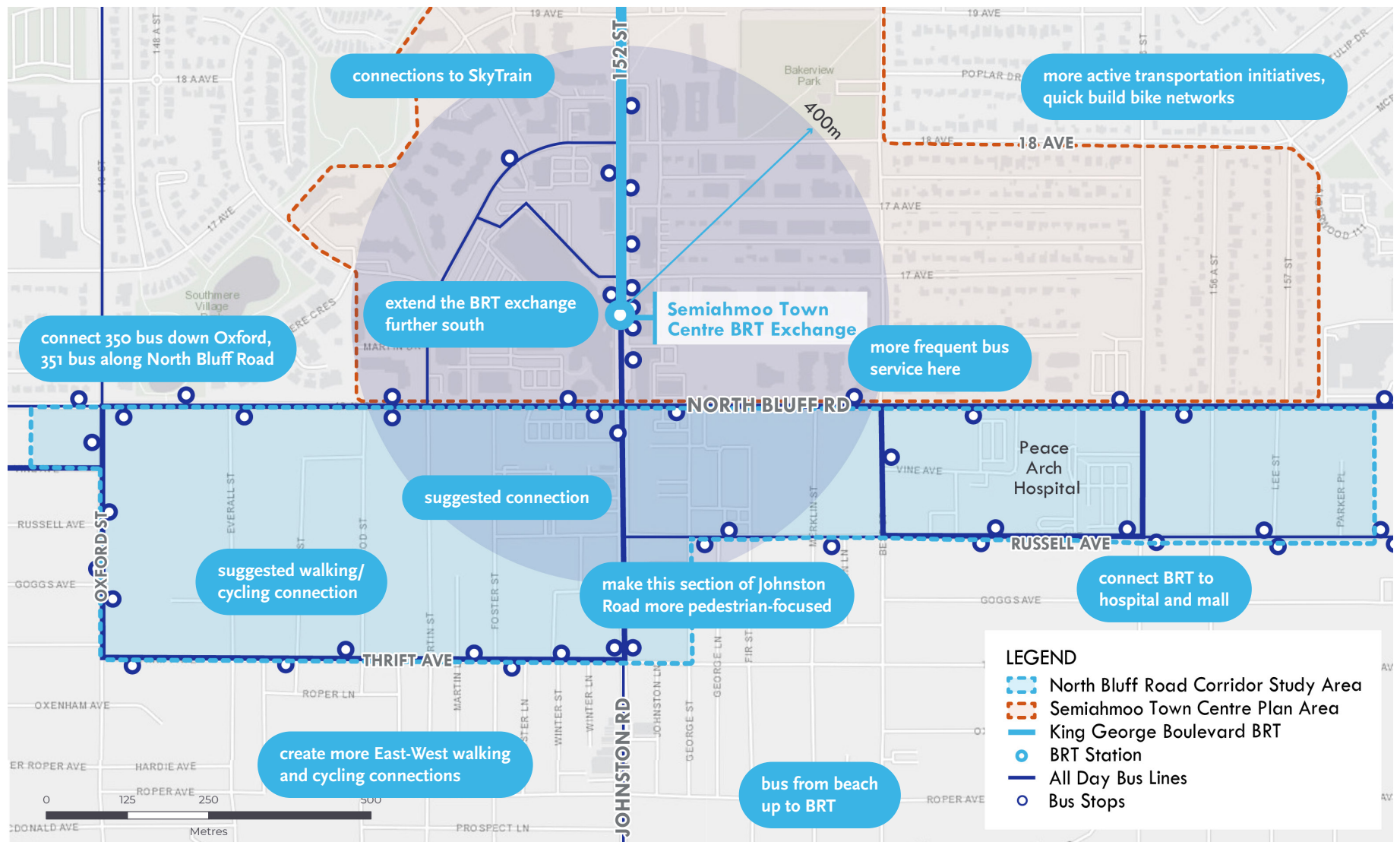
What would you like to preserve, enhance, or remove from the North Bluff Road Corridor Study Area?

Attendees were invited to use different coloured sticky dots and notes to identify things within the Study area they would like to preserve (green), enhance (yellow), or remove (red).



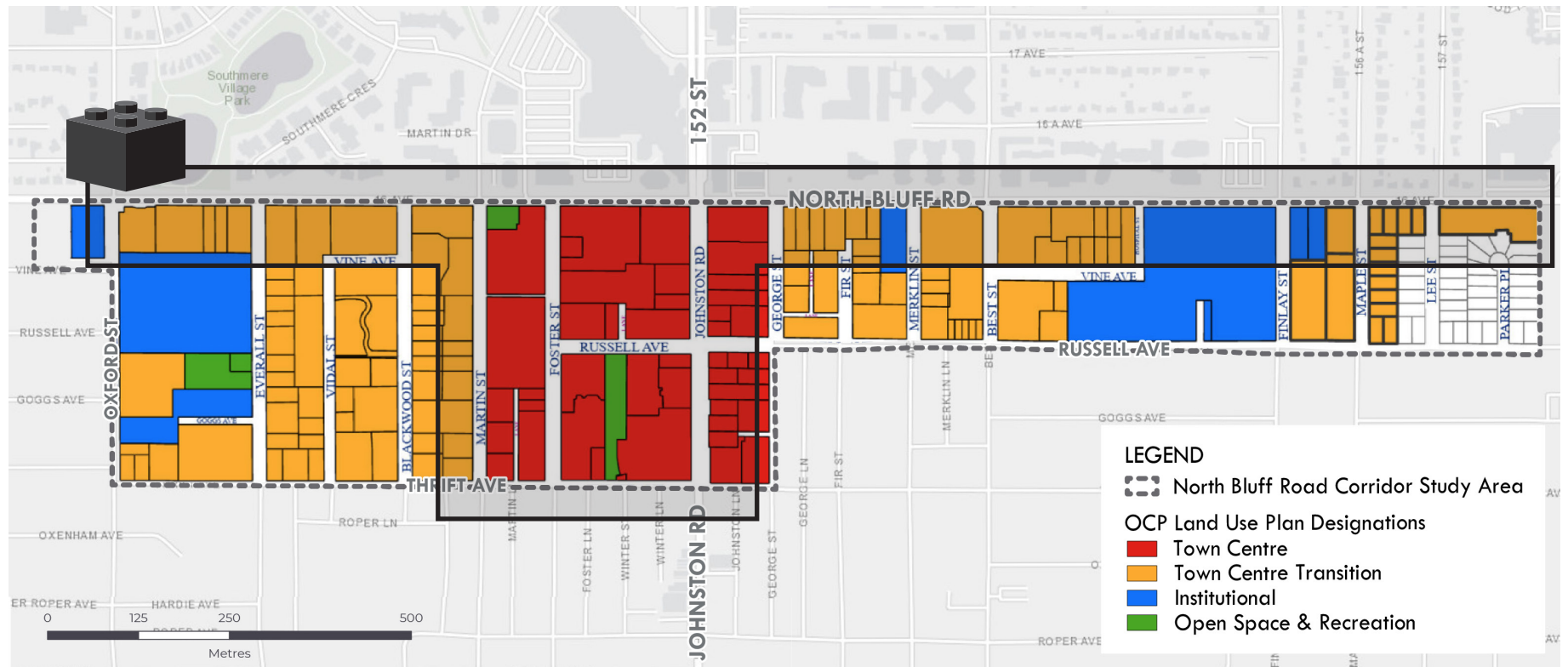
How could we take advantage of the proposed Bus Rapid Transit line to White Rock?

Attendees were encouraged to use playdough to create new connections or modifications, or leave their thoughts on sticky notes.



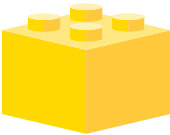
What locations within the Study Area are best suited for mixed-use development? What uses would you like to see in these areas?

Attendees were invited to use black Lego blocks to identify where mixed-use development would be best suited.

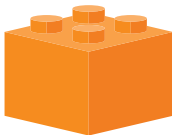


Building density and height surrounding the North Bluff Corridor.

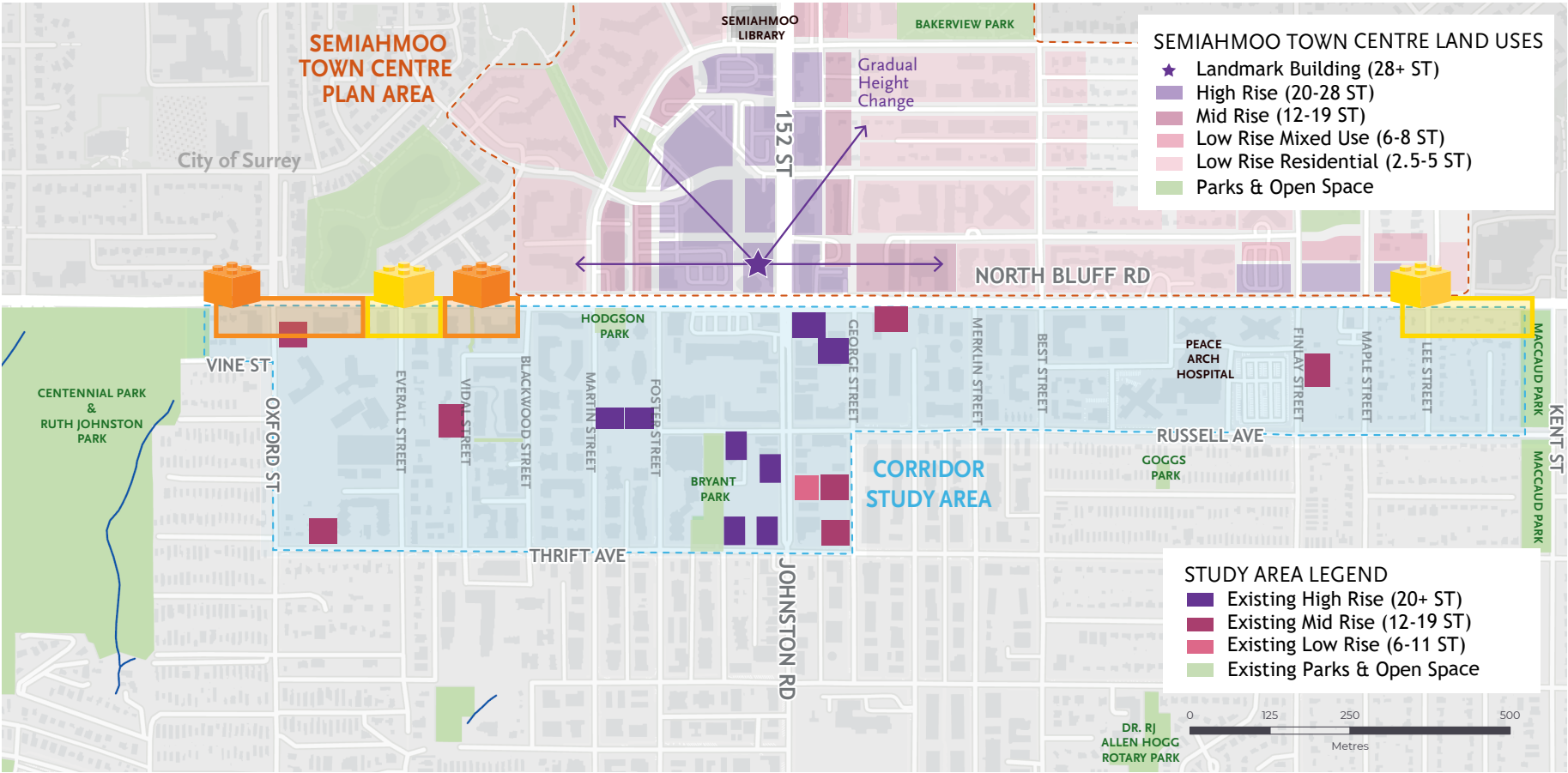
Attendees were encouraged to use different coloured Lego blocks to identify where different building heights would be best suited:



Yellow LEGO blocks: 0-6 storey buildings

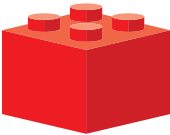


Orange LEGO blocks: 6-12 storey buildings

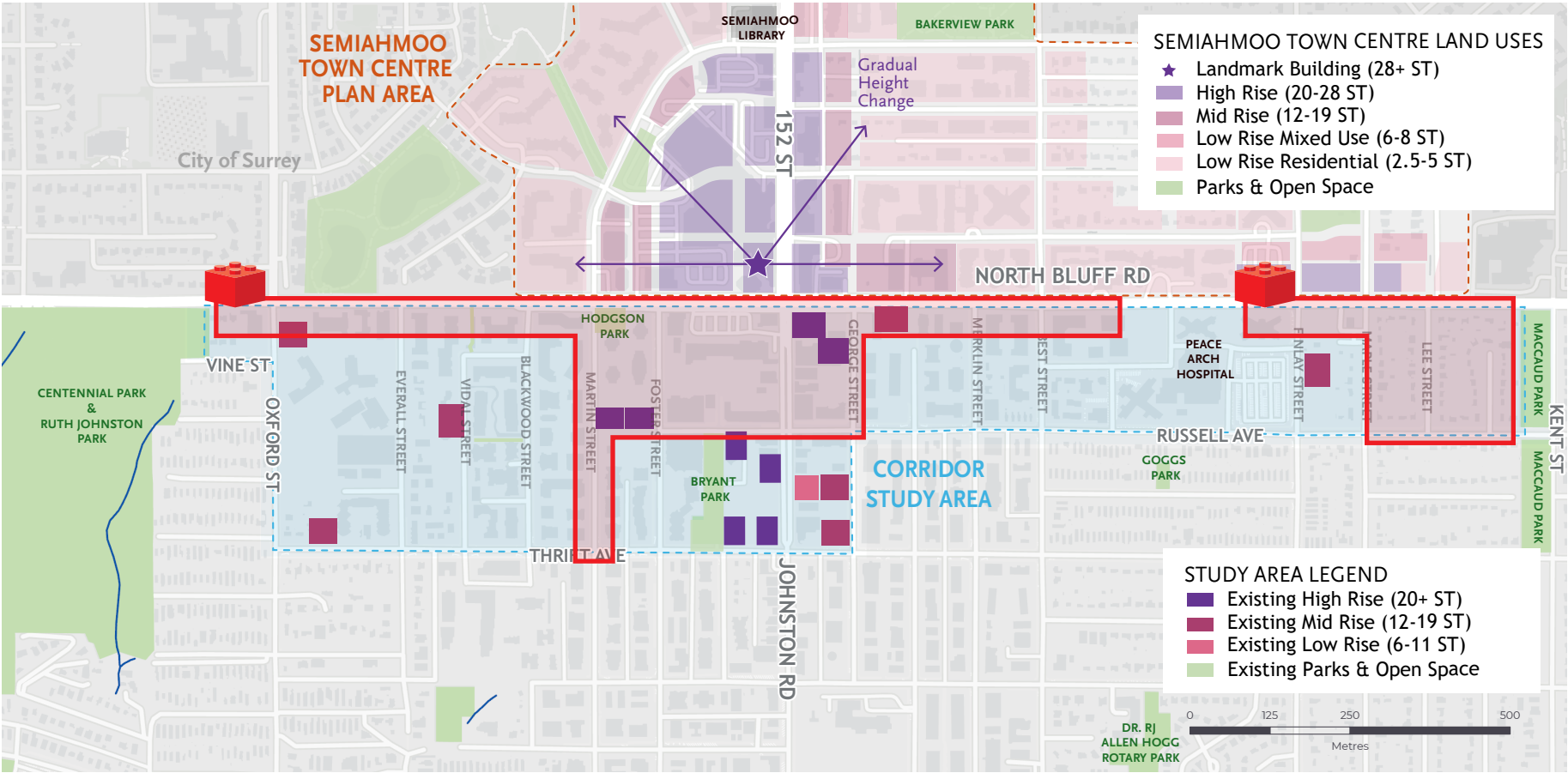


Building density and height surrounding the North Bluff Corridor (continued)

Attendees were encouraged to use different coloured Lego blocks to identify where different building heights would be best suited:



Red LEGO blocks: 12+ storey buildings



Community Survey

Welcome to the North Bluff Road Corridor Study Community Survey

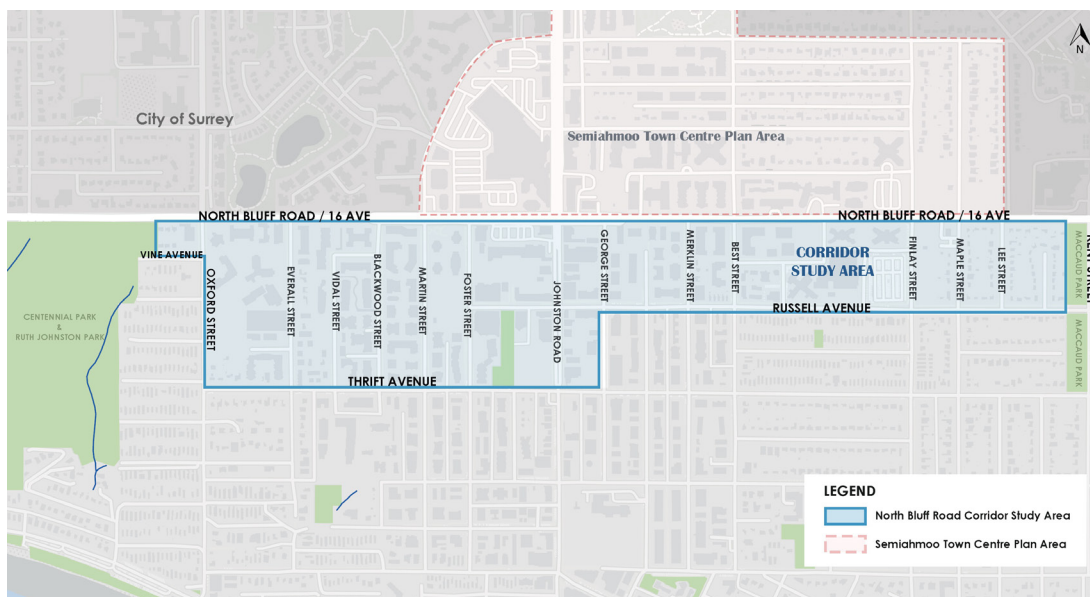
The City of White Rock appreciates the time you are taking to complete this community survey and values your perspective. Community engagement is an important part of this planning process. For more information about the North Bluff Road Corridor Study, please visit the project webpage at www.talkwhiterock.ca/NBRcorridorstudy. There you will find a description of the project, a discussion guide, a Frequently Asked Questions document and poster advertising ways to get involved and learn more.

Survey closes Tuesday, March 18, 2025 at 4:30 p.m.

Introduction

The North Bluff Road Corridor Study Area includes property south of North Bluff Road generally between Oxford Street and Kent Street as shown on the map. The Study Area extends south to Thrift Avenue between Oxford Street and George Street, and Russell Avenue between George Street and Kent Street, excluding Centennial and Maccaud Parks (see map).

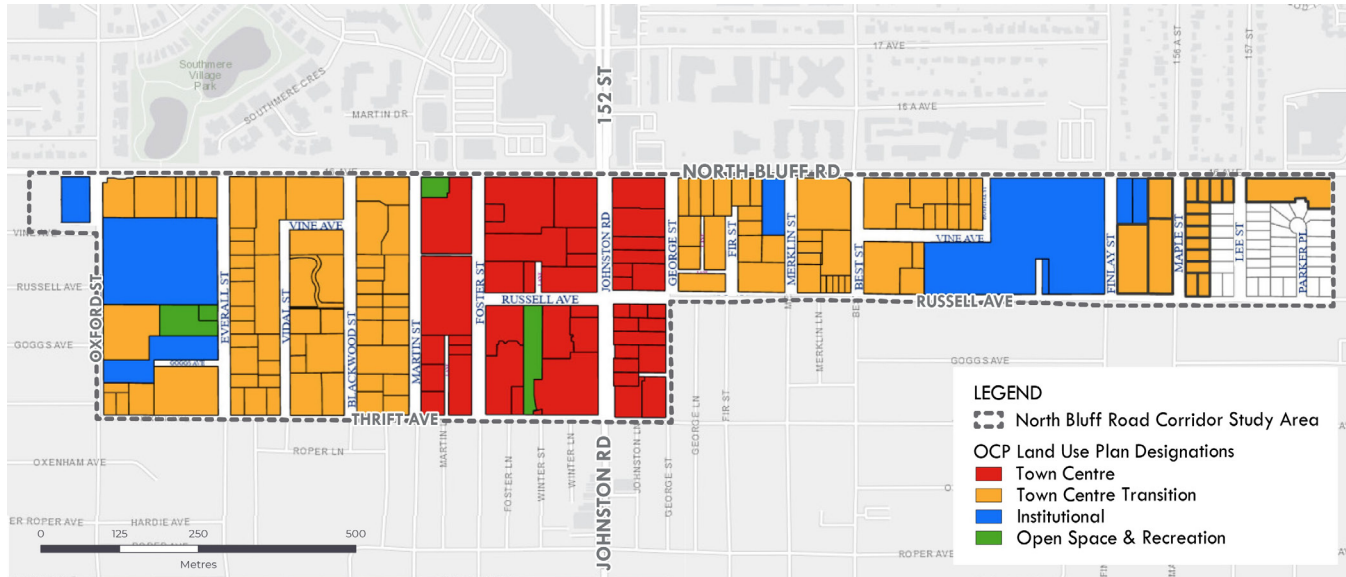
Study Area



The North Bluff Road Corridor Study aims to ensure that White Rock's Town Centre and surrounding areas within the Study Area remain competitive in the broader market and can meet the growing residential and commercial demands for diverse housing and various lifestyle choices. Additionally, the Corridor Study will support the City in planning for potential future redevelopment within the Study Area, while ensuring adequate infrastructure, community services, facilities, and parks for both current and future residents.

The OCP designates portions of the Study Area "Town Centre" and "Town Centre Transition" (see map). In 2021, the OCP was amended to reduce building height and density to a maximum of 12-storeys and 4.0 FAR on lands designated "Town Centre." The OCP was also amended to reduce building height and density to a maximum of 4-storeys and 2.5 FAR on lands designated "Town Centre Transition." Additional height and density (up to 6-storeys and 2.8 FAR) was permitted on lands designated "Town Centre Transition" if the proposed development included an affordable housing component.

Official Community Plan Land Use Designation Map



1. Which of the following describes your ties to White Rock? Please check all that apply.

- ☐ I live in White Rock
- ☐ I own property in White Rock
- ☐ I own a business in White Rock
- ☐ I work in White Rock
- ☐ Other (please specify) _____

1.1. Answer this question only if you have chosen I live in White Rock for Question 1.

How long have you lived in White Rock?

- ☐ Less than 5 years
- ☐ 5-10 years
- ☐ 11-15 years
- ☐ 16-20 years
- ☐ 20+ years

1.2. Answer this question only if you have chosen I own a business in White Rock for Question 1.

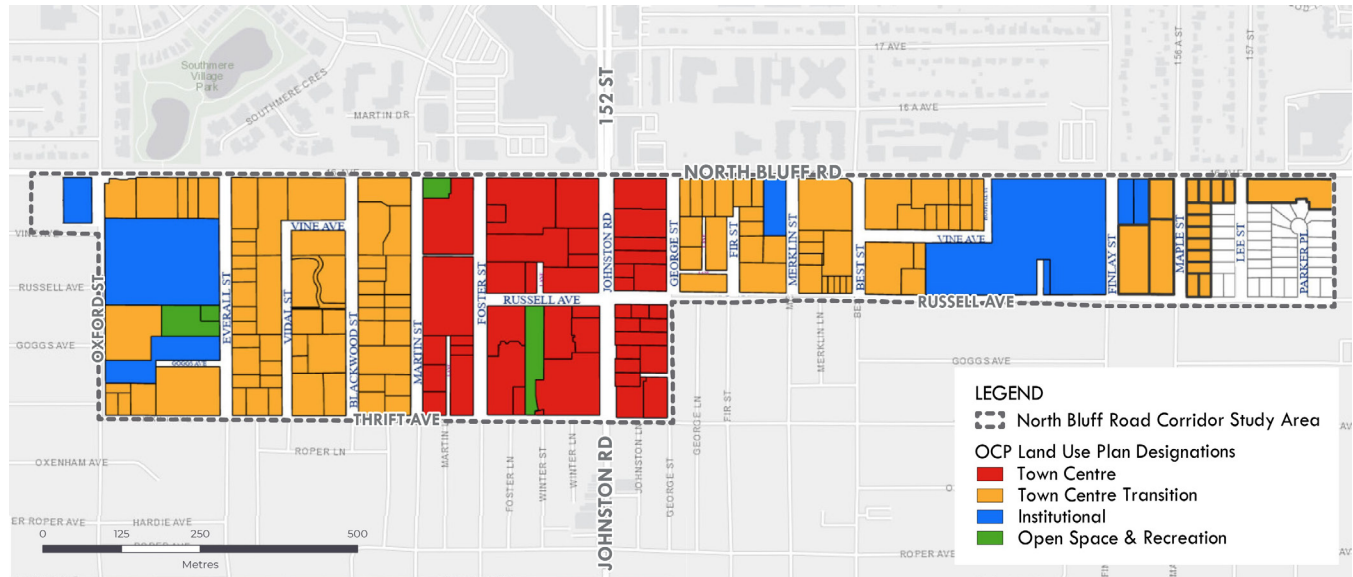
How long have you owned a business in White Rock?

- ☐ Less than 5 years
- ☐ 5-10 years
- ☐ 11-15 years
- ☐ 16-20 years
- ☐ 20+ years

1.3. Answer this question only if you have chosen I live in White Rock for Question 1.

Where is your home located in White Rock?

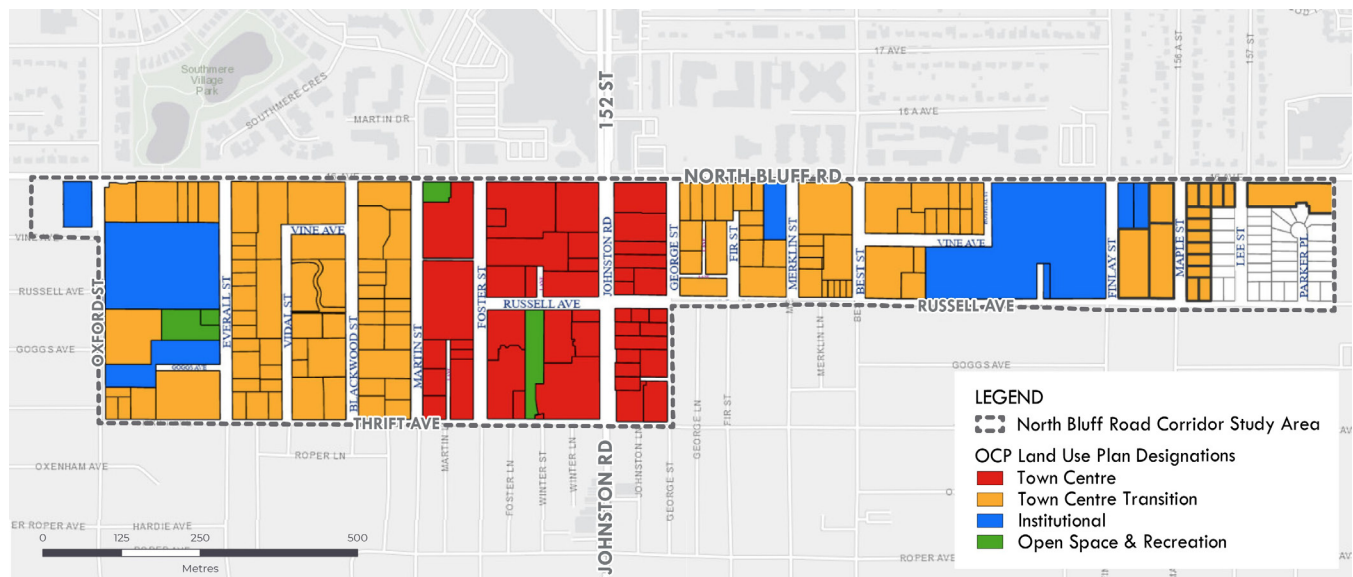
- ☐ Town Centre (red)
- ☐ Town Centre Transition Area (orange)
- ☐ Outside the Town Centre and Town Centre Transition Area



1.4. Answer this question only if you have chosen I own a business in White Rock for Question 1.

Where is your business located in White Rock?

- ☐ Town Centre (red)
- ☐ Town Centre Transition Area (orange)
- ☐ Outside the Town Centre and Town Centre Transition Area



2. What age group do you belong to?

- ☐ 18 or under
- ☐ 19-29
- ☐ 30-39
- ☐ 40-49
- ☐ 50-64
- ☐ 65+
- ☐ I prefer not to say

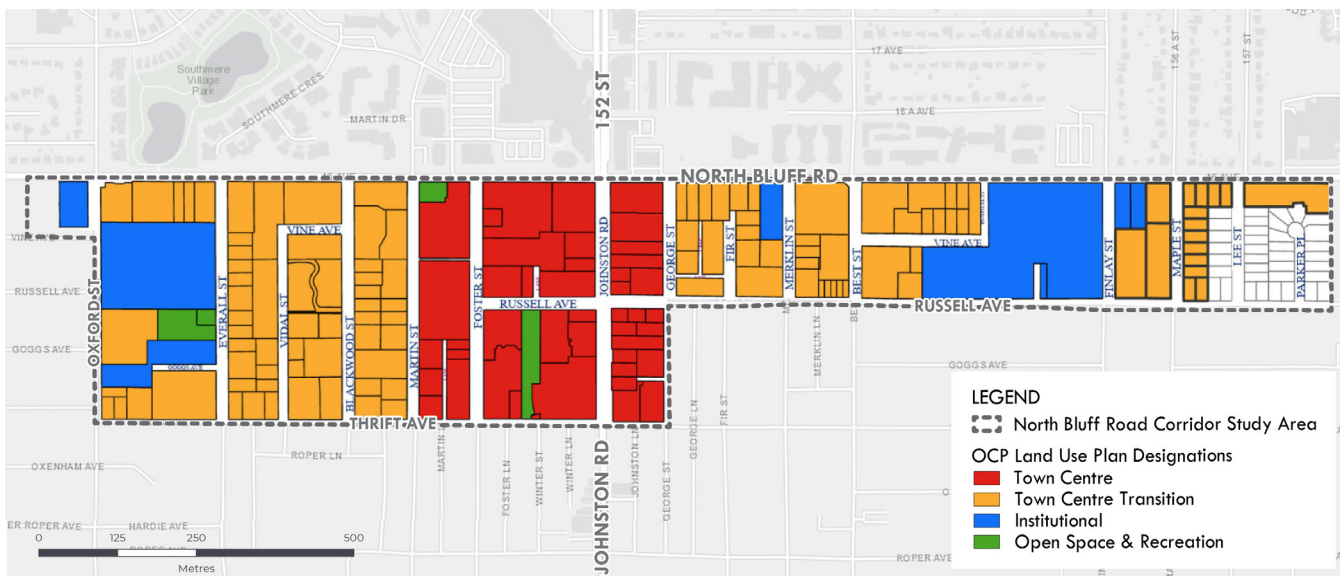
3. Which best describes your household?

- ☐ Single person
- ☐ Couple (no children)
- ☐ Couple (with children)
- ☐ Solo parent (with children)
- ☐ Other family group
- ☐ Non-family group
- ☐ I prefer not to say
- ☐ Other (please specify) _____

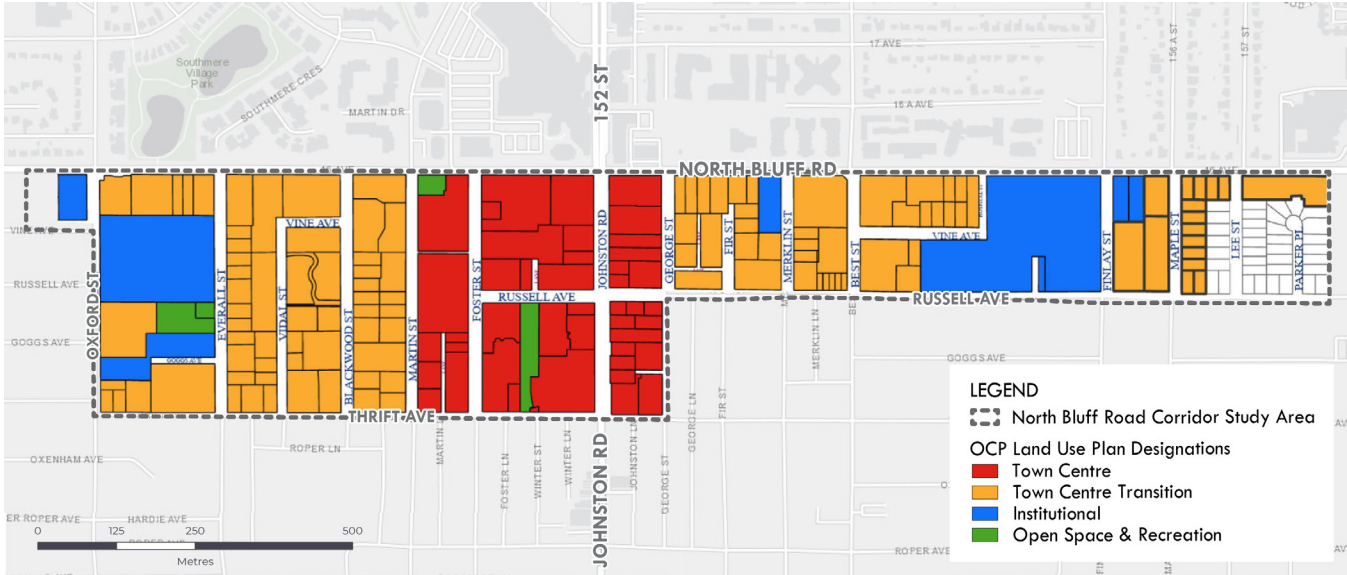
4. How did you hear about this survey?

- ☐ Discussion Guide
- ☐ Poster
- ☐ Social Media
- ☐ Talk White Rock
- ☐ Word of Mouth
- ☐ Other (please specify) _____

5. What do you value most about the Town Centre area (red)?



6. What do you value most about the Town Centre Transition area (orange)?



7. What would you like to enhance about the Study Area (between Oxford Street and Parker Place)? Select all that apply.

- ☐ Access to Bus Rapid Transit (BRT) service
- ☐ Accessibility for all ages and abilities
- ☐ Active transportation (i.e., walking, cycling, rolling) infrastructure
- ☐ Affordable housing opportunities
- ☐ Connectivity across the Study Area
- ☐ Infrastructure
- ☐ Mixed use development outside the Town Centre
- ☐ Mixed use development within the Town Centre
- ☐ Public spaces and greenspaces
- ☐ Recreation, cultural and community amenities
- ☐ Transition between high-rise development and low-rise residential buildings
- ☐ Urban design standards
- ☐ Nothing, I like the Study Area as it is.
- ☐ Other (please specify) _____

8. How could the lands within the Study Area (between Oxford Street and Parker Place) be better used to benefit the White Rock community? Select your top three (3) priorities from the list below:

- ☐ Better access to Bus Rapid Transit (BRT) service
- ☐ Better connected active transportation (i.e., walking, cycling, rolling) networks
- ☐ More public spaces and greenspaces
- ☐ Better connected public spaces and greenspaces
- ☐ Better transition between high-rise development and low-rise residential buildings
- ☐ Greater access to recreation, cultural and community services
- ☐ Greater access to shops and services
- ☐ Greater accessibility for all ages and abilities
- ☐ Making more efficient use of infrastructure
- ☐ More affordable housing options
- ☐ More office space for businesses
- ☐ More opportunities for mixed use development
- ☐ More retail space for businesses
- ☐ More seniors housing
- ☐ Reducing White Rock's environmental footprint
- ☐ Other (please specify) _____

9. What would you like to do in the Study Area but cannot because it does not exist here?

10. What is your greatest concern when it comes to intensifying land uses across the Study Area? Select all that apply.

- ☐ Concentration of people and businesses
- ☐ Conflicts between residential and non-residential land uses
- ☐ Congestion
- ☐ Loss of community character
- ☐ Loss of public spaces and greenspaces
- ☐ Loss of views
- ☐ Noise
- ☐ Parking
- ☐ All the above
- ☐ Other (please specify) _____

11. Would you prefer to have more housing options even if it means higher building heights and densities, or, lower residential densities?

Choose one option.

- ☐ I would prefer to have more housing options.
- ☐ I would prefer to have lower residential building heights and densities

12. Would you prefer to have more recreation, cultural and community amenities even if it means higher building heights and densities, or, lower building heights and densities? Choose one option.

- ☐ I would prefer to have more recreation, cultural and community amenities.
- ☐ I would prefer to have lower building heights and densities.

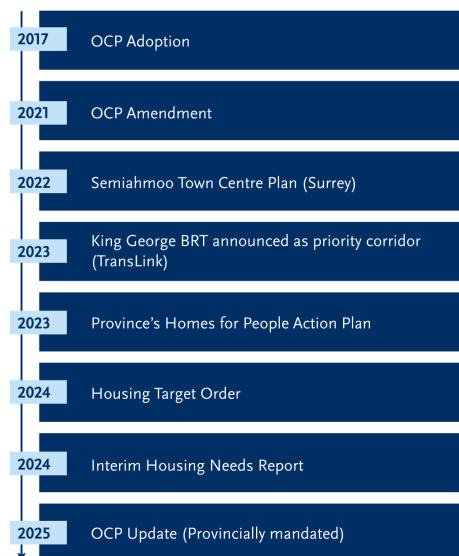
13. Would you prefer to have access to more shops, services and business opportunities even if it means higher building heights and densities, or, lower building heights and densities? Choose one option.

- ☐ I would prefer to have access to more shops, services and business opportunities.
- ☐ I would prefer to have lower building heights and densities.

14. To what extent do you agree or disagree with the following statement:

A lot has changed since the 2021 Official Community Plan (OCP) Amendment was adopted to reduce building heights and densities across the North Bluff Road Corridor Study Area.

- ☐ Strongly agree
- ☐ Somewhat agree
- ☐ Neutral
- ☐ Somewhat disagree
- ☐ Strongly disagree
- ☐ Unsure



15. What locations are best suited for mixed use development? *Please check all that apply.*

Note: Arterial roads are busy roads that move traffic from local roads to highways.

- ☐ Properties fronting onto arterial roads within the Town Centre and Town Centre Transition areas
- ☐ Properties fronting onto arterial roads across the Study Area
- ☐ Properties fronting onto any road across the Study Area
- ☐ Unsure

Thank you for taking the time to complete the North Bluff Corridor Study survey.

Learn more about the Official Community Plan Update by visiting the project website here: www.talkwhiterock.ca/ocpupdate2025

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 28, 2025

TO: Mayor and Council

FROM: Candice Gartry, Director, Financial Services

SUBJECT: City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536

RECOMMENDATION

THAT Council receive the April 28, 2025, corporate report from the Director of Financial Services, titled “City of White Rock Annual Property Tax Rates Bylaw 2025, No. 2536” and give 1st, 2nd and 3rd readings to the City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536.

EXECUTIVE SUMMARY

This corporate report presents the *City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536* for Council’s consideration and adoption (Appendix A). The bylaw reflects an average property tax increase of 4.94% over the 2024 rates, as previously approved by Council.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2025-105 March 31, 2025	THAT Council gives final reading to the White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534. CARRIED

INTRODUCTION/BACKGROUND

The property tax rates set out in *Annual Property Tax Rates Bylaw, 2025, No. 2536* are based on the taxation revenue requirements outlined in the *2025–2029 Consolidated Financial Plan*, as adopted through *Financial Plan Bylaw, 2025, No. 2534*. The rates reflect an average property tax increase of 4.94% over 2024 levels, as previously approved by Council.

In accordance with Section 197 of the *Community Charter*, Council must adopt the annual property tax rate bylaw after the financial plan is adopted and before May 15 each year.

FINANCIAL IMPLICATIONS

Approval and adoption of the City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536, will establish the property tax rates for 2025.

LEGAL IMPLICATIONS

No specific legal implications to note. Council approval is required to authorize the budget, utility charges and property taxation rates. The Financial Plan Bylaw, and Property Tax Rates Bylaw, must be adopted prior to May 15 in accordance with section 197 of the *Community Charter*.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A public survey on the City's 2025 budget was made available for responses and comments from June 21, 2024, through to August 25, 2024. The results of the survey were reported to Council at its September 9, 2024, regular meeting.

The Draft Financial Plan for 2025–2029, as presented to Council during its regular meeting on January 13, 2025, was made available for public input on the City's "Talk White Rock" platform between January 9, 2025, and January 30, 2025. The results were presented to Council at its February 10, 2025, regular council meeting. The public was also offered an opportunity to comment in-person about the proposed Financial Plan at the February 10, 2025, regular council meeting.

ALIGNMENT WITH STRATEGIC PRIORITIES

2023-2026 Council Strategic Priorities inform the 2025 – 2029 Financial Plan to ensure that budget is allocated to fulfil the priorities. The property tax rates were derived from the 2025 – 2029 Financial Plan.

OPTIONS / RISKS / ALTERNATIVES

The following alternate option is available for Council's consideration:

1. Not approve nor provide 1st, 2nd, and 3rd reading to the City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536, which would delay the city in meeting the legislated terms of the Community Charter, that requires property taxes to be approved and adopted by bylaw prior to May 15th annually.

CONCLUSION

It is recommended that the City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536 be approved and provided with 1st, 2nd, and 3rd readings.

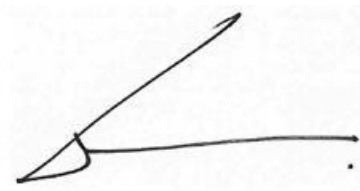
Respectfully submitted,



Candice Gartry, CPA, CGA
Director, Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

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

Guillermo Ferrero
Chief Administrative Officer

Appendix A: City of White Rock Annual Property Tax Rates Bylaw, 2025, No. 2536

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2536**



A bylaw for the levying of rates on land and
improvements and to provide for the payment of taxes
and user fees for the year 2025

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

1. Definitions

“Collector” means the municipal officer assigned responsibility as collector of taxes for the municipality.

2. The following rates are hereby imposed and levied for the year 2025:

2.1. For all lawful general purposes of the municipality, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column A of Schedule 1 attached hereto and forming a part hereof.

2.2. For the purposes of the Fraser Valley Regional Library, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column B of Schedule 1 attached hereto and forming a part hereof.

2.3. For the purposes of the Metro Vancouver Regional District, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column C of Schedule 1 attached hereto and forming a part hereof.

2.4. For the purposes of the White Rock Business Improvement Association, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column D of Schedule 1 attached hereto and forming a part hereof.

3. Property taxes and other fees and charges levied on the property tax notice are due and payable on July 2, 2025. On July 3, 2025, the City Collector shall add to the current year unpaid taxes and other fees and charges levied on the property tax notice, for each parcel and its improvements on the property tax roll, 5% of the amount that remains unpaid after July 2, 2025. On August 16, 2025, the City Collector shall add to the current year unpaid taxes and other fees and charges levied on the property tax notice, for each parcel and its improvements on the property tax roll, an additional 5% of the amount that remains unpaid after August 15, 2025.

- | | | | |
|--------------------------------|----|--------|-------------|
| RECEIVED FIRST READING on the | th | day of | April, 2025 |
| RECEIVED SECOND READING on the | th | day of | April, 2025 |
| RECEIVED THIRD READING on the | th | day of | April, 2025 |
| ADOPTED on the | th | day of | May, 2025 |

TRACEY ARTHUR, DIRECTOR OF CORPORATE
ADMINISTRATION

Schedule "A"

Tax Rates (Dollars of tax per \$1,000 Taxable Value)

	A	B	C	D
Property Class	Municipal General Purposes	Fraser Valley Regional Library Purposes	Metro Vancouver Regional District Purposes	Business Improvement Area
01 Residential	2.31857	0.08254	0.06036	N/A
02 Utilities	13.14643	0.46801	0.21126	N/A
05 Light Industry	3.64862	0.12989	0.20522	0.58170
06 Business/Other	3.55284	0.12648	0.14788	0.58170
08 Seasonal/Recreation	2.08314	0.07416	0.06036	N/A

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 28, 2025

TO: Mayor and Council

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

SUBJECT: Beach Wheelchairs Access and Storage

RECOMMENDATIONS

That Council:

1. Approve six months storage of beach wheelchairs at the utility room at Memorial Park washroom subject to an organization stepping forward to manage all aspects of a beach wheelchair program.
 2. Directs staff to work with the Self Advocates of Semiahmoo (SAS) to reach out to find an organization willing to manage a beach wheelchair program.
-

EXECUTIVE SUMMARY

This report explores access options for specialty “beach wheelchairs” that would enable persons with mobility challenges to travel down from the Promenade onto the sandy areas of the beach.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2019-300 July 22, 2019	<p>WHEREAS the City of White Rock is a city that values inclusion and recognizes the importance of inclusive safe access to the White Rock tidal flats;</p> <p>THEREFORE BE IT RESOLVED THAT Council directs staff to engage and consult with Semiahmoo First Nation to identify areas for the creation of safe inclusive access points at east, west, and the White Rock areas of the beach and tidal flats with a timeline for completion in 2020;</p> <p>AND AS SUCH Council directs staff to work with the Self-Advocates of Semiahmoo in the application of grants which may provide financial assistance to realize safe inclusive beach and tidal flats access in White Rock City.</p> <p style="text-align: right;">CARRIED</p>

2024 – 421 November 25, 2024	<p>THAT Council direct staff to bring forward a report outlining options for beach wheelchair storage locations, potential types of storage facilities, cost required, as well as outlining options for how this could work from a procedural perspective.</p> <p style="text-align: right;">CARRIED</p>
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INTRODUCTION

Background

The City has six beach access ramps between Bay Street and Ash Street, with a seventh ramp currently being designed at Finlay Street (Appendix A). While these ramps offer benefits to many, individuals using conventional wheelchairs face challenges progressing beyond the ramp ends and onto the sandy beach areas.

The Self Advocates of Semiahmoo (SAS) own two specialty wheelchairs with wide, inflatable tires that enable access to and along sandy beach areas. Up until 2019, these were stored and accessed from a paddle board shop on Semiahmoo First Nations property east of Finlay Street. This shop is no longer in business.

In July of 2019, after the closure of the paddle board shop, the SAS made a presentation to Council requesting improvements to beach accessibility for people with mobility challenges. One of their requests was for the City to store their beach wheelchairs somewhere along the waterfront so that people wanting to use them could access them.

Follow-Up to Delegation

In 2019, staff initiated First Nations and senior government discussions leading to permitting approval for construction of new access ramps at Bay Street and at Cypress Street. These ramps were constructed to the latest accessibility standards in 2021.

Also in 2021, the City rented a storage container and placed it in the parking lot close to the new Cypress Street access ramp. Two beach wheelchairs were stored in the unit with access to be provided by SAS through a code to a combination lock. This initiative was not actively managed and did not prove to be effective.

DISCUSSION

SAS recently offered by letter dated January 20, 2025 to gift two beach wheelchairs to the City affirming that “the City Council, with counsel of the White Rock Accessibility Committee, is best positioned to determine the most effective and equitable use of the beach wheelchairs.” (Appendix B). SAS concludes this letter by requesting to hear back on acceptance of the donation and the City’s plans for community use.

A viable beach wheelchair program would need a storage location near the beach and a means of managing the booking, issuance, waivers, safety instruction and maintenance of the wheelchairs as outlined in the February 18, 2025 SAS email to staff (Appendix C). Storage Options and Program Management are discussed as follows:

Storage Options

Following, are two storage and issuance options:

1. Storage Container at Cypress Street (\$5K) – As in 2021, a storage container can be rented at Cypress street. The cost is estimated at \$1.2K for the storage container rental and \$3.8K for the revenue loss of two parking spaces. Total cost \$5K. This location is close to the Cypress access ramp.

2. Storage Room at Memorial Park Washrooms (\$1K) – An underutilized storage room at the Memorial Park Washrooms can be freed up for beach wheelchair storage. The cost is estimated at \$1K for minor repurposing of the room and installation of a coded lock. The challenge with this location is that it is a fair distance to the closest beach access at P'Quals, although it is the location preferred by SAS.

It is recommended that the storage location at Memorial Park be provided on a six-month basis should an organization step forward to manage a beach wheelchair program.

Program Management

A scan of beach wheelchair programs shows issuance of equipment by lifeguards, beach rental vendors, and volunteer groups. These methods likely incorporate necessary instruction, waivers, insurance and wheelchair cleaning and maintenance (Appendix D).

Currently, lifeguards and beach rental vendors are not available for the beach wheelchair program. Additionally, City staff are not present at the beach seven (7) days a week to support the program. White Rock beach approaches also present a challenge in that the topography is relatively steep meaning strong, able-bodied support persons would be needed to assist access to the sandy areas of the beach.

Program management would need to be carried out by an organization capable of approximately eight (8) hours coverage seven (7) days per week for six (6) months of the year. This organization would need adequate liability insurance and the necessary capability to provide usage instruction, including safety protocols, as well as the ability to clean and maintain the beach wheelchairs.

Attached as Appendix E is a list of accessible beaches in B.C.

FINANCIAL IMPLICATIONS

If Council approves, a storage location can be set up at the SAS preferred location of Memorial Park.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Staff will communicate with SAS and will update the City website and social media as appropriate.

ALIGNMENT WITH STRATEGIC PRIORITIES

Provision of a beach wheelchair storage location for a volunteer organization to manage a beach wheelchair program is consistent with the Council Strategic Priority of **Community**: We foster a livable city with connected residents enjoying distinctive places and activities.

OPTIONS / RISKS / ALTERNATIVES

The following options are available:

1. Council may decline the wheelchair offer from SAS and stay with the status quo.

CONCLUSION

SAS offered to gift two beach wheelchairs to the City. There is an option to store one of these wheelchairs at Memorial Park as suggested by SAS; however, there is no readily available option for managing a wheelchair issuance program.

It is recommended that Council approve storage of one of the wheelchairs at Memorial Park provided that SAS or another other organization takes on management of the beach wheelchair issuance program.

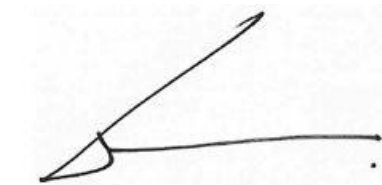
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Aerial Map of Six Beach Access Ramps Between Bay Street and Ash Street and a 7th Ramp currently being designed at Finlay Street.
- Appendix B: Letter dated January 20, 2025 from Self Advocates of Semiahmoo (SAS) Formal Offer of Two Beach Wheelchairs
- Appendix C: Email from SAS to Staff Outlining past Management of Beach Wheelchair Operations and Suggested Improvements/Requirements
- Appendix D: List of Provisions Used by Other Cities
- Appendix E: List of Accessible Beaches in BC



ID	Name	Construction Year	Ramp Grade	Comments
1	Bay Street Concrete Ramp	2021	8.33%	
2	Foster Street Paver Ramp	1991	10%	
3	P'Quals – Paver Ramps	1991	8.5% and 15%	Two ramps on either side of P'Quals
4	Dolphin Street Concrete Ramp	1991 or prior	15%	
5	Cypress Street Concrete Ramp	2021	8.33%	
6	Ash Street Concrete Ramp	2001 or prior		Ramp grade unknown at this time
7	Finlay Street	Expected 2027	8.33%	Archaeology and environmental work underway



Self Advocates of Semiahmoo (SAS)
Surrey, 15306 24th Ave
sas@uniti4all.com

January 20, 2025

Attn: White Rock City Council

Subject: Donation of SAS Beach Wheelchair

Dear Mayor and Councillors,

This letter is to formally offer the donation of two beach wheelchairs to the City of White Rock.

These wheelchairs are designed for use on sand, rocks and in the water, allowing people with mobility challenges to enjoy the beach and waterfront. We believe this donation will significantly enhance accessibility and inclusivity for residents and visitors to White Rock.

We affirm the City Council, with counsel of the White Rock Accessibility Committee, is best positioned to determine the most effective and equitable use of the beach wheelchairs.

We have attached a report created by Lead Design Consultant, Stan Leyenhorts, Universal Access Design (UAD) in 2019 as part of the request for motion to White Rock Council by SAS and previous Mayor Catherine Ferguson. Also attached, is the City of White Rock's Accessibility Action Plan, which states the guiding framework of the City is that it must follow the universal design principle. This is highlighted in Stan Leyenhorsts report with a focus on a 5% slope for usable access point(s) at the waterfront. SAS believes this report and plan are imperative to the use of the beach wheelchairs in accessing White Rock waterfront.

We look forward to hearing from you regarding the acceptance of this donation and the City's plans for community use.

Sincerely,

SAS

RE: Email to White Rock Council from SAS - Beach Wheelchair Donation

From Self Advocates of Semiahmoo <sas@uniti4all.com>

Date Tue 2/18/2025 1:14 PM

To Jim Gordon <JGordon@whiterockcity.ca>

Cc Kari Laing <klaing@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jim,

I hope this message finds you well.

I recently gathered some valuable insights from a former employee who supported SAS in 2021.

Here are the key points:

- In 2021, the City of White Rock rented an 8 x 10 metal shipping container for storing the beach wheelchair. The wheelchair was stored there for that summer.
- Eric Stepura, the Director of Recreation and Culture for the City of White Rock, was our primary contact.
- SAS was asked to take over the management of the beach wheelchairs but declined due to limited capacity.
- Unfortunately, as no one was able to manage the wheelchair, it was never utilized.

We suggest the following improvements to enhance the management and utilization of the beach wheelchair:

1. **Storage:** A smaller storage unit. There was a lot of empty space in the one that the City used in 2021.
2. **Rental Location:** SAS recommends that a storage unit be placed beside or around the White Rock Museum, making the museum the access point to the beach wheelchair(s).
3. **Summer Student/Volunteer Run:** A sustainable option is to access summer students to support the City in renting out the chair safely and easily. These students/volunteers would also be able to support tourism + local engagement with the city for other purposes ie., a pop up City info booth.
4. **Waivers:** There should be a system in place for people to sign waivers before using the wheelchair. SAS did research on these and has one that was used with Feral Boardsports. We can share this. This was based on what California and Australia did. *The research on this is now several years old.
5. **Maintenance:** It is essential to have someone review the chair(s) after each use, including rinsing the chair and pumping up tires should this be required.
6. **Safe Access Points:** Before any of this can be done, SAS strongly believes that access points should be completed to the standards outlined in the Access Initiative Report and to the City's commitment via the WR Accessibility Action Plan. A good way to understand what is meant here is to take one of the beach wheelchairs down all viable access points to the beach to see how it handles, having one person in the chair and another as their support. This will help the City craft the best user/rental agreement on what physical requirements are needed to support someone using the chair(s).

Please note, SAS does not have the capacity to take over any of the management of the beach wheelchairs. However, once the above steps have been completed, SAS is able to assist with advertising and promoting the chair's usage.
We appreciate the City's commitment to improving accessibility at White Rock Beach.

Best regards,

Candice O'Brien

SAS Involvement Coordinator

From: Jim Gordon <JGordon@whiterockcity.ca>
Sent: Wednesday, February 12, 2025 4:07 PM
To: Self Advocates of Semiahmoo <sas@unit4all.com>
Cc: Kari Laing <klaing@whiterockcity.ca>; Anne Berry <ABerry@whiterockcity.ca>
Subject: Re: Email to White Rock Council from SAS - Beach Wheelchair Donation

[CAUTION EXTERNAL E-MAIL Please don't open attachments unless you trust them]

Dear Self Advocates of Semiahmoo (SAS),

Thank you for your January 20, 2025, email and letter offering to donate two beach wheelchairs to the City of White Rock.

We are currently exploring storage and lending options for the beach wheelchairs. In 2021, the City rented a large container to store the wheelchairs in the parking lot at Cypress Street, just outside the Cypress beach access ramp. I understand that SAS managed the keys and lending of the wheelchairs. However, I'm not sure why this service did not continue beyond 2021.

Can you recall if there was significant usage of this service? Were there any challenges and/or suggestions on how to improve it for users?

I would appreciate any information and suggestions you can provide so I can include it in a detailed report with options for City Council.

Thanks in advance,

Jim

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

City of White Rock, Engineering and Municipal Operations

877 Keil Street, White Rock, BC V4B 4V6

T: 604-541-2184

www.whiterockcity.ca



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From: Self Advocates of Semiahmoo <sas@uniti4all.com>

Sent: Monday, January 20, 2025 4:32 PM

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

Subject: SAS Beach Wheelchair Donation

You don't often get email from sas@uniti4all.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Megan McKnight and City Councillors,

We hope this message finds you well. Please see the attachments for further documents.

SAS is excited about the City's interest in accepting their donation of the beach wheelchairs and supporting this initiative. Our goal is to enhance accessibility for all residents and visitors, ensuring everyone can enjoy the sand & water on White Rock Beach.

SAS's mission is to create change through positive relationships. We value our relationships with all of the City Councillors and Mayor. Our sole focus is on improving accessibility and safety for the community.

We look forward to working with the City to ensure it's success.

Kind Regards,

The Self Advocates of Semiahmoo (SAS)

Michaela Robinson, Chair

Jeevan Basra, Chair

Candice O'Brien, SAS Supporter

Office: 604-536-1242 ext: 212

<http://www.facebook.com/SelfAdvocateSAS>



The Self Advocates of Semiahmoo respectfully acknowledges that we do our work on the traditional and unceded territories of the Coast Salish peoples, specifically the Semiahmoo, Kwantlen, and Katzie First Nations and the treaty territory of the Tsawwassen First Nations. We are grateful for the use of their land.

APPENDIX D – ACCESSIBLE EQUIPMENT AT BEACHES AND POOLS

Following are options used elsewhere for the provision of accessible equipment at beaches and pools:

1. City of Vancouver – Lifeguards issue “water wheelchairs” to users who need to be accompanied by two attendants.



2. New Jersey – Volunteer group Citizens Right to Access Beaches issues beach wheelchairs to users



3. Sarasota Florida – Beach wheelchair and other beach related rentals available from a private beach rental company.
4. Crescent Beach Surrey – A beach wheelchair is available for loan at the lifeguard station at Sullivan Point Park.
5. Kelowna – Starting in 2016 a beach wheelchair was available at each of two beaches in Kelowna. They were issued free of charge from a local beach rental company. Current practice to be verified.
6. Nelson – Paddle Rental Centre has a beach wheelchair for rent.
7. Appendix E – Spinal Cord Injury BC list of Accessible Beaches in BC

Title of Document: List Accessible Beaches in BC

Overview: This document contains a listing of beaches in BC that have beach wheelchair rentals available and/or Mobi mats and/or accessible pathways onto the beach or into the water.

Interior

Kamloops:

Riverside Park Beach

100 Lorne St. in Kamloops

Mobi-mat available. Park also includes an accessible playground, waterpark, and trail.

Kelowna:

Boyce-Gyro Beach

3400 Lakeshore Rd. in Kelowna

www.kelowna.ca/parks-recreation/parks-beaches/parks-beaches-listing/boyce-gyro-beach-park

Concrete path to water and free beach wheelchair onsite

Rotary Beach

3726 Lakeshore Rd. in Kelowna

<https://www.kelowna.ca/parks-recreation/parks-beaches/parks-beaches-listing/rotary-beach-park>

Free beach wheelchair onsite. Note that the washrooms at this park are NOT accessible.

Strathcona Beach

2290 Abbott St. in Kelowna

<https://www.kelowna.ca/parks-recreation/parks-beaches/parks-beaches-listing/strathcona-beach-park>

Mobi-mat and a free beach wheelchair onsite.

Nelson:

Lakeside Rotary Park Beach

Lakeside Dr. in Nelson

<https://www.nelson.ca/320/Parks>

Paddle Rental Centre has a beach wheelchair for rent August 2nd to September 4th. Mobi-mat also available.

Osoyoos:

Gyro Beach and Legion Beach

Both beaches have Mobi-mats and paved walkways.

<https://www.destinationosoyoos.com/guide-to-accessible-experiences-in-osoyoos-bc/>

Beach wheelchairs are available in a trailer, currently located at Gyro Beach, but the trailer can be moved to other locations with prior approval. Call 250 495-6562

Penticton:

Okanagan Lake Beach

Near Power Dr. in Penticton

<https://www.penticton.ca/parks-recreation/beaches>

Accessible walkway to the beach.

Access west of Lakawanna Park in Penticton

Concrete ramp to the water.

Okanagan Lake Park

East of Lakeside Resort.

<https://www.penticton.ca/parks-recreation/beaches>

Ramp to the beach.

Sudbury Beach

Sudbury Ave. in Penticton

<https://www.penticton.ca/parks-recreation/beaches>

Mobi-mat and beach chair

Skaha Lake Park

Skaha Lake Rd. in Penticton

<https://www.penticton.ca/parks-recreation/beaches>

Accessible ramp to the beach

Salmon Arm:

Canoe Beach

3799 Canoe Beach Dr. in Salmon Arm

<https://www.salmonarm.ca/Facilities/Facility/Details/Canoe-Beach-3>

Mobi-mat available.

Lower Mainland Delta:

Centennial Beach

541 Centennial Parkway in Delta

Mobi-mat

Port Moody:

Shawnigan Lake at Old Mill Park

600 Bently Rd. in Port Moody

Gravel pathway that leads to Mobi-mat

Surrey:

Crescent Beach

Beecher St. in Surrey

<https://www.surrey.ca/parks-recreation/parks/crescent-beach>

Free beach wheelchair.

Vancouver:

English Bay Beach and Kitsilano Beach

<https://vancouver.ca/parks-recreation-culture/adapted-and-integrated-programs.aspx>

Mobi-mat and free beach wheelchairs; chairs can be reserved in advance.

Jericho Beach

Kitsilano Pool

New Brighton Pool

Second Beach Pool in Stanley Park

Second Beach

Spanish Banks East and West

Trout Lake Beach

<https://vancouver.ca/parks-recreation-culture/adapted-and-integrated-programs.aspx>

Free beach wheelchair, can be reserved in advance.

West Vancouver

Ambleside Beach

13th St. in West Vancouver

<https://westvancouver.ca/parks-recreation/parks-trails/ambleside-park>

Mobi-mat

Vancouver Island

Nanaimo:

Finn Beach at Neck Point Park

Morningside Dr. in Nanaimo

Mobi-mat

Colliery Dam Park

635 Wakesiah Ave. in Nanaimo

Mobi-mat

Louden Park

Victoria Ave. in Nanaimo

Mobi-mat

Departure Bay Beach

2745 Departure Bay Rd. in Nanaimo

Mobi-mat

Parksville:

Parksville Bay Beach

Mobi-mat, accessed from the concrete ramp by the gazebo. Two free beach chairs, which can be reserved at 250 248-8999 or

beachclub@bellstar.ca

Tofino:

Tourism Tofino

1426 Pacific Rim Highway in Tofino.

<https://tourismtofino.com/plan-your-trip/accessibility/>

Free beach wheelchair rental with a \$250 security deposit. See the page above for beach suggestions; Long Beach and Mackenzie Beach are good options.

Victoria:

Cadboro-Gyro Park Beach

Sinclair Rd. in Saanich

<https://www.saanich.ca/EN/main/parks-recreation-community/parks/parks-trails-amenities/signature-parks/cadboro-gyro-park.html>

Accessible seasonal beach ramp.

Ross Bay Beach

Dallas Rd. in Victoria

Ramp and Mobi-mat

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 28, 2025

TO: Mayor and Council

FROM: Corrine Haer, P.Eng., Manager, Engineering

SUBJECT: Contract Award – Coldicutt Avenue Drainage and Water Upgrades Phase 1;

RECOMMENDATIONS

THAT Council receive the corporate report dated April 28, 2025, from the Manager of Engineering, titled “Contract Award – Coldicutt Avenue Drainage and Water Upgrades Phase 1;” and

1. Approve the award of the Coldicutt Avenue Drainage and Water Upgrades Phase 1 to Sandpiper Contracting LLP in the amount of \$982,526 (excluding GST);
 2. Authorize the pre-approved contingency in the amount of \$268,934 (approximately 25% of the design and contracting costs) to support the project; and
 3. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.
-

EXECUTIVE SUMMARY

The purpose of this corporate report is to obtain Council approval to award Coldicutt Avenue Drainage and Water Upgrades Phase 1 to Sandpiper Contracting LLP in the amount of \$982,526 (excluding GST).

INTRODUCTION/BACKGROUND

This project includes the installation of approximately 280 m of new ductile iron water main along Coldicutt Avenue west of Lancaster and the installation of approximately 250 m of new PVC drainage main along Chestnut Street north of Blackburn Avenue and along Coldicutt Avenue east of Chestnut Street (Image 1).

Replacement of this water main is required due to its history of recurring breaks. Additionally, water services for properties on the south side of Coldicutt are currently provided from a water main running through backyards via an easement through private properties. Maintaining a watermain on private property presents legal and operational challenges. The new ductile iron watermain along Coldicutt Avenue will reduce future breakage, minimize interruptions in future leaks, and be accessible on City road dedication for future maintenance.

In addition, there are two drainage mains along both sides of Chestnut Street, Coldicutt Avenue, and Lancaster Street. These mains are at the end of their service life. This project will eliminate the existing drainage mains and consolidate the infrastructure into a single PVC main. This main will be installed at a lower elevation to better facilitate future connections.

A design was completed in 2019 and the City tendered the work in 2020, but abandoned it due to limited budget available. Staff have since split the project into two phases to distribute costs over multiple years. The scope of each phase of work is as follows:

- Phase 1 (Image 1 below)
 - 250 m of drainage main along Chestnut Street north of Blackburn Avenue and along Coldicutt Avenue east of Chestnut Street
 - 280 m of new ductile iron water main along Coldicutt Avenue west of Lancaster
- Phase 2
 - 402 m of drainage main on the east side of Coldicutt Avenue and south along Lancaster to Blackburn Avenue

By the end of Phase 2, the road east of 13751 Coldicutt Avenue will be fully repaved and roads to the west could be fully repaved at a later date if deemed necessary.

Ultimately, the long-term goal is to transfer rear yard water and drainage service connections to the new utility mains at their property frontage along the City road dedication. This will reduce exposure to extended interruptions in water supply in the event of a future leak and improve accessibility to maintain both utilities.

Since 2013, properties west of 13751 Coldicutt Avenue have been serviced by a new ductile iron pipe installed in the road dedication.

Image 1 – Phase 1 Scope



ANALYSIS

ISL Engineering and Land Services Ltd. was retained to design the project and to provide tendering support. A Request for Tender was issued to the market with a closing date of March 13, 2025. The City received five (5) bids and the results are summarized in the table below.

Table 1 - Bid Summary

Contractor	Price (excluding GST)
Sandpiper Contracting LLP	\$982,526
Blackline Site Works Ltd.	\$991,000
Complete Utility Contractors	\$1,119,833
Jack Cewe Construction Ltd.	\$1,376,545
J. Cote & Sons Excavating Ltd.	\$1,410,630

Staff and ISL Engineering and Land Services Ltd. reviewed the proposals and determined that Sandpiper Contracting LLP will provide the best overall value to the City. Aside from submitting the lowest overall price, Sandpiper Contracting LLP has previously worked with the City and staff are satisfied with the results. Sandpiper Contracting LLP has also demonstrated a good understanding of the contract's scope in line with expectations.

Staff recommend awarding this contract to Sandpiper Contracting LLP for a total of \$982,526 (excluding GST). If approved, staff will provide notification to nearby residents and will aim to begin construction this summer. Construction is expected to take 3 months to complete.

FINANCIAL IMPLICATIONS

Phase 1 of the project is included in the 2024/2025 Financial Plan in the amount of \$1.798M. Phase 2 is currently captured in 2027 in the financial plan and any leftover funds from Phase 1 will be used towards Phase 2.

A summary of the project budget is as follows:

Table 2 – Project Budget

	Total
Coldicutt Avenue Drainage Upgrades (Project 50063)	\$899,000
Coldicutt Avenue Water Upgrades (Project 30031)	\$899,000
Total available budget	\$1,798,000
Spent/committed to date (as of February 25, 2025)	\$92,540
Construction (Sandpiper Contracting LLP)	\$982,526
Subtotal	\$1,075,066
Contingency (approx. 25% of design and contracting costs)	\$268,934
Total project cost	\$1,344,000

LEGAL IMPLICATIONS

No legal implications are anticipated. Staff request authorization for the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Engineering staff will work with Communications staff to deliver letters to the community regarding this Project prior to construction.

ALIGNMENT WITH STRATEGIC PRIORITIES

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

OPTIONS / RISKS / ALTERNATIVES

The following alternate option is available for Council's consideration:

1. Not approve the recommendation to award this work. This may result in further deterioration of water and drainage systems. In addition, long-term maintenance will continue to be limited by access constraints for the mains that run through the rear yard.

CONCLUSION

Staff recommend that Coldicutt Avenue Drainage and Water Upgrades Phase 1 be awarded to Sandpiper Contracting LLP in the amount of \$982,526 (excluding GST). Staff also request a preauthorized contingency in the amount \$268,934 (approximately 25% of design and contracting costs) to support the project. Additionally, staff seek Council's approval to enable the Director of Engineering & Municipal Operations to have authorization to execute all contract documentation required for the project to proceed.

Respectfully submitted,

Approved by,



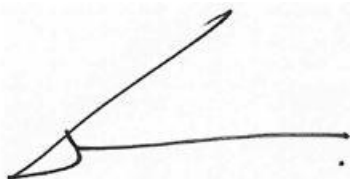
Corrine Haer, P.Eng.
Manager, Engineering



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer



Public Art and Culture Advisory Committee

Minutes

April 9, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT:	Art Beaulieu, Community Member Jim Black, Community Member Marnee Williams, Community Member Karin Bjerke-Lisle, White Rock Museum & Archives Representative
COUNCIL:	Councillor Michele Partridge, Chairperson (non-voting) Councillor Elaine Cheung, Vice-Chairperson (non-voting)
ABSENT:	Abhinav Singh, Community Member Gary Kennedy, Community Member Helmut Gruntorad, Semiahmoo Arts Society Representative
STAFF:	John Woolgar, Director of Recreation and Culture Rebecca Forrest, Manager of Cultural Development Janessa Auer, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:03 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2025-PACAC-016: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the agenda for the April 9, 2025 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2025-PACAC-017: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the minutes of the March 12, 2025 meeting as circulated.

Motion CARRIED

4. **DRAFT WATERFRONT ENHANCEMENT STRATEGY**

The Director of Recreation and Culture introduced the 2019 draft Waterfront Enhancement Strategy document and noted that it includes several interesting placemaking initiatives that could be investigated by a working group and brought forward for further Committee discussion at a future meeting.

Motion Number 2025-PACAC-018: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee approves that a working group be formed for the purpose of researching potential placemaking opportunities included in the 2019 draft Waterfront Enhancement Strategy, comprised of the following members:

- Councillor Partridge;
- Gary Kennedy; and,
- Karin Bjerke-Lisle.

Motion CARRIED

5. **MISSING PUBLIC ART SIGNAGE**

The Manager of Cultural Development provided a brief overview of two (2) missing public art signs and advised of the estimated cost for their replacement.

Motion Number 2025-PACAC-019: It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council approve up to \$3500 be allocated from the Public Art and Placemaking Fund to replace the missing public art signage for *The Passenger*, located in front of the museum, and for *Walking on Sunshine*, located in Terry Parr Plaza on East Beach.

Motion CARRIED

6. WORKING GROUP UPDATES

6.1 Yacht Club Legacy Project Working Group

It was noted there were no new updates at this time. The working group plans to arrange a meeting with the International Yacht Club of BC to present the legacy project suggestions previously discussed by the Committee and will bring further updates forward at a future meeting.

6.2 Rotary Partnership Working Group

The Chairperson provided an update on behalf of the working group, noting that the White Rock Rotary Club is very supportive of collaborating with the City to create a tourism map for the community. Staff will reach out to the Rotary to coordinate the next steps for this project.

7. STAFF REPORT

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

8. OTHER BUSINESS

The Vice-Chairperson recommended that members visit the Landmark Uptown Gallery to see the current exhibit, *Art from the Peninsula*, which includes a piece by local artist, Marlene Fuhrmann, that spells out the message "Attitude is everything" in Braille on a collection of tiles.

9. INFORMATION

9.1 COMMITTEE ACTION AND MOTION TRACKING

The Chairperson provided a brief update regarding the status of action items and recommendations from previous minutes.

10. 2025 MEETING SCHEDULE

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


- May 14, 2025;
- June 11, 2025;
- July 9, 2025;
- September 10, 2025;
- October 8, 2025; and,
- November 12, 2025.

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

11. CONCLUSION OF THE APRIL 9, 2025 PUBLIC ART AND CULTURE ADVISORY COMMITTEE MEETING

The meeting concluded at 4:30 p.m.

Councillor Partridge, Chairperson



Janeesa Auer, Committee Clerk



Internal Community Hub Steering Committee

Minutes

April 16, 2025, 1:15 p.m.

City Hall Boardroom

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

COUNCIL (VOTING): Councillor Bill Lawrence, Chairperson

STAFF (VOTING): Guillermo Ferrero, Chief Administrative Officer
Anne Berry, Director of Planning and Development Services
Jim Gordon, Director of Engineering and Municipal Operations
Candice Gartry, Director of Financial Services
Darcy Dupont, Senior Project Manager, Community Hub

ABSENT: Councillor Ernie Klassen, Vice-Chairperson

STAFF (NON-VOTING): Robyn Barra, Manager of Communications and Government Relations
Debbie Johnstone, Deputy Corporate Officer

1. CALL TO ORDER

The Chief Administrative Officer (CAO) assumed the role of Chairperson and called the meeting to order at 1:25 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2025-ICHSC-009 It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the agenda for the April 16, 2025 meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Councillor Lawrence entered the meeting at 1:26 p.m. and took over as Chairperson for the remainder of the meeting.

Motion Number: 2025-ICHSC-010 It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee adopts the minutes of the April 3, 2025 meeting as circulated.

Motion CARRIED

4. **COMMUNITY HUB COMMUNICATIONS PLAN**

The Manager of Communications and Government Relations provided a PowerPoint presentation outlining the Communication Plan for the Community Hub project. It was clarified that, to minimize public confusion, the rollout of the Community Hub communication plan is scheduled for April 30, following the completion of the Official Community Plan (OCP) survey.

The Committee suggested enhancing the prominence of the Community Hub content in both the 2025 Property Tax Notice and the Water Bill insert.

Motion Number: 2025-ICHSC-011 It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee recommends that the Community Hub Communications Plan be presented to Council at their next scheduled meeting (April 28, 2025).

Motion CARRIED

5. OTHER BUSINESS

The CAO advised that a letter had been received from the President of CUPE Local 718 regarding the deteriorating conditions of City Hall and the Annex Building, and the urgent need for a new, accessible civic facility.

Motion Number: 2025-ICHSC-012 It was MOVED and SECONDED

THAT the Internal Community Hub Steering Committee recommends that the letter from CUPE Local 718, dated April 16, 2025, be placed on the April 28, 2025 Regular Council agenda for information.

Motion CARRIED

6. INFORMATION

6.1 COMMITTEE ACTION TRACKING

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information.

7. 2025 MEETING SCHEDULE

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

- May 15, 2025;
- June 5, 2025;
- July 3, 2025;
- September 4, 2025;
- October 2, 2025; and,
- November 6, 2025

8. **CONCLUSION OF THE APRIL 16, 2025, INTERNAL COMMUNITY HUB
STEERING COMMITTEE MEETING**

The meeting was concluded at 1:44 p.m.



Councillor Lawrence,
Chairperson

Debbie Johnstone, Deputy Corporate
Officer

Unapproved



Housing Advisory Committee

Minutes

April 16, 2025, 4:00 p.m.

Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Gail Bartels, Community Member (arrived at 4:05 p.m.)
Tom Devlin, Community Member
Rick Mann, Community Member
Pat Petrala, Community Member
Laurel Tien, Community Member

COUNCIL: Councillor David Chesney, Chairperson (non-voting)
Councillor Bill Lawrence, Vice-Chairperson (non-voting)

ABSENT: Mandeep Sandhu, Community Member
Gary Quinn, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Wayne Berg, Deputy Director of Planning and Development
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

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

2. ADOPTION OF AGENDA

Motion Number: 2025-HAC-008 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for the April 16, 2025 meeting as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: 2025-HAC-009 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the March 20, 2025 meeting as circulated.

Motion CARRIED

4. OVERVIEW OF DEVELOPMENT PLANNING PROCESSES

The Director and Deputy Director of Planning and Development Services provided a PowerPoint presentation with an overview of the Development Planning Process.

Gail Bartels arrived at the meeting at 4:05 p.m.

During the roundtable discussion, it was noted that some municipalities have implemented a Certified Professional (CP) Program for building permit application reviews. This approach allows developers to hire a qualified consultant, at their own expense, to review applications on the City's behalf, thereby accelerating the approval process. Staff indicated that further research would be necessary to assess the feasibility of such a program, and it remains unclear how this initiative would align with the department's current work plan.

5. QUESTIONS FOR SMALL HOUSING BC PRESENTATION AT MAY MEETING

The Director of Planning and Development Services noted that Small Housing BC is expected to attend the May 21st Housing Advisory Committee meeting to discuss the topic of gentle density. To ensure the presentation aligns with the Committee's interests and information needs, Small Housing BC has requested that discussion topics or questions be shared with them in advance of the meeting.

The Committee provided the following suggestions:

- Options for laneway housing in White Rock – where could this be considered, and how would it work
- Who would be an ideal candidate for this model of housing
- Taxation benefits surrounding gentle density
- Potential infrastructure challenges with gentle density

Action Item: Committee members to review the Small Housing BC website (smallhousingbc.org) and provide their topics and/or questions for the upcoming presentation to the Committee Clerk in advance of the next meeting.

6. **OTHER BUSINESS**

None

7. **INFORMATION**

7.1 **COMMITTEE ACTION AND MOTION TRACKING**

Corporate Administration updates the action and motion tracking document after each meeting and provides it to the Committee for information purposes.

8. **2025 MEETING SCHEDULE**

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

- May 21, 2025;
- June 18, 2025;
- July 16, 2025;
- September 17, 2025;
- October 15, 2025; and,
- November 19, 2025.

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

9. **CONCLUSION OF THE APRIL 16, 2025 HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:04 p.m.



Councillor David Chesney,
Chairperson

Debbie Johnstone, Deputy
Corporate Officer

Unapproved

April 16, 2025

Mayor and Council
City of White Rock
15322 Buena Vista Avenue
White Rock, B.C.
V4B 4A9

Dear Mayor and Council,

Re: Deteriorating Conditions of City Hall and Annex Building – Urgent Need for a New, Accessible Civic Facility

On behalf of the employees represented by the Canadian Union of Public Employees, Local 718 (“CUPE 718”), I am writing to express our increasing concern regarding the deteriorating conditions of City Hall and the Annex Building. We urge Mayor and Council to prioritize the development and construction of a new, purpose-built, accessible civic facility that ensures the safety and well-being of all your employees and the public.

City Hall, originally constructed in 1963, and the adjacent Annex Building have far exceeded their intended operational lifespans. According to information available on the City’s website and recent consultant reports, City Hall has been designated a High Risk (High 1) building under the Seismic Retrofit Guidelines. Alarming, it meets only 20% of the lateral load capacity required by the 2018 British Columbia Building Code. In the event of a major seismic event, this structural deficiency poses a serious and unacceptable risk to both employees and the public who rely on these facilities.

Beyond seismic vulnerability, the buildings suffer from numerous chronic issues including poor ventilation, inadequate heating and cooling, water damage, outdated infrastructure, rodent infestation and insufficient space that severely impacts day-to-day operations and employee’s well-being.

Equally troubling is the failure to meet modern accessibility standards. As civic buildings are intended to serve all members of the community, City Hall and the Annex Building fail to provide a barrier-free and inclusive environment. Individuals with mobility challenges or health concerns face daily obstacles in accessing these spaces, which is unacceptable in a modern, equitable public service setting.

A new, safe, and fully accessible City Hall is not a luxury; it is a critical and long overdue investment in civic infrastructure. It will protect your employees, enable high-quality service delivery, and demonstrate the City’s commitment to safety, inclusion, and good governance.

Accordingly, we respectfully urge Mayor and Council to move forward expeditiously with the construction of a new City Hall that is safe, inclusive, and built to serve the evolving needs of the community for decades to come. We also welcome the opportunity to be actively involved in discussions during the construction phase, to ensure the needs of frontline staff are incorporated in the new facility to better serve the community.

We appreciate your attention to this matter and welcome the opportunity for ongoing engagement as this project progresses.

Yours sincerely,



Dal Benning
President
CUPE Local 718
Ph: 778-883-9071
Email: pres718@outlook.com

cc: City Clerk
CAO

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2536**



A bylaw for the levying of rates on land and
improvements and to provide for the payment of taxes
and user fees for the year 2025

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

1. Definitions

“Collector” means the municipal officer assigned responsibility as collector of taxes for the municipality.

2. The following rates are hereby imposed and levied for the year 2025:

2.1. For all lawful general purposes of the municipality, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column A of Schedule 1 attached hereto and forming a part hereof.

2.2. For the purposes of the Fraser Valley Regional Library, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column B of Schedule 1 attached hereto and forming a part hereof.

2.3. For the purposes of the Metro Vancouver Regional District, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column C of Schedule 1 attached hereto and forming a part hereof.

2.4. For the purposes of the White Rock Business Improvement Association, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Column D of Schedule 1 attached hereto and forming a part hereof.

3. Property taxes and other fees and charges levied on the property tax notice are due and payable on July 2, 2025. On July 3, 2025, the City Collector shall add to the current year unpaid taxes and other fees and charges levied on the property tax notice, for each parcel and its improvements on the property tax roll, 5% of the amount that remains unpaid after July 2, 2025. On August 16, 2025, the City Collector shall add to the current year unpaid taxes and other fees and charges levied on the property tax notice, for each parcel and its improvements on the property tax roll, an additional 5% of the amount that remains unpaid after August 15, 2025.

- | | | | |
|--------------------------------|----|--------|-------------|
| RECEIVED FIRST READING on the | th | day of | April, 2025 |
| RECEIVED SECOND READING on the | th | day of | April, 2025 |
| RECEIVED THIRD READING on the | th | day of | April, 2025 |
| ADOPTED on the | th | day of | May, 2025 |

TRACEY ARTHUR, DIRECTOR OF CORPORATE
ADMINISTRATION

Schedule "A"

Tax Rates (Dollars of tax per \$1,000 Taxable Value)

	A	B	C	D
Property Class	Municipal General Purposes	Fraser Valley Regional Library Purposes	Metro Vancouver Regional District Purposes	Business Improvement Area
01 Residential	2.31857	0.08254	0.06036	N/A
02 Utilities	13.14643	0.46801	0.21126	N/A
05 Light Industry	3.64862	0.12989	0.20522	0.58170
06 Business/Other	3.55284	0.12648	0.14788	0.58170
08 Seasonal/Recreation	2.08314	0.07416	0.06036	N/A

The Corporation of the CITY OF WHITE ROCK BYLAW 2517



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

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

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

(1) **Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1** by adding the following definitions in alphabetical order:

- **“bedroom”** means a room located in a dwelling which, due to its design or location in the dwelling, is or may be used primarily for sleeping regardless of its use.
- **“cooking facility”** means a space with facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring which taken together, may be used for the preparation or cooking of food.
- **“crawl space”** means an interior building space at or below finished grade, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.5 m.
- **“height, ceiling”** means the vertical distance from top of the finished floor of a story to:
 - a) the underside of the floor joist;
 - b) the underside of the roof joist;
 - c) the underside of the bottom chord of a structural truss; or
 - d) the underside of a structural deck above that storey.

Whichever is the greatest distance from the finished floor.

- **“localized depression”** means a depression below the finished *grade*, created for the purpose of providing a pedestrian entrance to a residential *building*.
- **“party wall”** means a shared supporting wall that is between two adjoining buildings and is situated on any part of the common boundary shared by adjoining free hold parcels of land.

- **“preparation cooking facility, residential”** means an accessory cooking facility to the principal cooking facility in a dwelling unit that is adjacent to the principal cooking facility and must be connected. The connection can be through a doorway that does not lock and forms part of the same *dwelling unit* as the principal cooking facility. A residential preparation cooking facility cannot exceed 9.0m².
- **“rowhouse residential building”** means a *building* containing a minimum of three and a maximum of six structurally independent *dwelling units*, all aligned in a row and divided vertically by *party walls*. Each *dwelling unit* is located on a separate freehold *lot*, and where permitted by this Bylaw, may include an *accessory registered secondary suite*.
- **“semi-detached residential building”** means a *building* containing two structurally independent *dwelling units* divided vertically with a party wall, with each *dwelling unit* located on a separate freehold *lot* and where permitted by this Bylaw, an *accessory secondary suite*.
- **“window well”** means a recess in the ground around a *building* to allow for the installation of a window in a *basement*, either below ground or partially below ground.

(2) **Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1 is amended by deleting the follows definition in their entirety:**

- **“accessory dwelling unit”** means a dwelling unit located in an independent and separate structure to the principal residential structure located on the same free hold titled parcel of land.
- **“ancillary building”** means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same parcel of land and, without limiting the generality of the foregoing, includes detached garages, detached carports, detached workshops and storage sheds.
- **“basement”** means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *average natural grade*.
- **“dwelling unit”** means one or more *habitable* rooms used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, consisting of one stove and kitchen sink, and one or more sets of sanitary facilities for the exclusive use of such person or persons, but specifically excludes a recreational vehicle and does not include a room in a hotel.
- **“habitable room”** means a room used for cooking, eating, sleeping or living and includes a kitchen, dining room, bedroom, living room, family room and den, but excludes a recreation room, bathroom, utility room, workroom, furnace room and storage room.

- **“house-plex”** means a single residential *building*, located on a free hold parcel of land, containing no less than two dwelling units, one of which can be an *accessory registered secondary suite*, but no more than six *dwelling units* each of which has direct access to the outside, but does not include an *apartment*, *townhouse* or a *hotel*.
- **“residential gross floor area”** means the sum total of floor areas of each storey in a building containing a one-, two- or three-unit residential use, excluding a basement, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

In SSMUH Residential zones, residential gross floor area means the sum total of floor areas of each storey in a building containing a *one-unit* residential use or house-plex, excluding a non-habitable *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, and elevator shafts.

- **“structure”** means any construction fixed to, supported by or sunk into land or water which is greater than 0.6m in height, excluding *buildings*, *retaining walls*, landscape trellises or arbors, in-ground swimming pools, and other similar works.

Then inserting the following in alphabetical order:

- **“accessory dwelling unit”** means a self-contained dwelling that:
 - a) is accessory and detached to the *principal building*;
 - b) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the *principal building* located on the *lot*;
 - c) has an entrance separate from the entrance to the garage; and,
 - d) is a separate and distinct use from an *accessory secondary suite*, and does not include its own secondary suite.
- **“ancillary building”** means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same parcel of land and, without limiting the generality of the foregoing, includes *accessory dwelling units*, detached garages, detached carports, detached workshops and storage sheds.
- **“basement”** means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *finished grade*.
- **“dwelling unit”** means one or more rooms used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, but specifically excludes a recreational vehicle and does not include a room in a *hotel* or motel.
- **“house-plex”** means a single *building* on a fee simple *lot* designed to accommodate two or more *dwelling units*, each having a separate exterior entrance directly accessible

from a road and which may share common walls with adjacent *dwelling units*, may be arranged above, below or beside each other. Each *dwelling unit* must have a minimal *residential gross floor area* of 96m², with no *dwelling unit* having a *residential gross floor area* greater than 20 percent of the *dwelling unit* with the least *residential gross floor area*. Does not include a *semi-detached residential building*, *rowhouse residential building*, *apartment*, *townhouse*, *hotel* or *motel*.

- **“residential gross floor area”** means the sum total of floor areas of each storey in a building containing a one-, two- or three-unit residential use, excluding a basement, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

In SSMUH Residential zones, *residential gross floor area* means the sum total of floor areas of each storey in a *building* containing a *residential use*, excluding covered patios and decks up to 37m²; stairwell up to 13m²; crawlspace; carports and garages up to 46.50m²; and elevator shafts.

- **“structure”** means anything constructed, fixed to, placed, sunken or erected on land or water which is greater than 0.6m above or below *finished grade* excluding landscape trellises or arbors, window wells, hot tubs and in-ground or above ground swimming pools.

(3) **Division 4.0 General Provisions and Regulations, Sub-Section 4.10.2** is amended by deleting the following:

- Floor area ratio calculations in all SSMUH Residential Zones shall be measured based on *residential gross floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:
 - a) non habitable basements
 - b) cellars or crawl spaces
 - c) carports or garages
 - d) bay, bow or box windows
 - e) elevator shafts.

Then insert the following:

- Floor area ratio calculations in all SSMUH Residential Zones shall be measured based on *residential gross floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:
 - a) crawl spaces;
 - b) carports or garages up to 46.5m²;
 - c) stairwells up to 13m²;
 - d) covered patios and decks up to 37m²;
 - e) elevator shafts.

(4) **Division 4.0 General Provisions and Regulations, Sub-Section 4.13.3** is amended by adding the following:

- Delete the period at the end of the sentence in point a), then replace with a semi colon followed by “and” then add the following:

b) mechanical equipment is prohibited from projecting into any required *front* and *side yard setback*.

(5) **Division 4.0 General Provisions and Regulations, Sub-Section 4.14.1** is amended by adding the following under row one Development Type of Use Residential Uses:

- “Semi-detached residential building”; and
- “Rowhouse residential building”.

(6) **Division 4.0 General Provisions and Regulations, Sub-Section 4.1.3 b) ii)** is amended by deleting the word “three”

Then insert the following:

- two

(7) **Division 4.0 General Provisions and Regulations** is amended by adding the following:

- **4.18 Basements**

- 4.18.1 Basement Related Depressions

- a) Only one (1) *localized depression* for *basement* access is permitted per *one-unit residential use; semi-detached residential building; rowhouse residential building* or *house-plex*. In addition, one *localized depression* for *basement* access for a *accessory registered secondary suite* is permitted.
 - b) Only one (1) set of stairs is permitted per *localized depression* for *basement* access.
 - c) The aggregate area of a *localized depression* for *basement* access shall not exceed 12m² and 40% of the corresponding wall length including the stairs, measured from the interior of the required retaining walls.
 - d) A *localized depression* for *basement* access is not permitted in the required *front* and any *side yard* setback.
 - e) Where a *localized depression* for *basement* access is located below a spanning *structure* from the *first storey* to the ground level, the depression shall be located such that the spanning *structure* is open to below on only one side.
 - f) Window wells are permitted on any side of a *one-unit residential use; semi-detached residential building; rowhouse residential building* or *house-plex* provided they do not extend more than 0.9m beyond the building wall face, are no more than 1.5m deep, and do not exceed 25% of the corresponding wall length.

▪ **4.19 Maximum Ceiling Height for SSMUH Zones**

4.19.1 Any portion of *residential gross floor area* in a *dwelling unit* with a *ceiling height* which exceeds 5.0m shall be considered to comprise two floors and shall be measured as such for the purpose of calculating *residential gross floor area*.

(8) **Division 5.0 Specific Use Provisions and Regulations, Section 5.5 Accessory Registered Secondary Suite, Sub-Section 5.5.1** is amended by deleting the following in its entirety:

- a) be an accessory to a one-unit residential use only;

Then replace with the following:

- a) be an accessory to a *one-unit residential use; semi-detached residential building or rowhouse residential building* only;

(9) **Division 5.0 Specific Use Provisions and Regulations, Section 5.6 Accessory Dwelling Unit, Sub-Section 5.6.1** is amended by deleting the following in its entirety:

- a) be accessory to a *one-unit residential use or house-plex* only.

Then replace with the following:

- a) be an accessory to a *one-unit residential use; semi-detached residential building; or rowhouse residential building* only;

(10) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.1 (1)** is amended by deleting the following in its entirety:

- Only one (1) principal use is permitted on a parcel of land:
 - a) a one-unit residential use; or
 - b) house-plex

Then replace with the following:

- 1) Only one (1) of the following *principal use* is permitted on a parcel of land:
 - a) a *one-unit residential use* with a minimal parcel size of 742m²;
 - b) *house-plex* with a minimal parcel size of 742m², and no *basements* are permitted if the *house-plex* contains only two *dwelling units*;
 - c) *semi-detached residential building*; or
 - d) *rowhouse residential building*.

- (11) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.2 Permitted Accessory Uses** is amended by deleting the following in its entirety:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
 - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory use* is permitted:
 - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3;

Then replace with the following table:

Principal Uses	Permitted Accessory Uses
1) One-unit residential use	<p>A) Only one (1) of the following <i>accessory uses</i> is permitted:</p> <ol style="list-style-type: none"> a. an <i>accessory child care centre</i> in accordance with the provisions of Section 5.1. b. an <i>accessory boarding use</i> in accordance with the provisions of Section 5.4. c. an <i>accessory registered secondary suite</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5. d. an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6. e. an <i>accessory bed & breakfast use</i> in accordance with the provisions of Section 5.7. f. a <i>short term rental</i> in accordance with the provisions of Section 5.8. g. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3 h. a <i>care facility</i> in accordance with the provisions of Section 5.1.

	<p>B) Exceptions - The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> a. an <i>accessory registered secondary suite</i> that can include <i>a home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5; b. an <i>accessory dwelling unit</i> that can include <i>a home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
2) House-plex	<p>Only the following <i>accessory use</i> is permitted:</p> <ul style="list-style-type: none"> a. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
3) Semi-detached residential building	<p>The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> a. an <i>accessory registered secondary suite</i> that can include <i>a home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5; b. an <i>accessory dwelling unit</i> that can include <i>a home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
4) Rowhouse residential building	<p>The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> a. an <i>accessory registered secondary suite</i> in accordance with the provisions of Section 5.5. b. an <i>accessory dwelling unit</i> is only permitted on lots that only have <i>zero side yard setbacks</i> on one <i>side yard</i>, or if there is a rear lane abutting the <i>lot</i>, then each lot is permitted an <i>accessory dwelling unit</i> that can include <i>an accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Sections 5.3.

(12) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3** is amended by deleting the following:

- Size

Then replace with the following:

- Dimensions for Subdivision:

- (13) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3 (1)** is amended by deleting the following:

- The minimum *lot width, lot depth* and *lot area* in the RS-1 SSMUH Residential Zone are as follows:

Lot width	18.0m (59.04.2ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

Then replace with the following:

- Lots created through subdivision in the RS-1 SSMUH Residential Zone must conform to the following minimum standards:

	Lot With Minimum	Lot Depth Minimum	Minimum Lot Area
Lots created in the RS-1 SSMUH zone, except for <i>semi-detached residential buildings</i> and <i>rowhouse residential buildings</i> .	18.0m (59.04ft)	30.5m (100.06ft)	742m ² (7,986.82 ft ²)
Lots created in the RS-1 SSMUH zone for <i>Semi-detached residential buildings</i> and <i>rowhouse residential building</i>	9.0m (29.52ft)	30.5m (100.06ft)	274.5m ² (2,954.69 ft ²)

- (14) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.5 (1)** is amended by adding the following:

- a) ii) Lots less than 280m² up to 3 dwelling unit.
- b) ii) Lots less than 280m² up to 3 dwelling unit.

- (15) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.9 (1)** is amended by deleting the following table:

Setback	Principal Building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)

Rear lot line on a lot with an exterior side yard requirement of 6.0m (119.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	1.5m (4.92ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

Then replace with the following:

Setback	Principal Building - Except semi-detached residential building and rowhouse residential building	Principal Building - Semi-detached residential building and rowhouse residential building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	0.0m ¹	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m ²	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	2.4m (7.87ft)	2.4m (7.87ft)	2.4m (7.87ft)

Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (7.87ft)	1.5m (4.92ft)
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- **Insert the following directly after the table:**

¹ The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.5m (4.92ft) on the opposite side of the lot to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

² The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite side of the lot to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m.

- (16) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.1(a)** is amended as follows:

- Deleting “or”.

- (17) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.1(1) b)** is amended as follows:

- Inserting “;” after b) house-plex.

- (18) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS- 2 SSMUH Residential Zone, Sub-Section 6.2.1 (1)** is amended by adding the following:

- c) *semi-detached residential building*; or
- d) *rowhouse residential building*.

- (19) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.2** is amended by deleting the following in its entirety:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.

- b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
 - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory use* is permitted:
- a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3;

Then replace with the following:

Principal Uses	Permitted Accessory Uses
1) One-unit residential use	<p>A) Only one (1) of the following <i>accessory uses</i> is permitted:</p> <ul style="list-style-type: none"> a. an <i>accessory child care centre</i> in accordance with the provisions of Section 5.1. b. an <i>accessory boarding use</i> in accordance with the provisions of Section 5.4. c. an <i>accessory registered secondary suite</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5. d. an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6. e. an <i>accessory bed & breakfast use</i> in accordance with the provisions of Section 5.7. f. a <i>short term rental</i> in accordance with the provisions of Section 5.8. g. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3 h. a <i>care facility</i> in accordance with the provisions of Section 5.1.
	<p>B) Exceptions - The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5; b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.

2) House-plex	Only the following <i>accessory use</i> is permitted: a. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
3) Semi-detached residential building	The following <i>accessory uses</i> can be permitted together: a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5; b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
4) Rowhouse residential building	The following <i>accessory uses</i> can be permitted together: a. an <i>accessory registered secondary suite</i> in accordance with the provisions of Section 5.5. b. an <i>accessory dwelling unit</i> is only permitted on lots that only have zero <i>side yard setbacks</i> on one <i>side yard</i> , or if there is a rear lane abutting the <i>lot</i> , then each lot is permitted an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Section 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.

(20) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3** is amended by deleting the following:

- Size

Then replace with the following:

- Dimensions for Subdivision:

(21) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3 (1)** is amended by deleting the following:

- The minimum *lot width*, *lot depth* and *lot area* in the RS-2 SSMUH Residential Zone are as follows:

Lot width	12.1m (39.7ft)
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Lot depth	27.4m (89.9ft)
Lot area	410m ² (4,413.20 ft ²)

Then replace with the following:

- Lots created through subdivision in this RS-2 SSMUH Residential Zone must conform to the following minimum standards:

	Lot With Minimum	Lot Depth Minimum	Minimum Lot Area
Lots Created in the RS-2 zone, except for <i>semi-detached residential buildings</i> and <i>rowhouse residential buildings</i>	12.1m (39.7ft)	27.4m (89.9ft)	410m ² (4,413.20 ft ²)
Lots Created in the RS-2 zone for <i>Semi-detached residential buildings</i> and <i>Rowhouse residential buildings</i>	6.05m (19.84ft)	27.4m (89.9ft)	205m ² (2,206.60 ft ²)

- (22) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.5 (1)** is amended by adding the following:

- a) ii) Lots less than 280m² up to 3 dwelling units.
- b) ii) Lots less than 280m² up to 3 dwelling units.

- (23) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.6 (1)** is amended to add the following:

- “up to”

before 2 dwelling units on a parcel of land.

- (24) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.9 (1)** is amended by deleting the following table:

Setback	Principal Building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)

Rear lot line on a lot with an exterior side yard requirement of 6.0m (119.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	1.5m (4.92ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

Then replace with the following table:

Setback	Principal Building - Except semi-detached residential building and rowhouse residential building	Principal Building - Semi-Detached Residential Building and Rowhouse Residential building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (14.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	0.0m ¹	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m ²	1.5m (4.92ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent	2.4m (7.87ft)	2.4m(7.87ft)	2.4m (7.87ft)

residential lot or abutting an interior or rear lot line for a commercial use)			
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)

▪ **Insert the following directly after the table:**

¹ The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.2m (3.92ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

² The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m.

This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 3, 2024, No. 2517 [Housekeeping Amendments]*”

Read a first time this 14 day of April, 2025

Read a second time this 14 day of April, 2025

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

Read a third time this 14 day of April, 2025

Adopted this day of , 2025

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION



Legislative Services

April 16, 2025

FILE: 02430-07

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

Sent Via Email: clerksoffice@whiterockcity.ca

To Whom It May Concern:

SUBJECT: PROPOSED DEVELOPMENT FINANCING AMENDMENTS
(Item 7.5, Administrative Report, Council Meeting April 8, 2025)

Burnaby City Council, at the Open Council meeting held on April 8, 2025, received the above noted report and adopted the following recommendation contained therein:

THAT the report titled "Proposed Development Financing Amendments", dated April 8, 2025, be received for information; and

THAT a copy of this report be forwarded to all Metro Vancouver member municipalities requesting that they submit similar requests directly to the Province of British Columbia.

As directed, a copy of the report is attached for information.

Regards,


Blanka Zeinabova
Sr. Manager Legislative Services

Our Purpose: To create the city that we all want to live in and be in.

TO: MAYOR & COUNCILLORS
FROM: CHIEF ADMINISTRATIVE OFFICER
SUBJECT: **PROPOSED DEVELOPMENT FINANCING AMENDMENTS**
PURPOSE: To inform Council on recent correspondence submitted to the Province related to proposed amendments to legislated Development Finance Tools.

RECOMMENDATION

THAT the report titled “Proposed Development Financing Amendments”, dated April 8, 2025, be received for information; and

THAT a copy of this report be forwarded to all Metro Vancouver member municipalities requesting that they submit similar requests directly to the Province of British Columbia.

1.0 POLICY SECTION

The proposed amendments to the Zoning Bylaw generally align with the following provincial and municipal laws, bylaws and policies, including:

- *Local Government Act* (2015)
- *Community Charter* (2003)
- Corporate Strategic Plan (2022)
- Burnaby Housing Needs Report (2021)
- HOME: Burnaby’s Housing and Homelessness Strategy (2021)
- Burnaby Official Community Plan (1998)
- Burnaby Zoning Bylaw (1965)

2.0 BACKGROUND

2.1 Bills 44, 46, 47 (2023)

On November 30, 2023, the Province of BC granted Royal Assent to Bills 44, 46 and 47.

Bill 44 – (Residential Development) related to the following subjects:

- Prohibition on public hearings for applications that are predominantly residential.
- Alignment between housing needs reports, Official Community Plans and Zoning Bylaws.
- Small Scale Multi-Unit Housing (3-6 units) on single residential lots.

Bill 46 – (Development Financing) related to the following subjects:

- New amenity cost charge (ACC).
- Amendments to development cost charges (DCC).

Bill 47 – (Transit-Oriented Areas):

- Mandates specific densities through regulation to be accommodated within specific distances of transit-oriented areas.

In response, as required by the Province, the City has adopted amendments to the Burnaby Zoning Bylaw to create the R1 Small Scale Multi-Unit District (June 24, 2024); have adopted a new ACC fee and updated DCC fees to fund projected growth (June 24, 2024); have adopted a Transit Oriented Area Designation Bylaw (June 24, 2024); completed the Interim Housing Needs Report update (November 4, 2024); and are well under way on updates to the OCP and Zoning Bylaw.

2.2 Bill 16 (2024)

On April 25, 2024, the Province granted Royal Assent to Bill 16 – Housing Statutes Amendment Act, 2024 related to the following subjects:

- Tenant Protection
- Density Benefit Zoning
- Zoning for Affordable/Special Needs Housing
- Works and Services Bylaws
- Transportation Demand Management

In response, the City has adopted amendments to the Subdivision Control and Servicing Bylaw (August 26, 2024) and initiated work on a new Works and Services Bylaw; advanced interim Transportation Demand Management (TDM) policy and initiated a new TDM Bylaw; initiated a new Inclusionary Rental Bylaw; and initiated a new Community Benefit Bonus Bylaw as part of ongoing interim updates to the Burnaby Zoning Bylaw.

3.0 GENERAL INFORMATION

At the time Bills 44, 46, 47 (2023) and Bill 16 (2024) were given Royal Assent, the state of the economy, the real-estate market, and the inflationary cost of construction was concerning, and has not substantively improved to date, making both market and non-market residential development extremely challenging. The immediacy with which Small-Scale Multi-Unit Housing (SSMUH) and Transit Oriented Areas (TOAs) came into force necessitated local governments, like Burnaby, to rapidly update development finance and site servicing frameworks to ensure that there was a sufficient mechanism to fund the increased demand for services and amenities outside of excessive taxation. As a result of the compressed timeframe to advance development finance changes, the full impact these changes would have on the cost of housing and the broader viability of the housing market in Burnaby was unknown. As the City is approaching the one-year anniversary of Burnaby's ACC, DCC and Servicing Bylaw adoptions, in-stream

developments are adversely affected by the potential of significant additional costs that were not contemplated at the outset of their projects, and many have indicated that they are unable to complete their projects within the one-year in-stream timeframe due to the aforementioned challenging market conditions.

As such, City staff have advanced a letter to the Ministry of Housing and Municipal Affairs proposing a series of minor amendments to Provincial regulations, to mitigate the impacts of development cost increases, while continuing to protect the City from the unsustainable tax burden that would result from absorbing servicing and amenity costs as part of a standard capital budget.

1. Phasing in of ACC and DCC Rates

While it is acknowledged that local governments are able to phase in ACC and DCC rates, the percentage attributed to the growth-related benefit factor paid by development would become the responsibility of the local government during this period, which creates an immediate taxation burden. As an illustration, with a benefit factor attributed to 50% growth and 50% existing population, if ACC and DCC rates were phased in over 4 years (Year 1 - 25%, Year 2 - 50%, Year 3 - 75%, Year 4 - 100% of the total charge), the City would have to increase the Municipal Assist Factor to compensate for each year's deficit. Given our current tax burden, this is unsustainable even in the short term.

Proposal

It is proposed that the Ministry of Housing and Municipal Affairs and Inspector Municipalities permit by regulation that DCC and ACC rates be phased in over a number of years without requiring an increase to the Municipal Assist Factor, and that as a result the horizon date be extended beyond the 25 years to account for the pro-rated collection of ACCs and DCCs. This proposal would enable the development industry to adjust to required costs over time, and not financially burden local taxpayers.

2. Pause ACC and DCC Collection

As an extension to the first point, a local government could pause ACC and DCC collection during the 25-year horizon but would be required to make up the lost revenue through an increase to the Municipal Assist Factor, which would create the same excessive burden on local taxpayers.

Proposal

It is proposed that the Ministry and Inspector Municipalities permit local governments to pause the collection of DCCs or ACCs at any point in the 25-year horizon, without the need to compensate with an increased Municipal Assist Factor. This would enable local governments to respond to current market

conditions if the ACC or DCC rates are found to be cost prohibitive to development at a specific time. Further, the opportunity to pause ACC and DCC collection for a period of time would enable local governments to be eligible for Federal funding or grants that may require the temporary reduction or elimination of Development Cost Charges.

3. Extension to In-Stream Protection and Precursor Applications

With respect to in-stream protection from ACCs and DCCs, Section 568 (2) of the *Local Government Act* requires that a building permit authorizing construction be issued within 12 months of the bylaw being adopted, and that a precursor application (rezoning, subdivision) to that building permit application is considered in-stream on the date the bylaw is adopted.

Proposal

Given the state of the economy and real estate market, and the inability to obtain adequate financing for residential development at this time, it is proposed that the Ministry extend the in-stream protection provision from 12 months to 24 months, and permit precursor applications to be acknowledged as in-stream up to 12 months after the ACC and DCC bylaw has been adopted. Consistent with previous proposals, the extension should not require local governments to fund the program through an increase to the Municipal Assist Factor or seek structural amendments to existing ACC and DCC Bylaws.

4. Greater Flexibility in the use of Density Bonus

Many Local Governments, including Burnaby, have utilized the provisions of Section 482 (Density Bonus) within the *Local Government Act* since its inception in 1997. While it is acknowledged that the intent of section 482 was to obtain in-kind amenities to offset the pressures of density related population increases on existing amenities, as a tool it has become a significant financing mechanism for local governments to fund, without limitation, a long-term growth-related amenity program. The advent of Amenity Cost Charges (ACCs) has effectively replaced Density Bonusing as the primary mechanism to consistently fund the longer term and larger amenity needs of local governments. However, the fundamental difference between ACCs and Density Bonusing is that ACCs, similar to DCCs, can only fund the growth portion of an amenity. While Density Bonusing was able to fund both the replacement and growth portions of an amenity. The result is that local governments are now responsible in an ever-increasing cost scenario to fund the replacement of existing amenities through taxation, even though the replacement of these existing amenities is often required as a result of the need to accommodate additional space needs due to growth. Furthermore, the *Local Government Act* expressly prohibits Density Bonus and ACC from funding the same amenity.

Proposal

It is proposed that greater flexibility be offered to local governments on how they fund necessary amenities, by first removing the determination that payment in lieu, if permitted by bylaw, is at the discretion of the developer rather than at the discretion of the local government. This would enable local governments to appropriately plan for density bonus amenities across a city, procuring in-kind amenities where appropriate, and payment-in-lieu of amenities where larger consolidated amenities are necessary.

Furthermore, it is proposed that the payment-in-lieu of amenities be authorized for use towards the existing community benefit factor, with the ACC revenue continuing to fund the growth-related benefit factor.

These relatively minor changes would enable local governments to appropriately plan for amenities and have the security of funding to carry through with amenity construction, rather than having to increase taxes or borrow funds to finance amenities.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Community engagement was undertaken at the time the ACC and DCC Bylaws were prepared. Ongoing consultation on the Draft Burnaby 2050 OCP is underway, where concerns have been raised on the ability to obtain and finance amenities. Consultation on the proposed Community Benefit Bonus Bylaw is being planned for Spring 2025.

5.0 FINANCIAL CONSIDERATIONS

Significant financial impacts of the ACC and DCC, as well as changes to the Community Benefit Bonus Policy, have resulted in a budget shortfall that is in part being addressed through a Special Infrastructure Levy as part of the 2025 Capital Budget.

Respectfully submitted,

Leon Gous, Chief Administrative Officer

ATTACHMENT

Attachment 1 – Development Finance letter to Provincial Government

REPORT CONTRIBUTORS

This report was prepared by Johannes Schumann, Director Community Planning.



Office of the CAO

March 11, 2025

Teri Collins
Deputy Minister
Housing and Municipal Affairs
PO Box 9236
STN Provincial Government
Victoria BC V8W 9J1

Email: HOUS.DMO@gov.bc.ca

Following our meeting of February 24, 2025, staff of the Ministry of Housing and Municipal Affairs reached out to the City to suggest that Burnaby prepare a letter detailing our concerns with respect to the legislated changes to Development Finance Tools, and provide specific proposals to mitigate these concerns.

As expressed in the meeting, Burnaby remains concerned about how changes to the *Community Charter* and *Local Government Act* were undertaken without the active involvement of municipalities or meaningful input by the Union of BC Municipalities. The 2023 and 2024 Housing Statutes amendments represent the most significant changes to local government administration in a generation. We would like to note that the successful implementation of these initiatives is dependent upon the commitment of local government partners to carry out these initiatives. Such commitment is a result of alignment and trust that we are together working toward a common goal of addressing the ongoing housing crisis.

At the time Bills 44, 46, 47 (2023) and Bill 16 (2024) were given Royal Assent, the state of the economy, the real-estate market, and the inflationary cost of construction was concerning and has not substantively improved to date, making both market and non-market residential development challenging. The immediacy with which Small-Scale Multi-Unit Housing (SSMUH) and Transit Oriented Areas (TOAs) came into force necessitated local governments, like Burnaby, to rapidly update development finance and site servicing frameworks to ensure that there was a sufficient mechanism to fund the increased demand for services and amenities outside of excessive taxation. As a result of the compressed timeframe to advance development finance changes, we were unable to comprehensively analyze the impact these changes would have on the cost of housing and the broader viability of the housing market in Burnaby. As we are approaching the one-year anniversary of Burnaby's ACC, DCC and Servicing Bylaw adoptions, many in-stream developments are being adversely affected by the potential of significant additional costs that were not contemplated at the outset of their projects. And many have indicated that they are unable to complete their projects within the one-year instream timeframe due to the aforementioned challenging market conditions.

Our Purpose: To create the city that we all want to live in and be in.

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As such, Burnaby proposes the following amendments, to mitigate the impacts of development cost increases, while continuing to protect the City from the unsustainable tax burden that would result from absorbing servicing and amenity costs as part of a standard capital budget.

1. Phasing in of ACC and DCC Rates

While it is acknowledged that local governments can phase in ACC and DCC Rates, the percentage attributed to the growth-related Benefit Factor would become the responsibility of local governments, which creates an immediate taxation burden. As an illustration, with a Benefit Factor attributed to 50% growth and 50% existing population, if ACC and DCC rates were phased in over 4 years (Year 1 - 25%, Year 2 - 50%, Year 3 - 75%, Year 4 - 100% of the total charge) the City would have to increase the Municipal Assist factor to compensate for each year's deficit. Given our current tax burden, this is unsustainable even in the short term.

Proposal

It is proposed that DCC and ACC rates are able to be phased in over a number of years without requiring an increase to the Municipal Assist Factor, and that as a result the horizon date be extended beyond the 25 years to account for the pro-rated collection of ACCs and DCCs. This proposal would enable the development industry to adjust to required costs over time, and not financially burden local tax payers.

2. Pause ACC and DCC Collection

Proposal

In addition to the first point, it is proposed that the Ministry and Inspector Municipalities permit local governments to pause the collection of DCCs or ACCs at any point in the 25 year horizon, without the need to compensate with an increased Municipal Assist Factor. This would enable local governments to respond to current market conditions if the ACC or DCC rates are found to be cost prohibitive to development at a specific time. Further, the opportunity to pause ACC and DCC collection for a period of time would enable local governments to be eligible for Federal funding or grants that may require the temporary reduction or elimination of Development Cost Charges.

3. Extension to In-Stream Protection and Precursor Applications

Section 568 (2) of the *Local Government Act* requires that a building permit authorizing construction be issued within 12 months of the bylaw being adopted, and that a precursor to that building permit application is considered in-stream on the date the bylaw is adopted.

Proposal

Given the state of the economy and real estate market, and the inability to obtain adequate financing for residential development, it is proposed that the Ministry, by regulation, extend the in-stream protection provision from 12 months to 24 months, and permit precursor applications to be acknowledged as in-stream up to 12 months after the ACC and DCC bylaw has been adopted. Again, without the need for local governments to fund the program through an increase to the Municipal Assist Factor or seek structural amendments to existing ACC and DCC Bylaws.

4. Greater Flexibility in the use of Density Bonus

Many Local Governments, including Burnaby have utilized the provisions of Section 482 (Density Bonus) within the Local Government Act since its inception in 1997. While it is acknowledged that the intent of section 482 was to obtain in-kind amenities to offset the pressures of density related population increases on existing amenities, as a tool it has become a significant financing mechanism for local governments to fund, without limitation, a long-term growth-related amenity program. The advent of Amenity Cost Charges (ACCs) has effectively replaced Density Bonusing as the primary mechanism to consistently fund the longer term and larger amenity needs of local governments. However, the fundamental difference between ACCs and Density bonusing is that ACCs, similar to DCCs, can only fund the growth portion of an amenity. While Density Bonus was able to fund both the replacement and growth portions of an amenity. The result is that local governments are now responsible in an ever increasing cost scenario to fund the replacement of existing amenities through taxation, even though the replacement of these existing amenities is often required as a result of the need to accommodate additional space needs due to growth. Furthermore, the *Local Government Act* expressly prohibits Density Bonus and ACC from funding the same amenity.

Proposal

It is proposed that greater flexibility be offered to local governments on how they fund necessary amenities, by first removing the determination that payment in lieu, if permitted by bylaw, is at the discretion of the developer rather than at the discretion of the local government. This would enable local governments to appropriately plan for density bonus amenities across a city, procuring in-kind amenities where appropriate, and payment-in-lieu of amenities where larger consolidated amenities are necessary.

Furthermore, it is proposed that the payment-in-lieu of amenities be authorized for use towards the existing community Municipal Assist Factor, with the ACC revenue continuing to fund the growth-related Benefit Factor.

To: Teri Collins, Deputy Minister Housing and Municipal Affairs
Subject: Follow-Up To Meeting with City of Burnaby and
Ministry
March 11, 2025 Page 4

These relatively minor changes would enable local governments to appropriately plan for amenities and have the security of funding to carry through with amenity construction, rather than having to increase taxes or borrow funds to finance amenities.

While we would have preferred to have a stronger voice prior to legislation being enacted, we welcome the ability to provide insights on how development finance tools can be used most affectively. We appreciate the willingness to work with local governments to find solutions to the current economic and housing crisis in order to deliver the necessary housing and commensurate amenities needed to create complete communities.

We look forward to your response and are available to answer any questions you may have on the proposals contained within this letter.

Yours truly,

Leon A. Gous, PEng, MBA, MPA
Chief Administrative Officer

LAG/ac

Copied to: Mayor Mike Hurley and Members of Council

April 17, 2025

File: CR-12-01
Ref: RD 2025 Feb 28

Mayor Megan Knight and Council
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

VIA EMAIL: mknight@whiterockcity.ca; blawrence@whiterockcity.ca;
ctrevelyan@whiterockcity.ca; dchesney@whiterockcity.ca;
echeung@whiterockcity.ca; eklassen@whiterockcity.ca;
mpartridge@whiterockcity.ca

Dear Mayor Megan Knight and Council:

Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)

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

The City of Delta is requesting an amendment to *Metro 2050* for a 1.61-hectare site comprising portions of two properties located on Springs Boulevard in the Tsawwassen area. The proposed amendment would redesignate the regional land use of the site from Agricultural to General Urban to accommodate 60 townhouses. The site has received conditional approval from the Agricultural Land Commission for exclusion from the Agricultural Land Reserve.

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At its February 28, 2025 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Delta's requested regional land use designation amendment from Agricultural to General Urban for the lands located at 4800 and 5133 Springs Boulevard;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1406, 2025";*
- c) notify affected local governments and the Agricultural Land Commission and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated January 15, 2025, titled "Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org by **June 13, 2025**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/JC/vc

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

Encl: [Metro Vancouver Board report dated January 15, 2025, titled "Metro 2050 Type 2 Proposed Amendment – City of Delta \(4800 and 5133 Springs Boulevard\)" \(pg. 848\)](#)

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