The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA

Monday, April 27, 2026, 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 27, 2026 as circulated.

3. ADOPTION OF MINUTES 11

RECOMMENDATION
THAT the Corporation of the City of White Rock adopt the April 20, 2026 Special Council meeting minutes as circulated.

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

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

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

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (5 MINUTES)

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS (10 MINUTES)

None

6.2 CORPORATE REPORTS

6.2.a STREET BANNER PROGRAM 2026-2028 15

Corporate report dated April 27, 2026. from the Director of Recreation and Culture titled "Street Banner Program 2026-2028".

RECOMMENDATION
THAT Council:

1. Receive for information the April 27, 2026, report from the Director of Recreation and Culture, titled “Street Banner Program 2026-2028”; and
2. Endorse the recommendation(s) of the Public Art and Culture Committee and Art Selection Panel as outlined within the report and shown on Appendix A (Selected Community Art Banners).

6.2.b ALL-WEATHER WHITE ROCK PICKLEBALL FEASIBILITY NEEDS ASSESSMENT / FEASIBILITY STUDY 22

Corporate report dated April 27, 2026, from the Director of Recreation and Culture titled "All-Weather White Rock Pickleball Feasibility Needs Assessment / Feasibility Study".

RECOMMENDATION

THAT Council receive for information, the corporate report dated April 27, 2026, from the Director of Recreation and Culture, titled “All Weather Pickleball Facility Needs Assessment/Feasibility Study;” and

1. Approve an All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study to evaluate the need, feasibility, and potential locations for an all-weather pickleball facility within the City of White Rock; and
2. Approve $10,000 to co-fund the All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study with the White Rock Pickleball Association.

6.2.c HOGG PARK - PROPOSED COMMUNITY GARDEN 27

Corporate report dated April 27, 2026, from the Director of Engineering and Municipal Operations, titled "Hogg Park - Proposed Community Garden".

RECOMMENDATION

THAT Council receive the Corporate Report dated April 27, 2026, from the Director of Engineering & Municipal Operations, titled “Hogg Park – Proposed Community Garden” and provide direction to staff to:

1. Continue the status quo of maintaining the Centennial Park Community Garden as the City’s only community garden; OR
2. Proceed with development of a Hogg Park Community Garden subject to first determining a $40K source of grant funding; OR
3. Obtain quotes for development of a Hogg Park Community Garden based upon funding approval of $40K from the 2026 capital contingency.

6.2.d CONSIDERATION OF STAFF-DELEGATED APPLICATION FOR BREWERY LICENCE AMENDMENT FOR 3 DOGS BREWING LTD. 107-15181 THRIFT AVENUE (LL 25-017) 32

Corporate report dated April 27, 2026, from the Director, Planning and Development Services, titled "Consideration of Staff-Delegated Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017)."

RECOMMENDATION
THAT Council:

1. Receive a copy of the April 27, 2026, corporate report from the Director of Planning and Development Services titled "Consideration of Staff-Delegated Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017);" and

2. Consider the options listed in this report related to the LL 25-017 application and provide direction to staff regarding this application.

6.2.e BILL 16 (DENSITY BONUS PROVISION) RELATED AND HOUSE KEEPING AMENDMENTS TO ZONING BYLAW - WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT NO. 19, 2026, NO. 2578 79

Corporate report dated April 27, 2026, from the Director of Planning and Development Services, titled "Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578".

RECOMMENDATION
THAT Council:

1. Receive the Corporate Report dated April 27, 2026, from the Director of Planning and Development Services, titled "Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578;"

2. Rescind Council Policy 511: Density Bonus / Amenity Contribution;

3. Direct staff to advertise that Council intends to 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. 19, 2026, No. 2578;" and

4. Direct staff to bring to Council for consideration of first, second and third reading to "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578" following fulfilment of the public notification requirement for waiving the public hearing.

6.2.f CONSIDERATION OF TEMPORARY USE PERMIT APPLICATION - 991 STAYTE ROAD (TUP 26-001) 117

Corporate report dated April 27, 2026, from the Director of Planning and Development Services, titled "Consideration of Temporary Use Permit Application 991-Stayte Road (TUP 26-001)".

RECOMMENDATION
THAT Council:

1. Receive for information the corporate report dated April 27, 2026, from the Director of Planning and Development Services, titled “Consideration of Temporary Use Permit Application – 991 Stayte Road (TUP 26-001);”
2. Direct staff to notify residents that Temporary Use Permit No. 26-001 will be considered at the Council meeting scheduled for May 11, 2026; and
3. Following the public notification period, consider for approval Temporary Use Permit No. 26-001 for 991 Stayte Road, at the May 11, 2026, Council meeting.

6.2.g RESPONSE TO LETTER FROM ACTING ASSISTANT DEPUTY MINISTER, MINISTRY OF HOUSING AND MUNICIPAL AFFAIRS, REGARDING THE LEGISLATED OFFICIAL COMMUNITY PLAN UPDATE 155

Corporate report dated April 27, 2026 from the Director of Planning and Development Services, titled "Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, regarding the Legislated Official Community Plan Update".

RECOMMENDATION
THAT Council:

1. Receive the April 27, 2026, corporate report from the Director of Planning and Development Services, titled “Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, Regarding the Legislated Official Community Plan Update” and,
2. Provide direction to staff on how to proceed given the options listed in this corporate report.

6.2.h 2025 CAPITAL PROJECT BUDGET CARRYOVERS INTO 2026 167

Corporate report dated April 27, 2026 from the Director of Financial Services and the Director of Engineering and Municipal Operations, titled "2025 Capital Projects Budget Carryovers into 2026".

RECOMMENDATION
THAT Council:

1. Receive the corporate report dated April 27, 2026, from the Director of Financial Services and the Director of Engineering & Municipal Operations, titled “2025 Capital Project Budget Carryovers into 2026,” and
2. Direct staff to include the 2025 capital project budget carryover amounts in the 2026-2030 Financial Plan.

6.2.i ESTIMATED 2025 GENERAL FUND OPERATING SURPLUS AND ALLOCATION 175

Corporate report dated April 27, 2026, from the Director of Financial Services and the Senior Project Manager, Community Hub, titled "Estimated 2025 General Fund Operating Surplus and Allocation".

RECOMMENDATION
THAT Council:

1. Receive the April 27, 2026, corporate report from the Director of Financial Services and the Senior Project Manager of the Community Hub, titled “Estimated 2025 General Fund Operating Surplus and Allocation;” and
2. Direct staff to distribute the balance of the estimated Uncommitted General Fund Surplus to the Community Hub Reserve Fund.

6.2.j CITY OF WHITE ROCK ANNUAL PROPERTY TAX RATES BYLAW, 2026, NO. 2581 181

Corporate report dated April 27, 2026, from the Director of Financial Services, titled "City of White Rock Annual Property Tax Rates Bylaw, 2026, No. 2581".

Note: Bylaw 2581 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 27, 2026, corporate report from the Director of Financial Services, titled “City of White Rock Annual Property Tax Rates Bylaw 2026, No. 2581” and give first, second, and third readings to the Annual Property Tax Rates Bylaw, 2026, No. 2581.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 SELECT COMMITTEE MINUTES 187

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

- Economic Development and Marine Drive Revitalization Advisory Committee - April 2, 2026;
- Public Art and Culture Advisory Committee - April 8, 2026; and,
- Housing Advisory Committee - April 15, 2026.

7.2 SELECT COMMITTEE RECOMMENDATIONS

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

7.2.a.a AFFORDABLE HOUSING STRATEGY ACTION ITEM - REDUCE COSTS BY STREAMLINING APPROVALS

RECOMMENDATION
THAT Council direct staff to create a Priority Review Policy for affordable housing projects.

7.2.a.b LIGHT POLLUTION FROM HOMES AND HIGH-RISES

RECOMMENDATION
THAT Council approve the topic of *Light Pollution from Homes and High-Rises* be deferred for consideration by the future Committee in the upcoming term.

8. POLICIES

None

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2581 - CITY OF WHITE ROCK ANNUAL PROPERTY TAX RATES BYLAW, 2026, NO. 2581 202

Bylaw 2581 - A bylaw for the levying of rates on lands and improvements and to provide for the payment of taxes and user fees for the year 2026. This bylaw reflects an average property tax increase of 5.04% over 2025 rates.

Note: Bylaw 2581 was the subject of a corporate report under item 6.2.i

RECOMMENDATION
THAT Council gives first, second and third reading to *"City of White Rock Annual Property Tax Rates Bylaw, 2026, No. 2581".*

9.1.b BYLAW 2580 - 2026 FEES AND CHARGES BYLAW, 2025, NO. 2554, AMENDMENT NO. 1, 2026, NO. 2580 205

Bylaw 2580 - A bylaw to amend the 2026 Fees and Charges Bylaw in relation to Schedule "I" - Centennial Park Leisure Centre Outdoor Fees, to add in a charge for pickleball courts. Bylaw 2580 received three (3) readings on April 13, 2026, and is on the agenda for consideration of final reading.

RECOMMENDATION
THAT Council give final reading to "*2026 Fees and Charges Bylaw, 2025, No. 2554, Amendment No. 1, 2026, No. 2580*".

9.1.c BYLAW 2540 - WHITE ROCK DEVELOPMENT COST CHARGES BYLAW, 2015, NO. 2112, AMENDMENT NO. 1, 2025, NO. 2540 206

Bylaw 2540 - A bylaw to amend the “Development Cost Charges Bylaw 2015, No. 2112” as amended, to reflect new authorities contained in Bill 46, Housing Statutes (Development Financing) Amendment Act, 4th Session, 42nd Parliament (2023).

Bylaw 2540 received first reading on June 9, 2025, and second and third reading on February 23, 2026. Statutory Approval of the Bylaw was provided from the Deputy Inspector of Municipalities, Ministry of Housing and Municipal Affairs, on April 13, 2026.

Bylaw 2540 is on the agenda for consideration of final reading.

RECOMMENDATION
THAT Council gives final reading to "*White Rock Development Cost Charges Bylaw, 2015, No. 2112, Amendment No. 1, 2025, No. 2540*".

9.2 PERMITS

None

10. CORRESPONDENCE

10.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

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

RECOMMENDATION
THAT Council receive correspondence item(s) 10.1 a - g as circulated.

10.1.a METRO VANCOUVER BOARD IN BRIEF - March 27, 2026 212

Metro Vancouver Board in Brief Summaries for the March 27, 2026, meetings.

10.1.b ENVIRONMENTAL SENSITIVITIES / MULTIPLE CHEMICAL SENSITIVITY AWARENESS DAY & MONTH 227

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.

Two (2) items of correspondence dated December 21, 2025 and January 29, 2026, regarding Environmental Sensitivities / Multiple Chemical Sensitivity Awareness Month in May, as well as Multiple Chemical Sensitivity Awareness Day on May 12, 2026.

10.1.c METRO VANCOUVER - 2026 METRO VANCOUVER HOUSING 10-YEAR PLAN 236

Correspondence dated April 10, 2026 providing the newly adopted 2026 Metro Vancouver Housing 10-Year Plan.

Staff can arrange for a presentation from Metro Vancouver, if requested.

10.1.d TRANSLINK'S 2026 ACCESSIBILITY PLAN 278

Correspondence dated April 14, 2026 from TransLink regarding their 2026 Accessibility Plan.

Note: This information was also provided to the City's Accessibility Advisory Committee for their feedback.

10.1.e MULTIPLE SCLEROSIS AWARENESS MONTH IN MAY 281

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

Correspondence dated April 14, 2026 from Patricia Wilson, MS Canada Ambassador, requesting support for the annual MS (Multiple Sclerosis) Awareness Month of May in Canada, as well as for World MS Day on May 30th.

The MS Canada flag will be flown on the City Hall flagpolefor the month of May in honour of MS Awareness Month, in accordance with City Policy 167, and the White Rock Pier lights will be lit up on May 30th in honour of World MS Day, in accordance with City Policy 168.

10.1.f NATIONAL HOSPICE MONTH IN MAY 288

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

Correspondence dated April 1, 2026 from Amanda McNally, Peace Arch Hospice Society, requesting that the City of White Rock acknowledge May as National Hospice Month.

10.1.g MINISTRY OF HEALTH - BC FARMER'S MARKET NUTRITION COUPON PROGRAM 290

Correspondence dated April 17, 2026 from the Assistant Deputy Minister, Population and Public Health Division, advising that the BC Association of Farmer's Markets will be continuing delivery in 2026 with the Farmer's Market Nutrition Coupon Program.

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

11.2 COUNCILLORS REPORTS

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

12.2 NOTICES OF MOTION

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

14. OTHER BUSINESS

14.1 SEA FESTIVAL DISCUSSION

Councillor Trevelyan requested that this item be added to the agenda for discussion.

Note: This item was originally deferred from the March 30th and then the April 13th Council meetings.

14.2 UPDATES TO HUMAN RESOURCES POLICY 406: ANTI-RACIAL DISCRIMINATION AND ANTI-RACISM 291

Councillor Bains requested that this item be added to the agenda for discussion.

Note: Staff will need further direction on the specific updates being requested.

14.3 UPDATES TO TERMS OF REFERENCE: PUBLIC ART & CULTURE ADVISORY COMMITTEE 295

Councillor Bains requested that this item be added to the agenda for discussion.

Note: Staff will need further direction on the specific updates being requested.

15. CONCLUSION OF THE APRIL 27, 2026 REGULAR COUNCIL MEETING

Special Meeting of White Rock City Council

Minutes

April 20, 2026, 4:00 p.m.
White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT: Mayor Knight
Councillor Bains
Councillor Chesney
Councillor Cheung
Councillor Lawrence
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Wayne Berg, Director of Planning and Development Services
Darcy Dupont, Senior Project Manager, Community Hub
Candice Gartry, Director of Financial Services
Jim Gordon, Director of Engineering and Municipal Operations
John Woolgar, Director of Recreation and Culture
Brad Davie, Fire Chief
Debbie Johnstone, Deputy Corporate Officer

Public: 5

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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 standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.

Unapproved

2. ADOPTION OF AGENDA

Motion Number: 2026-229 It was MOVED and SECONDED

THAT Council endorse waiving notice for adding a topic for the April 20, 2026, Special Council meeting (final consideration of Bylaw 2579 "*White Rock Sign Bylaw 2010, 1923 Amendment No, 8, Bylaw 2026, No. 2579").*

Motion CARRIED (7 to 0)

Motion Number: 2026-230 It was MOVED and SECONDED

THAT Council approve adding to the April 20, 2026, Special meeting the following item:

- **Consideration of final reading of Bylaw 2579 "*White Rock Sign Bylaw 2010, 1923, Amendment No, 8, Bylaw 2026, No. 2579*".**

Motion CARRIED (7 to 0)

Motion Number: 2026-231 It was MOVED and SECONDED

THAT Council adopt the agenda for its special meeting scheduled for April 20, 2026, as amended to include as Item 5. consideration of final reading Bylaw No. 2579 "*White Rock Sign Bylaw, 2010, No. 1923, Amendment No. 8, Bylaw, 2026, No. 2579*".

Motion CARRIED (7 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2026-232 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the April 13, 2026, Regular Council meeting minutes as amended in regard to the following:

- **Item 4. Question and Answer from G. Gumley whereby the word reduce would be deleted and increase be inserted.**

Motion CARRIED (7 to 0)

Unapproved

4. BYLAW 2576 - WHITE ROCK FINANCIAL PLAN (2026-2030) BYLAW, 2026, NO. 2576

Bylaw 2576 - A bylaw to establish a Financial Plan for 2026-2030. Bylaw 2576 received three (3) readings on April 13, 2026, and is on the agenda for consideration of final reading.

Motion Number: 2026-233 It was MOVED and SECONDED

THAT Council give final reading to "*White Rock Financial Plan (2026-2030) Bylaw, 2026, No. 2576.*

Voted in the negative (3): Councillor Trevelyan, Councillor Bains, and Councillor Manning

Motion CARRIED (4 to 3)

AGENDA ITEM ADDED

Item 5. was added to the meeting through adoption of the agenda motions: 2026-196 - 2026-198.

5. BYLAW 2579 - WHITE ROCK SIGN BYLAW, 2010, No. 1923, AMENDMENT NO. 8, BYLAW 2026, NO. 2579

Bylaw 2579 - A bylaw to amend the White Rock Sign Bylaw in relation to the interaction between "copy" "copy area" and other related definitions and facia signs.

Motion Number: 2026-234 It was MOVED and SECONDED

THAT Council give final reading to "*White Rock Sign Bylaw, 2010, No. 1923, Amendment No. 8, Bylaw, 2026, No. 2579*".

Voted in the negative (3): Mayor Knight, Councillor Cheung and Councillor Lawrence

Motion CARRIED (4 to 3)

Unapproved

5. CONCLUSION OF THE APRIL 20, 2026 SPECIAL COUNCIL MEETING

The meeting was concluded at 4:03 p.m.

Mayor Knight

Tracey Arthur, Director of Corporate Administration

Unapproved

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **John Woolgar, Director, Recreation and Culture**

SUBJECT: **Street Banner Program 2026-2028**

RECOMMENDATION

THAT Council receive for information the April 27, 2026, report from the Director of Recreation and Culture, titled "Street Banner Program 2026-2028" and endorse the recommendation of the Public Art and Culture Committee and Art Selection Panel.

EXECUTIVE SUMMARY

The City launched a street banner program for the 2026-2028 season, inviting the White Rock and South Surrey community to submit their art to be featured on banners located in the Uptown, Five Corners, West Beach, and East Beach neighbourhoods. There was a good response with over 84 works of art submitted for consideration. A volunteer Art Selection Panel made up of community members and professional artists reviewed the submission and recommended eight works to be featured. The Public Art and Culture Advisory Committee recommends that Council approve the eight works selected by the Art Selection Panel, following its review of all submissions

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2026-064 January 26, 2026	It was MOVED and SECONDED THAT Council direct staff to allocate $5,750 from the Public Art Fund to support the 2026 Street Banner Program. CARRIED
2026-PACAC-019 April 8, 2026	THAT the Public Art and Culture Advisory Committee recommends that Council endorse the 2026 Street Art Banner designs as selected by the Art Selection Panel. CARRIED

INTRODUCTION/BACKGROUND

The street banner program aims to add vibrancy to White Rock and provides an opportunity for local and emerging artists to create designs that reflect the history and culture of the city, creating a sense of place. Artists of all abilities and experience were encouraged to apply. The

banners will be featured in the Uptown, Five Corners, West Beach, and East Beach neighborhoods and will be changed twice a year for the next 24 months. The program is open to residents of all ages who live in White Rock or South Surrey. Community members submitted over 84 works of art to be considered with varying themes including identity, history and place, the ocean/sea, arts and culture and "City by the Sea."

Following the city's Public Art and Placemaking Policy (708) a selection panel was established to evaluate the art submissions. The panel consisted of two representatives of the Public Art and Culture Committee, one representative from the White Rock Business Improvement Association (BIA), one community member who is a professional artist and the Manager of Cultural Development (non-voting).

The panel reviewed all submissions and evaluated the art based on originality, connection to neighbourhood and theme. The final selection shows the diversity and talent of artists across the community (Appendix A). The selected artists will receive $300 and a printed banner of their artwork that will be featured on the city's website.

Location	Season	Artist
East Beach	Summer/Spring	Selene Fu
East Beach	Fall/Winter	Cindy Ren
West Beach	Summer/Spring	Kim Forrest
West Beach	Fall/Winter	Jasmina Charleston
Five Corners	Summer/Spring	Susan Wage Kirkpatrick
Five Corners	Fall/Winter	Lelaina Lindsay
Uptown	Summer/Spring	Owen Zuzuki
Uptown	Fall/Winter	Georgia Paz Duarte

Installation of the banners is anticipated to start the first week of June 2026.

FINANCIAL IMPLICATIONS

Up to $5750 from the Public Art Fund was approved for this program.

LEGAL IMPLICATIONS

The artists have agreed to conditional use of their art for the street banners and any products created from them that may include items such as banner bags. However, the artists will retain the copyright of their art.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Recreation and Culture Department worked closely with the Communications Department to promote the program online and in the newspaper.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Recreation and Culture Department will collaborate with the Engineering and Operations Department to install the banners.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council Strategic Priorities:
Community
2. Encourage positive community gathering by designing and implementing inviting public spaces and beautification projects.

Cultural Strategy:
2.2 Maintain and grow the public art program.
3.3 Support a thriving Uptown arts district, "Beyond the Beach"

OPTIONS / RISKS / ALTERNATIVES

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

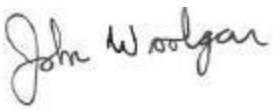
1. Not approve the Street Banner Art Panel's community art selections.
2. Approve different art selections.

These alternative options will result in a delay in banner installation and will not comply with the City's Public Art and Placemaking Policy.

CONCLUSION

The call for artists to the Street Banner Program was a success with over 84 submissions. The aim of this program is to be open and accessible to a variety of artists and community members of all ages who want to create a sense of place. The artists selected represent the community and their art illustrates their connection to White Rock. Staff recommend Council endorse the recommendation of the Public Art and Culture Committee and Art Selection Panel,

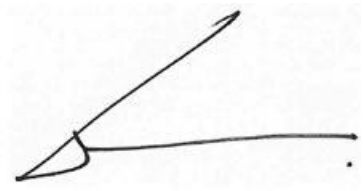
Respectfully submitted,



John Woolgar
Director, Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



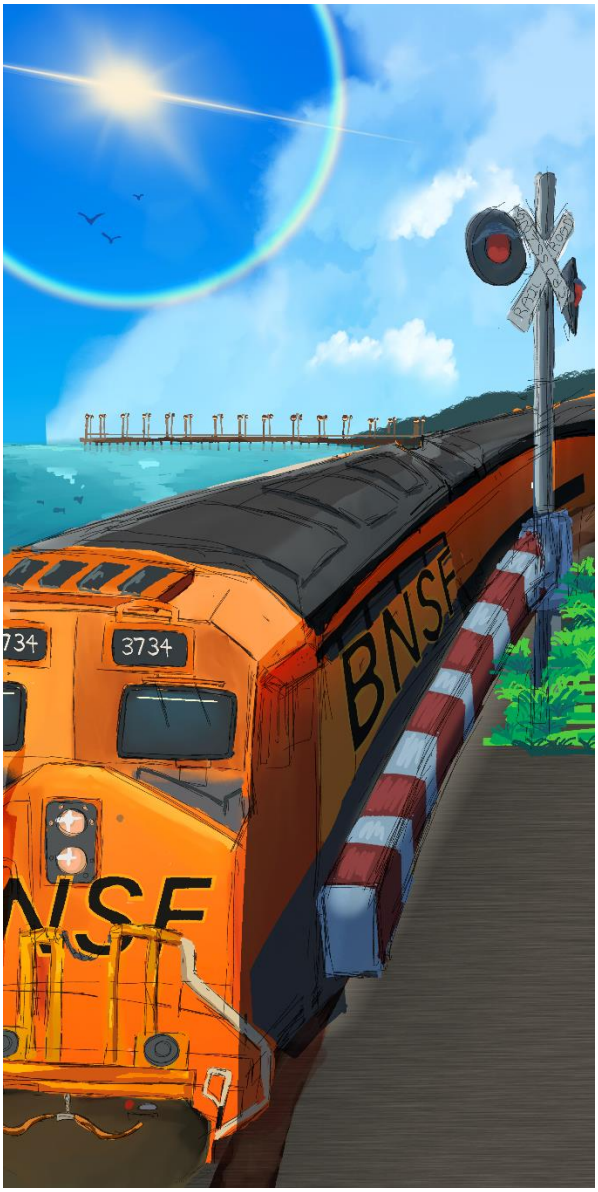
Guillermo Ferrero
Chief Administrative Officer

Appendix A: Selected Community Art Banners

STREET BANNER PROGRAM
2026-2028

WEST BEACH

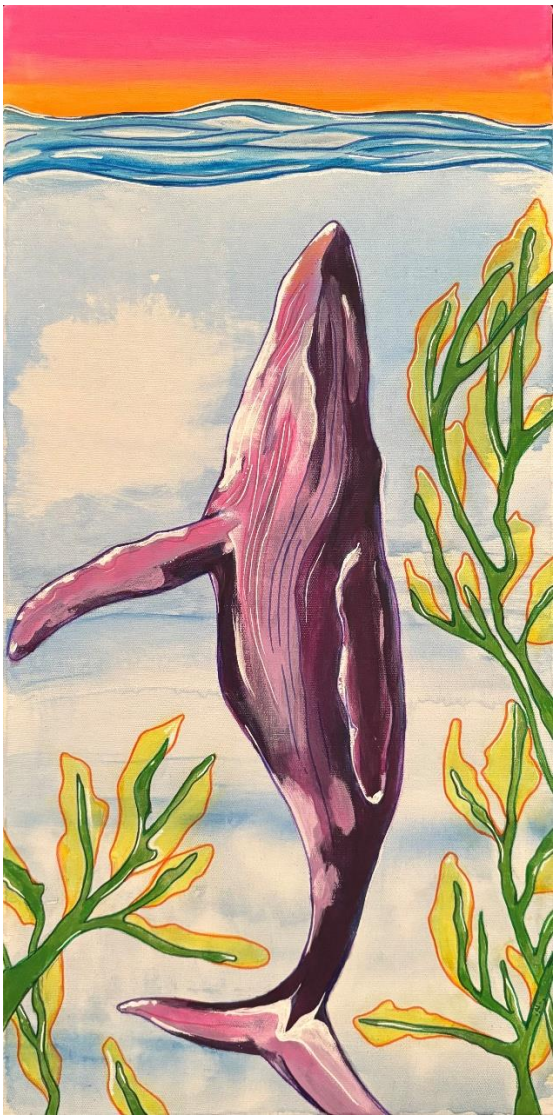
Summer/Spring



Fall/Winter

EAST BEACH

Summer/Spring



Fall/Winter

UPTOWN

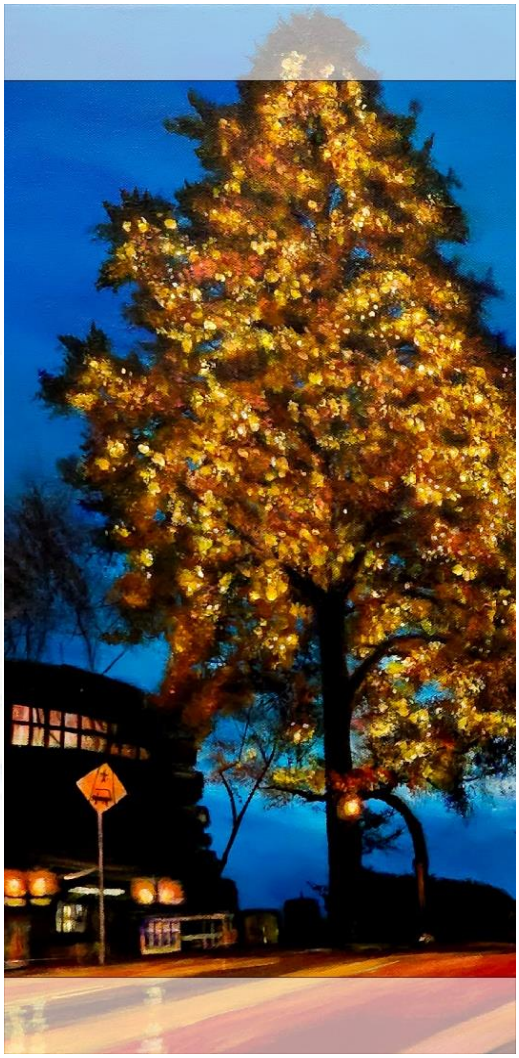
Summer/Spring

Fall/Winter

FIVE CORNERS

Summer/Spring

Fall/Winter



THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **John Woolgar, Director, Recreation and Culture**

SUBJECT: **All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study**

RECOMMENDATIONS

THAT Council receive for information, the corporate report dated April 27, 2026, from the Director of Recreation and Culture, titled "All Weather Pickleball Facility Needs Assessment/Feasibility Study;" and

1. Approve an All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study to evaluate the need, feasibility, and potential locations for an all-weather pickleball facility within the City of White Rock; and
2. Approve $10,000 to co-fund the All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study with the White Rock Pickleball Association.

EXECUTIVE SUMMARY

Pickleball has become one of the fastest growing sports in Canada, with increasing participation across all age groups and skill levels. The White Rock Pickleball Association has formally requested a needs assessment and feasibility study for an all-weather pickleball facility in White Rock, offering a 10K contribution towards the cost of this study.

A comprehensive needs assessment and feasibility study is necessary to evaluate whether the development of an all-weather pickleball facility is justified, viable, and consistent with the City's long-term recreation infrastructure plans, financial objectives, and land use considerations.

Following preliminary discussions with several consultants, staff have determined that a budget of 20K may not be adequate to engage a consultant to complete both the needs assessment and feasibility study. Therefore, staff will assume responsibility for leading the needs assessment component, enabling the consultant to focus exclusively on the feasibility study and ensuring that the project remains within budget. Staff propose a strategic procurement model with clearly defined outcomes, allowing proponents to tailor their approach to the available funding.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2026-174 March 30, 2026	THAT Council: 1. Direct staff to bring forward a corporate report that would include a potential project scope for a Needs Assessment and Feasibility Study for a potential all-weather pickleball facility. CARRIED

INTRODUCTION/BACKGROUND

History of Centennial Park Pickleball Courts

Pickleball has been played at Centennial Park since at least the mid-to-late 2000's, initially as shared use on existing tennis courts. As participation grew locally and regionally, the White Rock Pickleball Association was formed and began advocating for dedicated pickleball courts.

In 2021, City Council approved a phased approach to enhance pickleball at Centennial Park, including dedicated court space and the construction of permanent facilities. In July 2022, the City officially opened four dedicated pickleball courts, which included resurfacing, permanent nets and posts, drainage and access improvements, and supporting site amenities. Subsequent resurfacing and upgrades in 2023 expanded the facility to eight permanent dedicated outdoor pickleball courts.

Current Pickleball Court Usage

Centennial Park Pickleball Courts are heavily used, especially by WRPA, running weekday evening events, two annual tournaments, and reporting 600 members mainly from White Rock and South Surrey. Recreation and Culture offer seasonal pickleball lessons for various skill levels, popular drill sessions, and summer camps for children. Courts have traditionally operated \on a first-come, first-served basis, but reserved court times for the WRPA will be trialed with permits issued from May to September 2026.

Scope of the All-Weather Pickleball Courts Needs Assessment/Feasibility Study

The proposed Needs Assessment/Feasibility Study is intended to provide Council with decision-ready information focused on confirmed need, identifying potential locations, and determining the scale required to support a sustainable operating model.

The following items will be included in the All-Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study:

1. Demand, Growth, and Policy Alignment

- Establishing whether investment in pickleball infrastructure represents a strategic response to evolving recreation needs.

Staff will lead the analysis, including research into participation levels, growth trends, and alignment with City policies and plans.

2. Location and Land Feasibility

- Evaluate potential sites within White Rock.

Identifying a feasible and defensible location is recognized as the central issue and key outcome of the Needs Assessment.

3. Facility Scale and Operating Sustainability

- Analyze the minimum number of courts required to support a financially sustainable, publicly accessible facility. The White Rock Pickleball Association has identified 10 to 12 all-weather courts as the likely threshold to have a financially feasible business model that does not rely on municipal operating subsidies.
- Review similar all-weather pickleball facilities within British Columbia and their operating structure and financial performance.

This analysis is critical to ensuring that any future facility is appropriately scaled and reduces structural operating risk for the City.

4. Capital, Operating, and Phasing Considerations

- Provide high-level estimates and considerations related to both capital investment and ongoing operating costs.
- Evaluate required supporting amenities, including:
  - accessible washrooms
  - indoor change area
  - benches and shelving for footwear
  - small office space
- The facility concept assumes no lockers and no showers, with amenities attached directly to all-weather courts.
- Examine opportunities for phased implementation:
  - development of outdoor courts
  - installation of all-weather court covering
  - construction of an attached support building

This phased approach allows the City and partners to manage risk, align fundraising with development stages, and respond to demonstrated demand.

5. Community Input

- Stakeholder engagement will focus on gathering input from White Rock residents to better understand current use, unmet demand, and community perspective related to pickleball. Staff will lead this component of the needs assessment.

Consultant Feedback on Budget Considerations
Preliminary consultant feedback indicates that a full needs assessment/feasibility study, and comprehensive engagement program will likely be difficult to achieve within a $20,000 budget. Accordingly, if the needs assessment/feasibility study is approved, staff will take on the needs assessment and community engagement components while a consultant will provide the necessary expertise to the feasibility study. This approach balances fiscal prudence with the need for credible, third-party analysis.

Recreation Infrastructure Needs
Staff note that there are several identified recreation infrastructure needs in White Rock which include;

- The Kent Street Activity Centre Needs Assessment Study was completed in 2024 to determine the need for renewed and additional seniors' recreation spaces.

- The Aquatic Feasibility and Needs Assessment Study is currently underway to explore the need and feasibility for a public swimming pool. This study is expected to be completed prior to the summer.
- A Cultural Facilities needs assessment is currently underway to determine the needs for Cultural facilities and spaces in White Rock and is expected to be completed prior to the summer.
- The City has applied for the Wave prize through the Swim, Drink, Fish Foundation and if successful, the grant would support the development of a swimmable structure at the White Rock Pier which would require some City funding.
- Staff are working with Federal Government representatives to complete an application to the Build Communities Strong Fund (BCSF) for the reconstruction of the Pier. If the grant is approved, the City will still be required to provide a funding share. There is also potential for ancillary, currently unfunded uses, such as a recreational wharf for small craft, paddle boards, and other recreational activities.

FINANCIAL IMPLICATIONS

10K will need to be approved and allocated from contingency funds.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

White Rock residents will be engaged during the All-Weather Pickleball Facility Needs Assessment/Feasibility Study.

ALIGNMENT WITH STRATEGIC PRIORITIES

The All-Weather Pickleball Courts Needs Assessment study aligns with one of Council's objectives as outlined below:

> *Infrastructure Objective to "Ensure future infrastructure resiliency by making decisions through a long-term lens."*

OPTIONS / RISKS / ALTERNATIVES

A risk of proceeding with the budget of $20,000 for the All-Weather Pickleball Courts Needs Assessment study is that staff will need to prioritize the scaling of outcomes, potentially limiting the depth of analysis, site evaluation, or community engagement that can be completed. In addition, this will redirect staff impacting workload or risk timelines to complete other projects or tasks that staff are currently working on.

An alternative for council to consider would be to defer the study until broader recreation infrastructure priorities are resolved or additional funding becomes available.

CONCLUSION

The sport of pickleball continues to grow in popularity across White Rock and the region with Centennial Park Pickleball Courts regularly operating at or over capacity. Recent implementation of resident priority registration in neighbouring municipalities has made access to indoor pickleball programs and facilities difficult for White Rock residents. WRPA has committed $10,000 towards the Needs Assessment/Feasibility study and has expressed support for this phased, evidence-driven approach. Advancing a focused, right-sized Needs Assessment/Feasibility Study and will provide Council with evidence-based information to

gauge community need, align investment decisions with strategic priorities and determine if further planning or capital investment is warranted. Staff seek Council's approval to proceed with an All -Weather White Rock Pickleball Facility Needs Assessment/Feasibility Study and approve $10,000 to co-fund the Study with the White Rock Pickleball Association as described under the recommendations of this report.

Respectfully submitted,

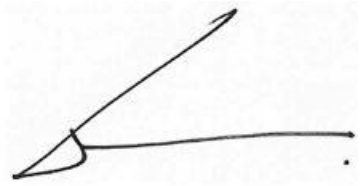
John Stech
Manager of Community Recreation

Approved by,

John Woolgar
Director of Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

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

SUBJECT: **Hogg Park – Proposed Community Garden**

RECOMMENDATIONS

THAT Council receive the Corporate Report dated April 27, 2026, from the Director of Engineering & Municipal Operations, titled "Hogg Park – Proposed Community Garden" and provide direction to staff to:

1. Continue the status quo of maintaining the Centennial Park Community Garden as the City's only community garden; OR
2. Proceed with development of a Hogg Park Community Garden subject to first determining a $40K source of grant funding; OR
3. Obtain quotes for development of a Hogg Park Community Garden based upon funding approval of $40K from the 2026 capital contingency.

EXECUTIVE SUMMARY

Hogg Park is a small neighbourhood park north of Buena Vista Avenue and approximately ¼ kilometer east of City Hall. It is a passive green space designed for quiet recreation, featuring lawn areas, mature trees, pathways, and seating. It functions as an uptown pocket park, providing open space and respite within an established residential area.

In 2019 the former residential property at 15463 Buena Vista Avenue was added to Hogg Park (the "Park"), following City acquisition and Council direction to demolish the former residence and integrate the land into park space.

At the April 13, 2026, regular meeting, Council directed staff investigate the feasibility of constructing a community garden in the former residential space.

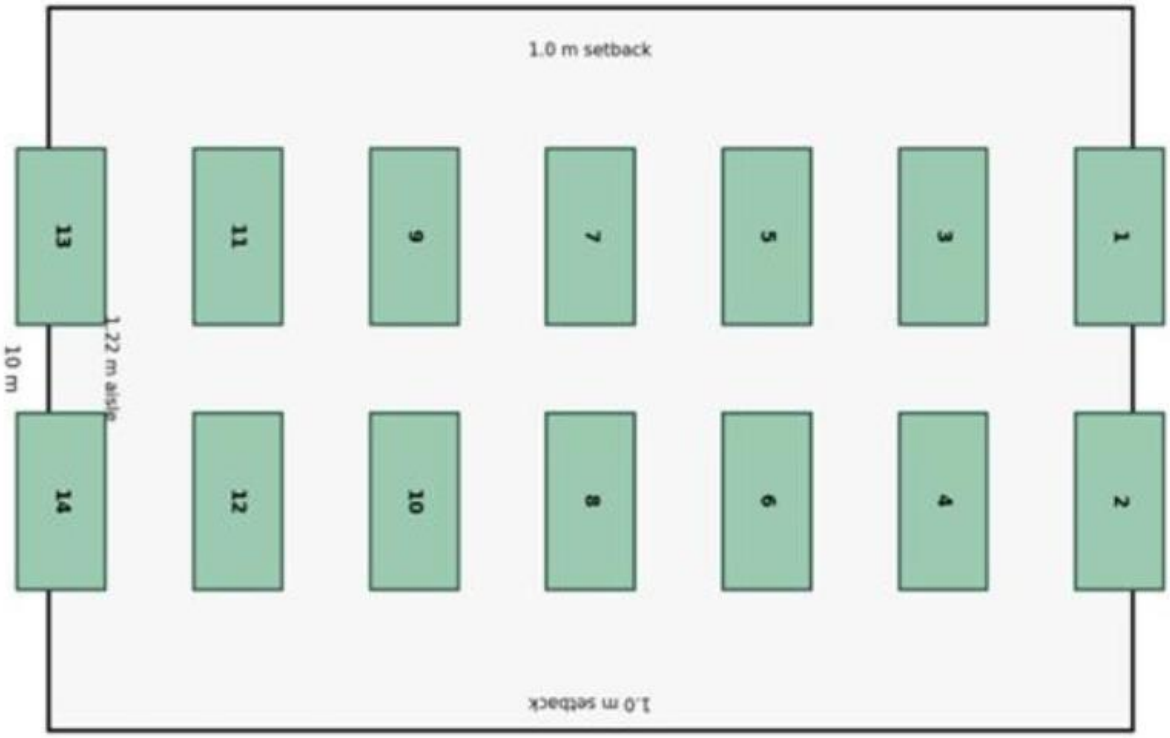
INTRODUCTION/BACKGROUND

Staff investigated the costs and feasibility of constructing a community garden in the Park. Due to the location of large mature trees and varying slopes in most of the Park, the former residential site provides the best opportunity for a community garden.

1. Plots

Using standard 4ft × 8ft raised beds and allowing about four feet between boxes for access, approximately 14 plots could be constructed. That number of plots could decrease or increase

once accessibility, tree protection, water access, composting, and storage are factored in. A concept layout would be needed to confirm anything beyond that.



2. Garden Stewards / Volunteers

The community garden at Centennial Park operates under a volunteer-led stewardship model. There are two primary volunteers who handle most of the logistics but there are a few others that do special jobs. Each plot holder must do five hours per year of volunteer work in the community garden. It's unclear whether that same group would be willing or able to take on another site. Realistically, a separate volunteer coordinator group would likely be needed if a garden were established at the Park.

3. Existing Waiting List

The Centennial Park community garden currently has a relatively small waitlist, about four people from 2024. There are 89 plots with another seven planned for 2027 by splitting the last seven large plots.

4. Parking

Parking is limited within the Park; therefore, users would need to park along Buena Vista Avenue and walk approximately 40 metres up the sloping driveway on the west side of the Park. This may be challenging for some users carrying tools or supplies. On-street parking availability on Buena Vista Avenue appears adequate at most times.

5. Water Service

The previous water service from the residential property was decommissioned at the main on Buena Vista Avenue. A new service will need to be added and funding set aside. A temporary solution is to connect to the existing irrigation system on the east side of the Park with an overland pipe leading to a standpipe and tap.

6. Preparation of the Land

The site would likely need some minor grading, raised beds, and mulch or screenings between plots to deal with weeds, drainage, and mud. These are typical garden elements added to both

setup costs and ongoing maintenance. Tree protection zones would need to be established and maintained.

7. Garden Viability (Sun / Shade)
Although the area is relatively flat, it's heavily shaded, particularly on the east and south sides, due to mature trees. That significantly limits daily sun exposure and may affect productivity and overall gardener satisfaction. Even without a formal sun study, shade is likely to be a real constraint here. The existing community garden at Centennial Park has the same issue and staff are regularly getting comments and complaints about the lack of light.

8. Neighbour Concerns
Potential issues include increased activity, parking, and pest management. Especially rats if composting isn't well controlled. Rodent-resistant compost bins, clear rules, and ongoing oversight would be essential.

9. Ongoing Resources
Staff resources would be required on an ongoing basis to maintain and repair the plots and walkways. Additional time and resources would be needed for compost management, litter pickup, irrigation issues, neighbour concerns and vandalism management of hoses, taps and the general area. Security could potentially be needed if there is theft, vandalism, or damage to garden infrastructure and produce.

10. Total Cost (Order-of-Magnitude Only)
Very high-level numbers, including materials and labour.

Item	Est Cost ($K)
Raised garden boxes (≈14)	13
Soil	6
Mulch	2
Basic water supply	6
Composting stations	4
Site Preparation	4
Contingency	5
Approximate totals	40

Very rough estimate of $40K assuming feasibility of an overland connection to the irrigation system on the eastern side of the Park.

Existing staff resources are fully committed to the busy Spring season so establishment of the garden would be contracted out. Prices may vary, so three quotes would be sought.

FINANCIAL IMPLICATIONS

The costs of establishing the community garden are estimated to be $40K with ongoing maintenance of approximately $10K per year. These costs are not included in the Financial Plan; however, there may be funding opportunities from community service providers. Rotary has contributed to Hogg Park in the past. If approval is granted to establish the community garden at Hogg Park, any maintenance costs will need to be funded through the 2026 operating contingency.

Ongoing maintenance of approximately $10K would also need to be added to the Financial Plan for future years, representing an additional 0.03% property tax increase for these outgoing years, based on 2026 property taxes.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Staff would work with Communications to reach out to the community both for garden users and for garden stewards.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering and Municipal Operations, the Financial Services Department and the Corporate Administration Department would work together in establishing the community garden.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

Tree protection zones would need to be established and maintained, ensuring clearance from the roots of the large mature trees.

ALIGNMENT WITH STRATEGIC PRIORITIES

Although this project is not a specific strategic priority, it aligns with the priority area of **Community:** We foster a livable city with connected residents enjoying distinctive places and activities.

OPTIONS / RISKS / ALTERNATIVES

One option is to continue focus on existing priorities with the community garden at Centennial Park. Alternatively, Council may, after consideration of potential challenges and costs, direct staff to proceed with establishment of a community garden at Hogg Park subject to availability of funding.

CONCLUSION

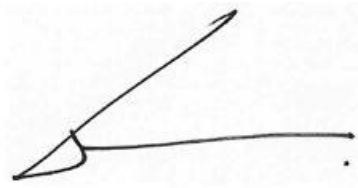
A community garden with 14 plots is a possibility in the western, former private property section of Hogg Park. There are challenges as outlined in this report, including determination of a source of funding for the estimated capital cost of $40K and ongoing maintenance costs of $10K.

Respectfully submitted,

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

Comments from the Chief Administrative Officer

This corporate report is provided to Council for information and direction to staff.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Wayne Berg, Director, Planning and Development Services**

SUBJECT: **Consideration of Staff-Delegated Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017)**

RECOMMENDATIONS

THAT Council:

1. Receive a copy of the April 27, 2026, corporate report from the Director of Planning and Development Services titled "Consideration of Staff-Delegated Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017);" and
2. Consider the options listed in this report related to the LL 25-017 application and provide direction to staff regarding this application.

EXECUTIVE SUMMARY

The City of White Rock has received an application to amend the existing brewery licence for the licensed manufacturer ("3 Dogs Brewing Ltd.") located at 107-15181 Thrift Avenue; the City has also received a concurrent application for this amendment from the Liquor and Cannabis Regulation Branch ("LCRB"). The following amendment is requested:

1) The extension of hours of liquor service for the outdoor patio by an additional hour on all days of the week.

The current application type is one that is delegated by Council to the Director of Planning and Development Services ("Director") for approval under the City's Development Procedures Bylaw. Following internal review and public notice for written comment staff prepared a report for the Director's review and consideration. Based on the analysis provided in the staff report, the decision was to refer this application for consideration to Council, given the precedent it will set for other licensed establishments in the surrounding area in the Town Centre who currently operate outdoor patio areas with a closing time set at 9:00 p.m.

A copy of the staff report to the Director is included as Attachment A to this corporate report. The following appendices are included within the attachment:

- Applicant's internal policy plans to minimize and address nuisance on site (the 'patio code of conduct' letter ;
- Applicant's letter of intent;
- Copy of the site plan outlining the outdoor patio area;

- Copy of the City's recommendation to LCRB in 2021 related to the original lounge endorsement application for this establishment; and
- Written public correspondence received from the general public in relation to this application.

BACKGROUND

In 2021, staff supported a lounge endorsement approval with the brewery license application for 3 Dogs Brewing Ltd. in relation to its relocation to the subject property from 1515 Johnston Road. Being an application delegated to staff for approval, the Director conditionally supported the requested amendments to the brewery licence, subject to the operation of the outdoor patio at the new location, at 107-15181 Thrift Avenue, being limited to 9:00 p.m. on Monday through Saturday, and to 7:00 p.m. on Sunday.

This conditional measure was included to mitigate potential nuisances and incompatibility issues with surrounding residences, while allowing for the continued indoor operation of the establishment. The conditional approval was forwarded to the Liquor and Cannabis Regulation Branch (LCRB) for consideration and was subsequently approved, with the outdoor patio closing time established at 9:00 p.m.

ANALYSIS

The Applicant has now submitted a request to the LCRB, which has been referred to the City, to amend their licence to increase the hours of liquor service for their outdoor patio area by an additional hour on all days of the week. The outdoor patio, having an area of 56.8m^2, encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main Miramar Plaza. The patio area has a maximum occupancy limit of 30 people.

The current and proposed hours of liquor service for the Outdoor Patio area for 3 Dogs Brewing are described in Table 1: Current Hours of Liquor Service and Table 2: Proposed Hours of Liquor Service, below:

Table 1: Current Hours of Liquor Service for Patio Area

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Closed	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM

Table 2: Proposed Hours of Liquor Service

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open (no change)	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Closed	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**

No other amendments are proposed for the brewery licence.

Staff commentary

Sections 71 (7) and (9) of the *Liquor Control and Licensing Regulation* state that the prescribed circumstances, which include amendments to the licence that may affect nearby residents, must consider the following items:

(i) The location of the establishment;

(ii) The person capacity and hours of liquor service of the service area;

(iii) The impact of noise on the community in the immediate vicinity of the establishment;

(iv) The general impact on the community; and

(v) The views of residents, along with a description of the method used to gather those views.

Staff reviewed this referral application in relation to the above requirements of the LCRB, which is outlined in detail within Attachment A.

The requested extension to outdoor patio liquor service hours raises considerations related to consistency with established Council direction respecting liquor primary licensed patio operations in the Town Centre, including the City's longstanding practice of limiting patio service hours to 9:00 p.m. As approval could have broader implications for similar establishments and may inform future expectations, staff have determined that the request warrants Council consideration. Referral to Council ensures that any potential departure from current practice is evaluated within the broader policy context and that direction, if any, is provided by Council regarding the appropriateness of extended patio service hours.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Section 13.1 of the Development Procedures Bylaw provides the following details on the public notification process for liquor licence applications:

i) Staff shall prepare a notice of the application, which shall be mailed to all owners and tenants in occupation of property within 100 metres (328 feet) of any boundary of the parcel(s) subject to the application

Those notified by the process will have an opportunity to provide written comments to staff within a minimum two-week period.

Staff reviewed all public correspondence received by the City regarding the proposal. Substantial public feedback was received by email and letter. Correspondence opposing the application was received from residents primarily located in the nearby Miramar towers. A total of 22 emails and letters were received from residents opposed to the application, and 4 emails were received in support of the application. Letters and emails are included within Attachment 1 as Appendix F: Public Correspondence.

The content of received public correspondence ultimately informed the comments and recommendations put forward in the staff report to the Director (Attachment A), and ultimately this corporate report.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

In addition to the RCMP, the application was circulated to the Building, Bylaws, Fire, and Parking Departments for review and comments.

The Bylaw Enforcement Department stated that staff received two noise-related complaints in 2022 and 2023 regarding the operation of 3 Dogs Brewing Ltd. since its establishment at this location.

No other issues were identified.

ALIGNMENT WITH STRATEGIC PRIORITIES

The application aligns with Council's Strategic Priority for *Local Economy*, where one of the objectives is to foster a business-friendly environment to attract and retain businesses.

OPTIONS

The following options are available for Council's consideration:

1. Authorize staff to forward a copy of the April 13, 2026 Corporate Report and the March 25, 2026, staff report package to the Liquor Control and Licencing Branch, along with a recommendation letter to advise that Council has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendment to the brewery licence (manufacturer licence) at 107-15181 Thrift Avenue.

   OR

2. Defer consideration pending further information to be identified.

   OR

3. Reject the application.

CONCLUSION

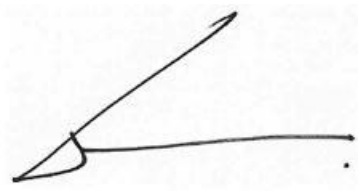
Approval of extended outdoor patio liquor service hours for this licensed establishment, 3 Dogs Brewing Ltd., would represent a departure from the City's established practice of limiting patio operations in the Town Centre to 9:00 p.m. Based on the analysis provided in this report and the attached staff report (Appendix A), the application has been referred to Council for consideration to determine whether the requested extension is appropriate, given the potential precedent it may set for other liquor primary licensed establishments in the Town Centre area.

Respectfully submitted,

Wayne Berg
Director, Planning and Development Services

Comment from the Chief Administrative Officer

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



Guillermo Ferrero
Chief Administrative Officer

Attachment A: March 25, 2026 Staff Report package to Director (includes Appendices)

Appendix A

THE CORPORATION OF THE

CITY OF WHITE ROCK

STAFF REPORT

DATE: **March 25, 2026**

TO: **Wayne Berg, Director of Planning and Development Services**

FROM: **Neethu Syam, Manager of Planning**

SUBJECT: **Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd. - 107-15181 Thrift Avenue (LL 25-017)**

RECOMMENDATIONS

THAT the Director:

1. Receive a copy of the March 25, 2026 staff report from the Manager of Planning titled "Application for Brewery Licence Amendment for 3 Dogs Brewing Ltd.- 107-15181 Thrift Avenue - (LL 000018)" and,
2. Consider the options listed in this report related to the LL 25-017 application.

EXECUTIVE SUMMARY

The City of White Rock has received an application to amend the existing brewery licence for the licensed manufacturer ("3 Dogs Brewing Ltd.") located at 107-15181 Thrift Avenue; the City has also received a concurrent application for this amendment from the Liquor and Cannabis Regulation Branch ("LCRB"). The following amendment is requested:

1) The extension of hours of liquor service for the outdoor patio by an additional hour on all days of the week.

In 2021, Staff supported a lounge endorsement approval with the brewery license application for 3 Dogs Brewing Ltd. in relation to its relocation to the subject property from 1515 Johnston Road. Being an application delegated to staff for approval, the Director of Planning and Development Services ("Director") conditionally supported the requested amendments to the brewery licence, subject to the operation of the outdoor patio at the new location, at 107-15181 Thrift Avenue, being limited to 9:00 PM on Monday through Saturday, and to 7:00 PM on Sunday.

This conditional measure was included to mitigate potential nuisances and incompatibility issues with surrounding residences, while allowing for the continued indoor operation of the establishment. The conditional approval was forwarded to the Liquor and Cannabis Regulation Branch (LCRB) for consideration and was subsequently approved, with the outdoor patio closing time established at 9:00 PM.

Based on the analysis provided further in this report, staff recommend referring this application for consideration to Council, given the precedent it will set for other licensed establishments in the surrounding area in the Town Centre who currently operate outdoor patio areas with a closing time set at 9:00 PM.

The proposed application is consistent with the relevant Land Use, Town Centre, and Economic Development goals, objectives, and policies of the White Rock Official Community Plan, 2017, No. 2220.

A location and ortho-photo map are provided in Appendix A. The applicant's internal policy plans to minimize and address nuisance on site (the 'patio code of conduct' letter) is attached in Appendix B, and Appendix C includes the applicant's letter of intent. A copy of the site plan outlining the outdoor patio area is attached as Appendix D. A copy of the City's recommendation to LCRB in 2021 related to the original lounge endorsement application for this establishment is included as Appendix E. Written public correspondence received from the general public is attached as Appendix F.

PAST PRACTICE / POLICY / LEGISLATION

Liquor Control and Licensing Act and Regulation (the Act and the Regulation)

Liquor licences are regulated by the Province through the Liquor and Cannabis Regulation Branch (LCRB). Applications for liquor licenses are referred to local governments, who are asked to offer their support, or non-support, for license applications, including amendments to existing licenses.

Section 71 (4) (c) of the *Liquor Control and Licensing Regulation* (the "Regulation") provides clarity on the prescribed circumstances in respect to a manufacturer's licence as follows:

> "[…] an applicant who holds a manufacturer's licence endorsed with a lounge endorsement […] applies for any of the following amendments to the licence:
>
> (i) A permanent extension of hours of liquor service for the service area under the endorsement;

The aforementioned proposed amendment is applicable in this circumstance, warranting the new application.

Section 38 (3) of the Act further clarifies that a local government that has opted to receive notice under Section 38 (1) of the Act must take into account the prescribed criteria before providing the comments and recommendations regarding a liquor licence referral and gather the views of residents through a process determined by the local government in accordance with the Act.

Sections 71 (7) and (9) of the Regulation state that the prescribed circumstances, which include amendments to the licence that may affect nearby residents, must consider the following items:

(i) The location of the establishment;

(ii) The person capacity and hours of liquor service of the service area;

(iii) The impact of noise on the community in the immediate vicinity of the establishment;

(iv) The general impact on the community; and

(v) The views of residents, along with a description of the method used to gather those

views.

The written comments and recommendations, as prepared by the City of White Rock and distributed to the LCRB, must note whether the application should be approved or rejected, and include the reasons for this recommendation.

White Rock Development Procedures Bylaw, 2024, No. 2485 (Procedures Bylaw)

The *City of White Rock Development Procedures Bylaw, 2024, No. 2485* (the "Procedures Bylaw") is the principal bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of liquor licence referral applications.

Section 5.7 a) (ii) of the Procedures Bylaw states the following for Manufacturer Licence Amendments:

"a) The Director may exercise all the powers and perform the duties of Council [...] for the following types of liquor licence applications:

ii) Manufacturer Licence Amendment:

(e) extensions of liquor service for the service area, limited to a maximum of 1hour extension."

The requested amendment under this liquor licence referral application requires public input through written comment only; the authority to provide comment to the LCRB is delegated to the Director of Planning and Development Services. No Public Hearing is required for this application. However, per section 5.7.d) in the Procedures Bylaw, the Director reserves the ability to refer a liquor license application that has delegated approval to Council for consideration.

Section 13.1 of the Procedures Bylaw also provides the following details on the public notification process for liquor licence applications:

i) Staff shall prepare a notice of the application, which shall be mailed to all owners and tenants in occupation of property within 100 metres (328 feet) of any boundary of the parcel(s) subject to the application

Those notified by the process will have an opportunity to provide written comment to staff within a minimum two-week period.

As the authority to provide comment is delegated to the Director through the Procedures Bylaw, a draft recommendation letter to the LCRB will be prepared upon the Director's review and consideration of the requested liquor licence referral application. If the Director chooses to refer the application to Council, Council's direction following consideration of the application will be provided to the LCRB.

White Rock Official Community Plan, 2017, No. 2220 (OCP)

The subject property is designated "Town Centre" in Schedule A (Land Use Plan) to the Official Community Plan. As set out in Policy 8.1, the primary objective of this designation is "to enable a concentrated mix of multi-unit residential and commercial uses that strengthens the heart of the city, and reinforces this area as a neighbourhood, city-wide, and regional destination".

White Rock Zoning Bylaw, 2024, No. 2506 (Zoning Bylaw)

The property located at 107-15181 Thrift Avenue is zoned Comprehensive Development Zone Number 16 (CD-16). The intent of the CD-16 zone is to accommodate commercial and multi-unit residential uses, and to facilitate redevelopment in accordance with the direction provided in the Town Centre Development Permit Area Guidelines in the Official Community Plan. The proposed activity is consistent with the permitted uses within the Zoning Bylaw (i.e., "licenced establishment").

ANALYSIS

Site Context

The applicant seeks to amend the existing brewery licence for the licensed manufacturer ("3 Dogs Brewing Ltd.") located at 107-15181 Thrift Avenue. The establishment is located in the Miramar Village development. This area, as part of the Town Centre and the Johnston Road commercial corridor, includes a mix of residential and commercial uses, with a number of shops, offices, and apartments within two blocks of the subject property.

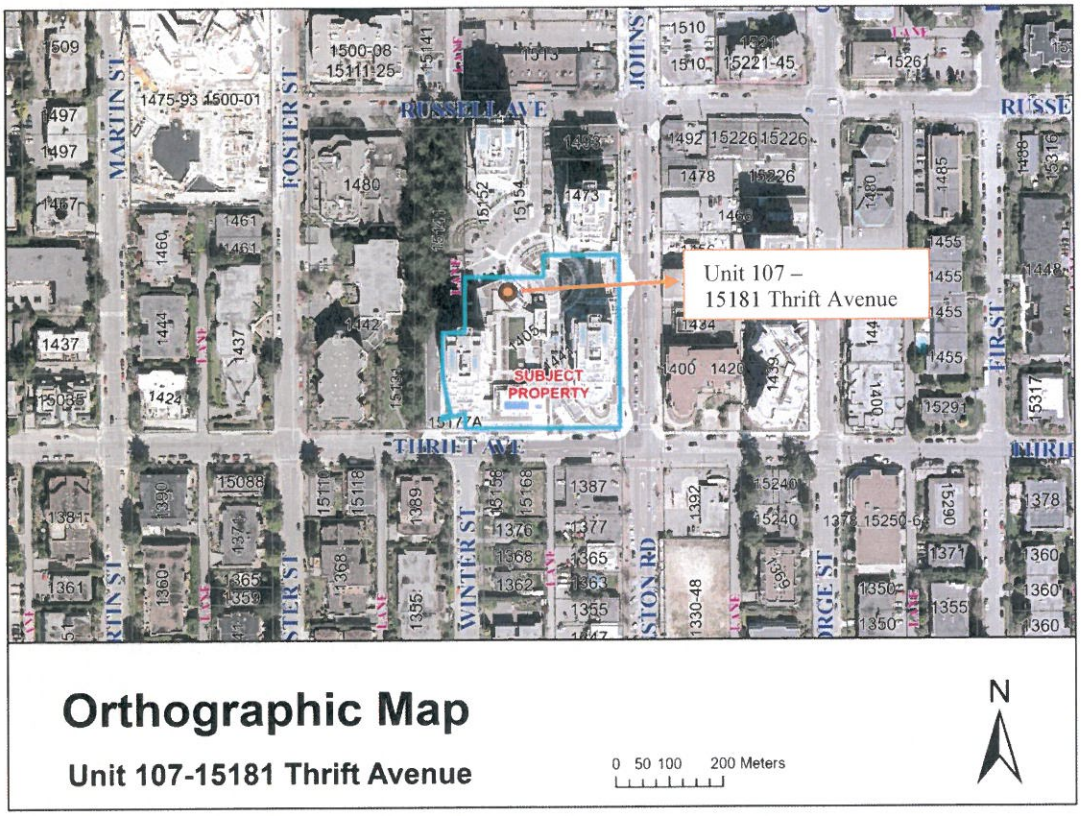


Figure 1: Location of Brewery

The Proposal

The LCRB application submitted in 2021 in relation to its relocation of the 3 Dog Brewing Ltd establishment to the subject property received conditional approval from the City, which was

contingent on the operation of this outdoor patio at the new location being limited to 9:00 PM on Monday through Saturday, and to 7:00 PM on Sunday. Based on the City's conditional approval, which was forwarded to the LCRB for consideration, the LCRB approved the following hours of liquor services for the indoor lounge and the outdoor area, as outlined in Table 1 below.

Table 1: Current hours of Liquor Service (Indoor Lounge & Outdoor Patio)								
Location		**Sun**	**Mon**	**Tues**	**Wed**	**Thurs**	**Fri**	**Sat**
Indoor Lounge	*Open*	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am
	Close	10:00 pm	10:00 pm	10:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm
Outdoor Patio	*Open*	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am	11:00 am
	Close	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm	9:00 pm

At this time, 3 Dogs Brewing Ltd. is making an application to amend the following in their existing licence:

- The extension of hours of liquor service for the outdoor patio by an additional one-hour for all days of the week.

The proposed amendment is reviewed as outlined below:

Extension of Hours of Liquor Service for outdoor patio service

The applicant has also made a request to increase the hours of liquor service for their outdoor patio area by an additional hour on all days of the week. The outdoor patio, having an area of 56.8m^2, encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main Miramar plaza. The patio area has a maximum occupancy limit of 30 people.

The current and proposed hours of liquor service for the Outdoor Patio area for 3 Dogs Brewing are described in Table 1: Current Hours of Liquor Service and Table 2: Proposed Hours of Liquor Service, below:

Table 1: Current Hours of Liquor Service for Patio Area							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
Closed	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM

Table 2: Proposed Hours of Liquor Service							
Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM
Closed	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**	**10:00 PM**

No other amendments are proposed for the brewery licence.

Internal Circulation:

In addition to the RCMP, the application was circulated to the Building, Bylaws, Fire, and

Parking Departments for review and comments.

The Bylaw Enforcement Department stated that staff received two noise-related complaints in 2022 and 2023 regarding the operation of 3 Dogs Brewing Ltd. since its establishment at this location.

No other issues were identified.

Planning Review:

Staff have reviewed the referral in relation to the requirements of the Liquor and Cannabis Regulation Branch, and note the following for the Director's consideration:

(i) The location of the establishment:

The establishment brewery is located in the heart of the City's Town Centre, comprising a mix of commercial and residential uses. Residents in the area are able to access commercial uses, including licensed establishments, without needing to rely on the private automobile. Further, the Town Centre is well-served by public transit in addition to the availability of taxi and passenger-directed vehicle services. The establishment is also located within walking distance of many medium-to-high-density residential complexes.

(ii) The person capacity and hours of liquor service of the establishment:

There are no changes to the person capacity for the licensed establishment. Specifically, the outdoor patio structure is located wholly on a statutory right-of-way for public access. This patio encompasses the space located directly between the front entrance of 3 Dogs Brewery at 107-15181 Thrift Avenue and the main plaza. The northern extent of the patio is closest to the property line at 2.5 meters and has a patio area of 56.8m^2. For reference, the patio site plan is attached as Appendix D: Patio Details (Site Plan).

The proposed extension of hours of liquor service for the outdoor patio of the establishment, if approved, would not be in contravention of the *White Rock Business Bylaw, 1997, No. 1510*; the hours of operation for licensed establishments in White Rock are not regulated by any City bylaw.

(iii) The impact of noise on nearby residents:

Since its establishment, the City's Bylaw Enforcement division has received two noise complaints in 2022 and 2023, respectively. Bylaw officers provided warnings regarding the operation of the 3 Dogs Brewing establishment at this location to the owner. There have been no complaints recorded through calls for service since.

As part of the initial application submission process, the City requested that the applicant provide a document that clarifies how on-site staff will internally monitor, minimize, and address any perceived and real nuisances (including noise and rowdiness) associated with their proposal. This document is attached as Appendix B: Applicant's Patio Code of Conduct. As set out in the letter, the applicant has noted that a four-step procedure will be used to support the mitigation of noise on the patio.

(iv) The impact on the community if the application is approved:

There is no reason to believe that permitting the proposed amendment to the existing manufacturer's licence would lead the establishment to operate in a manner contrary to its

primary purpose and past practice. The proposed amendments would further support the Town Centre as a distinctive and lively commercial / entertainment area, provide additional leisure-supportive spaces for the community within walking distance of medium-to-high density residential development.

However, in recognition of the increasingly residential character of the surrounding Town Centre area, along with written public concerns received by the Planning & Development Services Department, approval of extended patio hours for this establishment may create an expectation for similar licensed establishments in the Town Centre, potentially resulting in additional applications seeking later outdoor patio operating hours. It is therefore suggested that Council direction be sought, given the potential precedent this decision may set, particularly given the City's previous direction in 2021 for limiting the operating hours of the outdoor patio for this establishment as part of their relocation of licence application (see Appendix E).

(v) The views of residents and a description of the method used to gather views:

As part of the public referral process, staff prepared a written notification informing property owners and tenants located within 100 metres of the subject property of the liquor licence referral application proposal. Those notified by the process were given an opportunity to provide written comments to staff within a minimum two-week period.

Staff have reviewed all public correspondence received by the City regarding the proposal. Substantial public feedback was received by email and letter. Correspondence opposing the application was received from residents primarily located in the nearby Miramar towers. A total of 22 emails and letters were received from residents opposed to the application, and 4 emails were received in support of the application. Letters and emails are included in Appendix F: Public Correspondence.

The contents of received public correspondence ultimately informed the comments and recommendations put forward in this report.

Examples of other Licensed Establishment Hours in the Town Centre

A majority of other licensed establishments in the Town Centre area, in particular Miramar Village, have food primary licenses issued by the LCRB, which typically allow for hours of liquor service until 12:00 AM (as long as food is being served), but most of these establishments are not open for business past 9:00 PM. These establishments include those in the following table, with closing hours (subject to change) noted.

Establishment Name	End of Business Hours
Bánh Mì Très Bon *(1459 Johnston Road)*	8:30 PM Mon – Thurs 9:00 PM Fri - Sat 8:00 PM Sun
Tacofino *(1405 Johnston Road)*	8:00 PM Sun - Thurs 9:00 PM Fri - Sat

The liquor-primary establishments within the Town Centre that have outdoor patio areas approved for liquor service by the LCRB operate with the following liquor service end times, as shown in the table below:

Establishment Name	End of Liquor Service Hours (Outdoor Patio)
The Beer Shack *(1515 Johnston Road)*	9:00 PM Mon-Sat 7:00 PM Sun
White Rock Beach Beer Company *(15181 Russell Avenue)*	9:00 PM Mon-Sat 7:00 PM Sun

OPTIONS:

The following options are available for the Director's consideration:

- Authorize staff to forward a copy of the March 25, 2026, staff report to the Liquor Control and Licencing Branch, along with a recommendation letter to advise that the Director has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendment to the brewery licence (manufacturer licence) at 107-15181 Thrift Avenue.

  OR

- Defer consideration pending further information to be identified.

  OR

- Refer the application to Council for consideration

CONCLUSION:

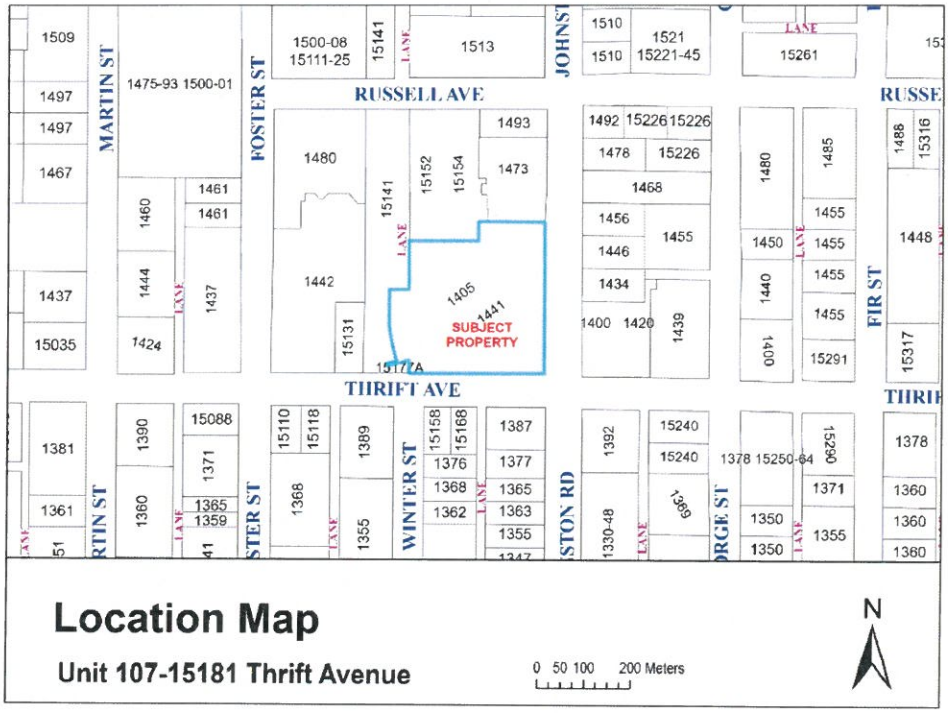
Approval of extended outdoor patio liquor service hours for this licensed establishment, 3 Dogs Brewing Ltd., would represent a departure from the City's established practice of limiting patio operations in the Town Centre to 9:00 PM. Based on the analysis provided in this report, it is suggested that the application be referred to Council for consideration to determine whether the requested extension is appropriate, given the potential precedent it may set for other liquor primary licensed establishments in the Town Centre area.

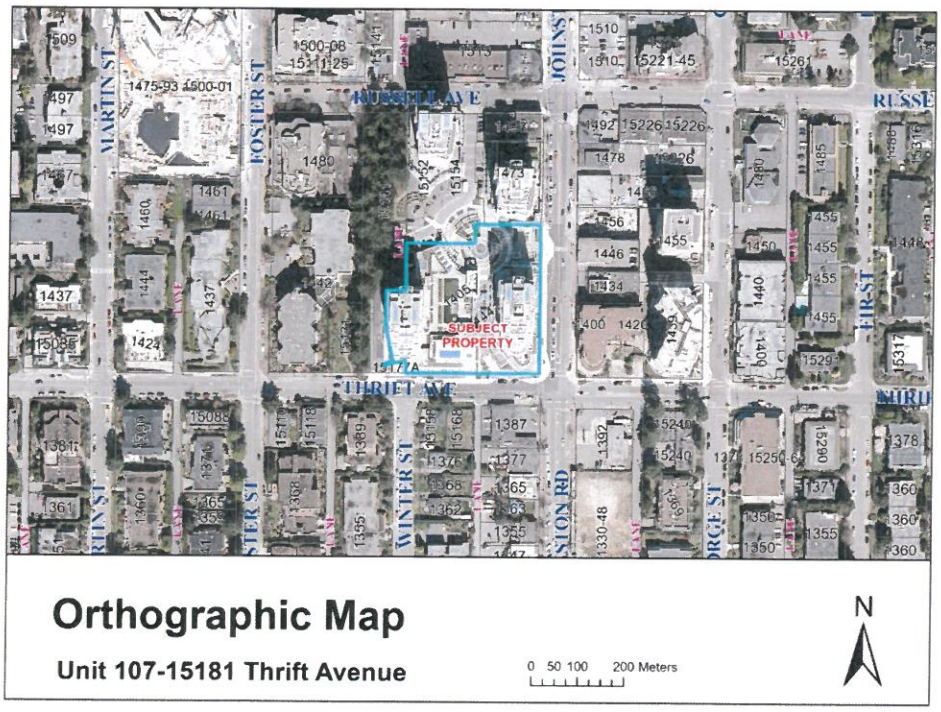
Respectfully submitted,

Neethu Syam
Manager, Planning

Appendix A: Location and Ortho Maps
Appendix B: Applicant's Patio Code of Conduct
Appendix C: Applicant's Letter of Intent
Appendix D: Patio Details (Site Plan)
Appendix E: Recommendation Letter to LCRB related to the 2021 application for Brewery Licence Amendment (Lounge Endorsement) at 107-15181 Thrift Avenue (LL 307506)
Appendix F: Public Correspondence

Appendix A
Location and Ortho Photo Maps





Appendix B
Applicant's Code of Content Letter

October 2, 2025

3 Dogs Brewing - Patio Code of Conduct

The patio will be well lit and continuously monitored by 3 Dogs staff. Signage on the patio will identify hours of operation as well as LCRB required signage for proper and safe enjoyment of beverages. Good neighbor signage will also be prominently displayed.

3 Dogs policies for staff, including patron intervention and Serving It Right guidelines will be expanded to include noise monitoring and mitigation on the patio. A four-step procedure will be used.

1. Should a staff member identify the patio as being too noisy or disruptive they will immediately notify a manager to talk with the patron(s) and explain 3 Dogs Brewing's good neighbor policy and request their cooperation.
2. Staff and Managers will refuse service to any patron who is deemed to be noisy or disruptive as has been our policy to date with the current operating hours.
3. Patrons who are refused service will be required to leave the premises.
4. If required, managers will call local RCMP to assist with the situation.

It should be noted that in 3 Dogs Brewing's first 41 months of operation there have been zero incidents where the RCMP have had to attend. We anticipate that this positive trend will continue as we move forward.

Scott Keddy, President

3 Dogs Brewing Ltd.

Appendix C
Applicant's Letter of Intent

October 2,2025

RE: 3 DOGS BREWING LTD. LOUNGE AND PATIO LICENCE 107- 15181 THRIFT AVE. WHITE ROCK

Please consider this Letter of Intent as part of our BC Liquor & Cannabis Regulation Branch (LCRB) application for a change in the terms and conditions for the patio hours for our patio in front in our current premises located at 107 15181 Thrift Ave. White Rock

Company History and Intent

3 Dogs Brewing Ltd established in 2017 open it doors at the 107 - 19181 Thrift Ave location in the Mirimar plaza location on May 4th 2022 In the 41 months since opening our doors at this location, we have been welcomed by local residents and neighbors and as well as by the craft beer community. We see a great deal of customers coming into our establishment from other cities and municipalities. Our requested change to the current patio operating hours will allow guest to remain later on the patio, as we now have to turn away guests at 9pm do to our present patio operating hours limitation. This change to the patio hours this will permit more access for residents and visitors to White Rock. As there are two other licenced patios operated by other businesses with a closing time prescribed by the City of 12 midnight, our application for an extension of our patio closing hours falls withing the City's permitted closing time for other patios on the Miramar Plaza. It should also be noted that the City will be hosting three concert events on the Miramar Plaza in the summer of 2026 and our current patio hour closing time or 9pm is before the concerts are scheduled to end.

Lounge and Patio Operations

The patio will continue to face east onto the Miramar Plaza which is the central main uptown plaza in White Rock. Patrons will be able to enjoy the newly revitalized streetscape currently under construction. The patio will operate entirely on private property and within the current operating hours of the brewery. While the patio is entirely on private property it will compliment the City's desire for the Upper Johnson Road Area to become the commercial and cultural heart of the Town Centre and will contribute to the vibrancy, functionality, and walkability of the Johnston Road corridor. It will also allow operation of the patio in conjunction with the other two licenced patios currently operated on the plaza by Bon Mi Tres Bon and Tacofino that have licenced patio operation permitted to 12 pm. The patio will adhere to all the rules and regulations as prescribed by the LCRB. The patio will be well lit and continuously monitored by 3 Dogs staff. Signage on the patio will identify hours of operation as well as LCRB required signage for proper and safe enjoyment of beverages. Good neighbor signage will also be prominently displayed.

3 Dogs policies for staff, including patron intervention and Serving It Right guidelines will be expanded to include noise monitoring and mitigation on the patio. A four-step procedure will be used.

1. Should a staff member identify the patio as being too noisy or disruptive they will immediately notify a manager to talk with the patron(s) and explain 3 Dogs Brewing's good neighbor policy and request their cooperation.
2. Staff and Managers will refuse service to any patron who is deemed to be noisy or disruptive as has been our policy to date with the current operating hours.
3. Patrons who are refused service will be required to leave the premises.
4. If required, managers will call local RCMP to assist with the situation.

It should be noted that in 3 Dogs Brewing's first 41 months of operation there have been zero incidents where the RCMP have had to attend. We anticipate that this positive trend will continue as we move forward.

3 Dogs Brewing is confident that the proposed change to the patio hours will be a positive addition to the neighborhood and help establish the uptown area as a great place for residents and visitors to White Rock.

Hours of Operation

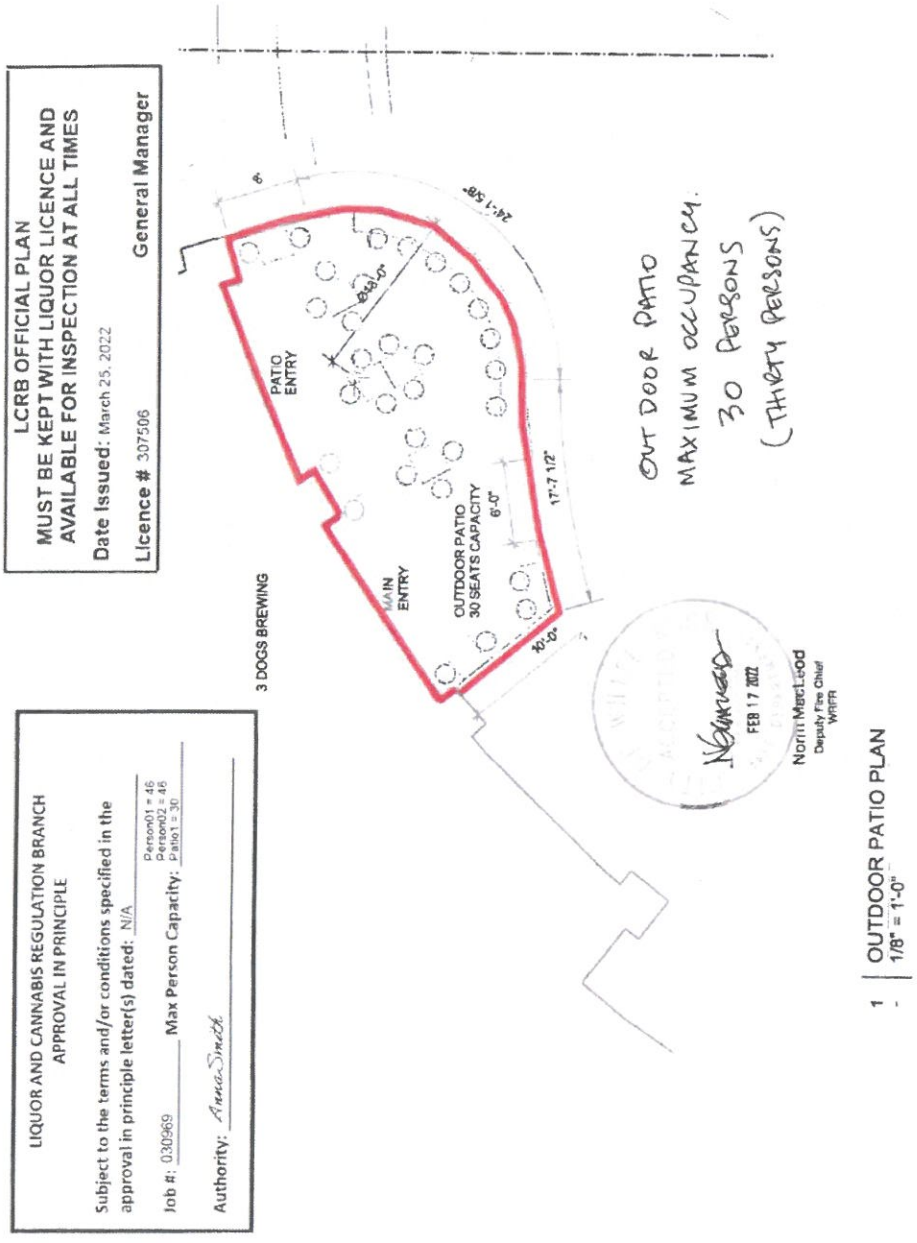
We are not seeking to extend our current hours of business operations. We anticipate shutting down the patio no later than close of business to permit cleanup and lockdown of the tables and chairs.

Should you have any questions or require further information with regards to our application please feel free to contact me at 604 345-8656 or Pam Glazier at 604 619-7499

Regards,

Scott Keddy
President, 3 Dogs Brewing Ltd.

Appendix D
Patio Details (Site Plan)



Appendix E
Recommendation Letter to LCRB related to the 2021 application for Brewery Licence Amendment (Lounge Endorsement) at 107-15181 Thrift Avenue

August 2, 2021

Liquor and Cannabis Regulation Branch

Submitted digitally via https://justice.gov.bc.ca/lcrb/lg-approvals

Re: Recommendation Letter - Application for Brewery Licence Amendment (Lounge Endorsement) at 107-15181 Thrift Avenue (LL 307506) (3 Dogs Brewing Ltd.)

The City of White Rock has received an application for a lounge endorsement for the existing licensed manufacturer "3 Dogs Brewing Ltd.", currently located at 1515 Johnston Road. The manufacturing aspect of the brewery is to be relocated to 107-15181 Thrift Avenue and requires a new lounge endorsement while the existing venue on Johnston Road will be replaced with a tap house requiring a new liquor primary license; a concurrent application for this license has been received by the City and a response sent to the LCRB. The following two amendments to the brewery licence are requested:

1) The permanent addition of an outdoor patio immediately adjacent to the establishment;
2) A lounge endorsement at the new location of the brewery at 107-15181 Thrift Avenue. If approved by the Liquor and Cannabis Regulation Branch (LCRB), the requested lounge endorsement will allow the brewery to sell and serve liquor for consumption on site in the approved lounge area, and would overlap with the proposed retail sales/tasting area and the outdoor patio area. Entertainment, such as live music, radio, television, and dancing, would be permitted in the designated lounge. Food must be available to patrons in the lounge.

The City of White Rock conditionally supports the requested amendments to the brewery licence, contingent on the following recommendation provided in the applicable Staff Report:

RECOMMENDATION

THAT the Director:

Authorize staff to forward a copy of the July 29, 2021 staff report to the Liquor and Cannabis Regulation Branch, along with a recommendation letter to advise that the Director has considered the potential impact for noise and the impact on the community, and is in support of the approval of the requested amendments to the brewery licence at 107-15181 Thrift Avenue on the condition that the operating hours of the patio be limited to no later than 9:00 PM on Monday through Saturday and 7:00 PM on Sunday, and a restriction on the hours of liquor service to 11:00 AM to 10:00 PM on Sunday, Monday, and Tuesday, and 11:00 AM to 11:00 PM Wednesday, Thursday, Friday and Saturday.

Please see enclosed a copy of the City's Public Notification letter and the applicable Staff Report.

If you have any questions, please do not hesitate to contact me at 604-541-2293.

Carl Isaak, RPP, MCIP
Director of Planning and Development Services

Planning and Development Services
P: 604.541.2136 | F: 604.541.2153

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

WHITE ROCK
My City by the Sea!
www.whiterockcity.ca

Appendix E
Public Correspondence
[attached separately]

From: [redacted]
To: Planning; [redacted]
Subject: 3 DOGS BREWING - EXTENSION OF PATIO HOURS
Date: Friday, February 27, 2026 10:54:03 AM

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

To whomever is responsible for the file "Proposed Amendment to Existing Brewery Licence, 3 Dogs Brewing Ltd. Development Application File No. LL25-017.

As a resident of the Miramar Village, I am writing to request an extension to the response deadline of this application, currently set for February 20, 2026. The City's notification letter reached our mailbox no sooner than February 9. This left only 12 days for a response which is not enough time to organize a petition or a coordinated response should one be deemed desirable.

Personally, we were away from February 6 to 23 and the response period came and went before we could take any action on this important issue.

Further, would you please clarify whether or not residents can send a response directly to the Liquor and Cannibas Regulation Branch? It appears from the City's notification letter that all comments must be made through the City within the specified time period.

Regards.
D[redacted] Oliver
[redacted] 1473 Johnston Rd.
White Rock BC
V4B OA2
[redacted]

From: [redacted] DiPlacito
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Saturday, February 14, 2026 8:25:25 PM

You don't often get email from [redacted]. 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.

Letter of Concern of Proposed Amendment

A[redacted] & L[redacted] Placito
[redacted]15152 Russell Avenue
White Rock, BC V4B 0A3
[redacted]

Feb 14, 2026

White Rock Planning Department
15322 Buena Vista AvenueWhite Rock, BC V4B 1Y6
RE: Objection to Extension of Liquor Service for Outdoor Patio Area ; 3 Dogs Brewing Ltd. 107 - 15181 Thrift Ave, White Rock, BC

To the Licensing Committee,

We are writing to formally submit my objection to the application by **3 Dogs Brewing Ltd.** to extend their liquor service hours on their outdoor patio to **10:00PM**.

We live at [redacted]15152 Russell Avenue, located directly adjacent to 3 Dogs Brewing Ltd. within 50 meters. Our suite is south facing and our bedroom and living room is next to our patio.

Our objection is based on the following concerns regarding noise and potential public nuisance:

Existing Noise Pollution: The establishment currently produces significant noise during current hours, with talking, shouting and laughing from patrons at the patio and sound echoing off. The noise travels into our living spaces! Many of the patrons on the patio with children are let loose and run around the plaza, talking, laughing and screaming.

Impact of Extended Hours: Current closure hour of 9:00pm is more than acceptable as patrons and children often stay in the plaza long after 9:00pm and noise is often heard up to 10-11:00pm. Extending the patio hours to 10:00pm will mean much longer noise disturbances during critical nighttime hours, preventing residents from sleeping and also disrupting and interfering with the quiet enjoyment of our homes.

Music Echoes: The use of music indoors carries significantly further as the entrance doors are opened during good weather in Spring, Summer and Fall. The indoor music is not contained

I believe the extension is incompatible with the residential nature of the surrounding area. I request that the committee deny the application.

Sincerely,

A[redacted] and L[redacted] Placito

From: [redacted] Olson
To: Planning
Subject: *Possible Spam or Phishing Message* 107-15181 Thrift Avenue
Date: Sunday, February 15, 2026 1:05:01 PM

You don't often get email from [redacted]. 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.

Hello Ms. Berry; I appreciate the opportunity to comment on this issue. While increasing the use of the patio by one hour may not seem like much, the disturbance to a local resident such as myself will be significant. I reside at the NW corner of the Miramar C building and overlook the central square.

I like to enjoy the peace and tranquility of my own patio during the warmer weather, and do not wish the added noise from 3 Dogs to interfere with my enjoyment of the evening.

Sincerely, [redacted] Olson.

From: [redacted] Anast
To: Planning
Subject: 107-15181 Thrift Ave
Date: Wednesday, February 11, 2026 1:35:52 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

I received your notification regarding 3 Dog Brewing.
Presently they close at 9pm, however their clients order their last call drinks and then hang out on the patio until 10pm and later. Now if they have permission to close at 10pm their clients will be on the patio will past 11pm . That will be a big issue for all the resident.
Please note that many of the 3 dog clients park on Winter Street. Most are drunk and rowdy when they come to pick up their cars, at 10pm. Now they will came at 11pm to get their cars, waking up the residents on Winter street.
Im am AGAINST 3 Dog staying open until 10pm
C[redacted]

From: [redacted]carlyle
To: Planning
Subject: "107-15181 Thrift Avenue"
Date: Monday, February 16, 2026 3:56:59 PM

You don't often get email from [redacted]. 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.

I am strongly opposed to 3 Dogs Brewing's proposal to increase the hours of liquor service for its outdoor patio. The pub is located in a residential neighbourhood and hundreds of residents are already affected by the noise emanating from the patio during the warm weather months. And noise pollution is a recognized health hazard.

This residential neighbourhood was well established long before 3 Dogs Brewing opened so the Owners were aware of this fact when they applied for their original licence. They are just trying to get in through the back door what they could not before.

C[redacted] Carlyle

1389 Winter Street

From: [redacted] Wallis
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Monday, February 9, 2026 7:22:01 PM

You don't often get email from [redacted]. 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.

To Whom it May Concern,

I am very strongly **opposed** to extending the patio hours for Three Dogs until 10pm from 9pm. I am very affected by the noise from this establishment and have made several calls over the years to Three Dogs Brewery to ask that someone tell the patrons leaving the pub to quieten down. I haven't called Bylaws because they are not around at that time of the night. When Three Dogs closes, the patrons can be very loud and I can hear them in my condo unit. They rev their car engines, laugh and talk very loudly, hoot, etc and sometimes they do not leave for a long time after the pub has closed. They hang around and continue to party in the village or next to their cars. Adding another hour to the patio means that it will be even later when the noise dies down from the pub and they decide to leave the area.

In addition, people like to bring their young children to this pub. The parents sit on the patio so they can watch the children play in the plaza and the children run around screaming and yelling for an hour or more while their parents drink on the patio. Adding another hour to the patio means that the people who live around this pub will be listening to the kids screaming and yelling as they "play" for another hour. The children are there late into the evening when the days get longer. Also, patrons often bring their dogs to the pub and I have had to listen to non stop barking from dogs on many occasions because of Three Dogs.

Adding another hour of patio time will mean one more hour of noise from the pub when 9pm is already bad enough. The patrons should be asked to go inside at 9pm to respect the neighbours. There used to be a sign when this pub first opened asking the people on the patio to respect the people who live in the condos by being quiet. I haven't seen that sign for a long, long time and it makes sense because the people on the patio are not respecting the people who live in the condos. Adding one more hour of patio time means one more hour of noise that the people who live here will be subjected to, especially on sunny days and when the days get longer.

9pm is late enough on any day, **but especially Sunday to Thursday.** I am very strongly opposed to this proposed amendment and hope that the owner of Three Dogs can show more respect for the people who live in the area by sticking to the 9pm patio closing time as this already poses a challenge for the people who are trying to enjoy where they live.

C[redacted] Wallis
[redacted]1442 Foster Street
White Rock, BC
V4B 3X7

THE MAYOR AND COUNCIL, CITY OF WHITE ROCK BC AND THE LIQUOR AND CANNABIS REGULATION BRANCH

CITY OF WHITE ROCK, PROPOSED AMENDMENT TO EXISTING BREWERY LICENCE 3 DOGS BREWING LTD. DEVELOPMENT APPLICATION FILE NO. LL 25-017 RE: UNIT 107-15181 THRIFT AVENUE, WHITE ROCK BC

We are residents of [redacted] 1473 Johnston Road, White Rock. We are part of the multi-unit residential complex in which the 3 Dogs is located.

We realize that the deadline for responses to the application was February 20, 2026, but we are writing to comment on this application anyway since we don't think that the City of White Rock Planning Department has allowed residents enough time to respond to the application. We were away from 3 p.m. on Friday, February 6, 2026, until 9:30 p.m. February 22, 2026, and found the City's Notification of Application in our mail when we returned. Assuming the notice, which was not in our mailbox on February 6, was received, at the earliest, Monday, February 9, the City allowed only 12 days for anyone present in the Miramar buildings to organize and submit comments or petitions on a very important issue. In our case, we had no opportunity to do so.

We oppose the application for extended patio hours because we believe it will negatively impact a number of the residents of the Miramar Village complex. The complex is the most densely populated residential neighbourhood in White Rock. It consists of approximately 400 residential units and 600 to 700 residents, probably half of whom are seniors, in four towers on a single city block. The four buildings are arranged around an open plaza at grade level. 3 Dogs is in the southwest quadrant of the complex and faces into the plaza. Its patio is part of the plaza.

Any noise from plaza and the interior of the 3 Dogs impacts most, if not all, of the units facing the plaza. During the spring, summer, and fall months, depending on the weather, many units and the 3 Dogs itself, leave their doors and windows open. At present, the 9 p.m. closing of the plaza is tolerable. We are concerned that a ***10 pm closing will not be,*** 3 Dogs in the evenings often accompanies their liquor service with very loud music. In effect, it operates not as the quiet neighbourhood pub originally anticipated when it was first granted a licence, but rather more like a "rock and roll" night club. The music is intentionally broadcast into the plaza while it is open and the noise up until 10 p.m. is too close to many people's bedtimes. Even in the winter months with our doors and windows closed, we are still subjected until 11 p.m. to the thump, thump, thump, of music coming from the interior of the 3 Dogs establishment. This is far too late to have to tolerate this noise. Under City bylaws, construction noise is not allowed past about 7pm. The noise from the 3 Dogs does not deserve to be subjectively distinguished from construction noise and should be similarly restricted.

The current operating hours of the 3 Dogs are, in our view, already at the upper limit of acceptability and should not be increased in any way. It is not reasonable that a single commercial tenant of Miramar Village should be allowed to compromise the liveability and property values of an entire large residential development to maximize their profit.

Regards.

D[redacted] and K[redacted] Oliver

[redacted] – 1473 Johnston Rd.

White Rock BC V4B 0A2

[redacted]

March 1, 2026

From: [redacted] Chapman
To: Planning
Subject: 107-15181 Thrift Ave
Date: Tuesday, February 10, 2026 11:59:47 PM

You don't often get email from [redacted]. 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.

I am writing to you regarding the application from 3 Dogs Brewing to expand their hours of operation.

I am a resident in the tower above their business.

I have no concerns about their application. There is not much disturbance from the business. Their business adds to the village feel of the area, and is a positive feature of the area.

Yours sincerely
[redacted] Chapman
15165 Thrift Ave, White Rock

From: [redacted]ting
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Monday, February 16, 2026 10:43:01 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Hi the planning department,

The board of directors at Faith Hope Love Church discussed the proposal of 3 Dogs Brewing Ltd. We are opposed to the proposal. Being a church we object to excessive drinking due to prolonged hours and the consequences from alcohol addictive intake.

Thanks for your consideration.

[redacted] Ting

Elder of Faith Hope Love Church

From: [redacted] Lego
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Tuesday, February 10, 2026 9:21:40 AM

You don't often get email from [redacted]. 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.

To Whom it may Concern:

I am opposed to extending the hours of liquor service for the outdoor patio area by an additional hour.

As it stands, I am directly impacted by the noise generated not only by the patrons sitting in the patio area, but ongoing noise after closing time as patrons leave. Loud talking/shouting, cars and motorcycles leaving, etc.

With a one hour extension, the disruption will carry on even later into the evening, making a bad situation worse.

Regards,

[redacted] Lego

From: [redacted]
To: Planning
Subject: *Possible Spam or Phishing Message* 3 dog brewing 107 15181 Thrift Ave
Date: Thursday, February 12, 2026 9:29:45 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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No .....I live behind 3 dog brewing and I know when it's 9 pm .....customers come out drunk and pee in Bryant Park (they look around to see if anyone is looking but not up) this is the 3 time they have tried to change there closing time.....this is a residential area our building Is a 55 years retirement building.....if you grant them a later hour to stay open next year they will try for another.....more party people are going arrive because it is open later and will become more of a problem for residents in the area.....I guess next year they will try for 11.00 pm .....look after the residence in the area.....
Thank you ....G[redacted] Patterson ....[redacted].....1442 Foster Street
Sent from my iPad

From: [redacted] Burridge
To: Planning
Subject: 107-15181 Thrift Ave
Date: Wednesday, February 11, 2026 9:07:12 AM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

We live at 15152 Russell.
The patio noise from 3 Dog is intrusive.
We strongly oppose any extension of 3 Dog patio hours.
Thank you.
[redacted] Burridge
C[redacted] Tessier
Sent from my iPad

From: [redacted] Candy
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Wednesday, February 18, 2026 12:08:28 PM

You don't often get email from [redacted]. 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.

I oppose the extended hours for the 3 Dog Brewery.

The current closing hour is more than sufficient for the area.

The noise of patrons leaving the pub is bad enough now, I can't imagine how bad it will be later in the evening. As well as the children running around the plaza making noise is not appropriate or appreciated.

Thank you,
B[redacted] Young

From: [redacted] chen
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Wednesday, February 18, 2026 1:00:08 PM

You don't often get email from [redacted] 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.

Hi there,

This email is to confirm our **objection** to the proposal of closing hour extension for 3 dogs brewing.

Please kindly put the safety and quiet surroundings of the community first.

Thanks and Regards

Residents, 15165 Thrift Avenue

From: [redacted]
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Friday, February 13, 2026 1:16:33 PM

You don't often get email from [redacted]. 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.

Planning Department.

I live at [redacted] 15152 Russell Ave., and look down on the 3 Dogs Brewing.

I am NOT in favor of extending the hours of liquor service for the outdoor patio by an additional hour
for all days of the week.

During our Spring to Fall good weather, the noise from the patrons floats straight up from the patio.
I fond this very disturbing.

Friday and Saturdays from 4pm onwards are particularly noisy and
after this establishment closes, patrons tend to linger around outside continuing their noisy behaviour.

[redacted] Gallagher

From: [redacted] Bowling
To: Planning
Cc: [redacted] Bowling
Subject: "107-15181 Thrift Avenue"
Date: Wednesday, February 11, 2026 3:07:03 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

The 3 Dogs Brewing is in the central plaza area of the Miramar residential condominium development, with 4 high rise buildings, each with one facet of their tower facing into this plaza area. This creates an amphitheatre effect. 3 Dogs Brewing was well aware of the logistics of this location when they moved their operation from the northwest corner of 152 Street and Russell Avenue to the subject premises. There was a reason that their current license has a 2100hrs (09:00p.m.) outdoor patio closing time - to allow the quiet enjoyment of the residents of suites facing this plaza area.

For 3 Dogs Brewing to apply to have their outdoor patio closing time extended to 2200hrs (10:00p.m.) is strictly down to increased revenue generation at the expense of their neighbours. This request by 3 Dogs Brewing should be turned down.

Regards,

[redacted] Stoughton & O[redacted] Bowling
[redacted] 15152 Russell Avenue, [redacted]
White Rock, BC V4B 0A3

From: [redacted] Lorch
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Tuesday, February 10, 2026 4:31:59 PM

You don't often get email from [redacted] 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.

I am not in favour of extending their opening hours. There is too much noise with their present opening hours. I live directly in a condo behind them.

Thank you.

Loralyn Lorch
[redacted] 1442 Foster Street
White Rock BC V4B 3X7 Canada
[redacted]

From: [redacted]
To: Planning
Subject: Fwd: 107-15181 Thrift Avenue
Date: Tuesday, February 10, 2026 4:27:43 PM

You don't often get email from [redacted]. 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.

Sent from my iPad

Begin forwarded message:

From: L[redacted]
Date: February 10, 2026 at 3:42:06 PM PST
To: planning@whiterock.ca
Subject: 107-15181 Thrift Avenue

To whom it may concern;

I am an owner in one of the Miramar towers. I am OPPOSED to the extended hours of the Three Dogs Brewing Ltd. With the location being in the centre of the four towers the patrons of this establishment have to walk past one, two or three of the towers to get to their vehicles unless they have parked underground. For this reason the intoxicated patrons are very loud and cause quite a disturbance when leaving. There are a lot of seniors in these towers and in the area who go to bed by 9:00pm so to be able to stay open another hour may not seem like much but it is! We pay a lot of money to live in these buildings and shouldn't have to put up with the disturbances from all the bars every weekend! In this area we already have two other bars, and there was third but the Galaxy has recently closed. There are too many in this one small area of Whiterock bringing too many noisy partiers! Don't know how the City of Whiterock allowed this to happen?

Regards,
L[redacted] McClary

Sent from my iPad

From: [redacted] Zasitko
To: Planning
Subject: Re: development application file No. LL 25-017
Date: Thursday, February 19, 2026 8:15:47 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

To the Director of Planning and Development Services,

We live in a condo directly across from 3 Dogs Brewing.
We are really upset by the proposed amendments.
The sounds from the pub rise and it can be very noisy. The patio closes at 9:00 now but patrons linger after the closing time and can be very loud. The thought of having to deal with the noise later everyday of the week is upsetting.
Please consider our situation in making your decision. We bought in White Rock for peace and quiet and are so disappointed by this proposal.
Thank you,
[redacted] and [redacted] Zasitko
1473 Johnston Rd. White Rock

Sent from my iPhone

From: M[redacted] Smith
To: Planning
Subject: 107-15181 Thrift Avenue "please approve"
Date: Thursday, February 12, 2026 2:13:45 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Hello White Rock City planning department,

Please APPROVE the extended hours application for 3 dogs brewing. I live right next door and my patio looks directly down on their patio. I will be affected more than anyone else and I absolutely approve this. We need to encourage business and fun in the City of White Rock. My husband and I moved here for the social life and walk ability. We love this area but have been discouraged by the city listening to the few " older residents" who complain loudly.

Thank you
M[redacted] Smith
[redacted]

"Always be yourself! Unless you can be Wonder Woman.... then always be Wonder Woman"

From: [redacted] Tasaka
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Sunday, February 15, 2026 12:01:53 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

We support the proposal to expand the hours of Three Dogs Brewing Ltd.

We live on the 7th floor of 1473 Johnston Road, so the property in question is kitty corner to our condo. During the winter, when our windows and doors are closed, and their's are too, we hear nothing. During the summer, the laughter and general congeniality is lovely.

B[redacted] and M[redacted] Tasaka

Sent from my iPad

From: [redacted] Wittenberg
To: Planning
Subject: view on serving hours extension to 3 Dogs Brewing LL 25-017
Date: Thursday, February 12, 2026 12:44:04 PM

You don't often get email from [redacted] 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.

Hello, with regard to the proposed extension of serving hours for 3 Dogs Brewing we would not like to see this go through.
Currently with liquor service ending at 9pm people stay quite a long time afterwards to finish their drinks, converse and unfortunately it is often loud. We see no reason to extend the time that neighbours to this business need to be subjected to the noise it creates.

Wittenberg's
[redacted] 1442 Foster Street
White Rock

From: [redacted] Dunn
To: Planning
Subject: Proposed amendment to 3 Dogs Brewing existing brewery licence
Date: Thursday, February 12, 2026 9:31:42 AM

You don't often get email from [redacted]. 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.

Attn Anne Berry, Director, Planning and Development Services, White Rock City Hall

Dear Ms Berry:

One of the issues with the existing 3 Dogs Brewery is that customers park for free on nearby Winter Street, which has no parking restrictions. As a result, Winter Street residents are unable to park their cars, and departing bar customers can be noisy.

Possibly a 9:30pm closing for the outdoor patio would be a reasonable solution.

This would allow bar patrons to leave by 10pm~ and the streets would be quiet by 10:30pm~.

Best regards,
[redacted] Dunn
[redacted] 1389 Winter Street
White Rock BC

[redacted]

From: R[redacted] Tingskou
To: Planning; J[redacted] Gabel
Subject: 107-15181 Thrift Avenue
Date: Friday, February 13, 2026 11:52:48 AM

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

Hello,

We received a notice of 3 Dogs Brewing application to extend their hours of service for their outdoor patio and we would like to express our strong support for their application.

The owners and staff of 3 Dogs Brewing have been nothing short of exemplary business neighbours and hold themselves to a high standard. I would consider them a staple of the community, and believe extending their patio service by one hour would be great for visitors and residents alike. This would help stimulate business within the area, keep residents spending within White Rock, and draw others from outside of the community for longer durations.

Best regards,

--

R[redacted] Tingskou
Owner
[redacted]
White Rock, Summerland,
Duncan, and Whistler BC
www.alittlebud.ca

February 15, 2026.

Letter of Concern of Proposed Amendment

We are writing to formally submit our objection to the application by 3 Dogs Brewing Ltd. to extend their liquor service hours on their outdoor patio to 10:00 P.M.

The noise, especially in the summer time is the shouting, talking, dogs barking + kids screaming. We also have the trucks, motorcycles etc.

We hope the committee will deny the application.

Thank you.

[redacted] Young
+
[redacted] Lowe
[redacted] 15152 Russell Ave.
White Rock

P.S.
Also Russell Avenue needs a good cleaning.
The flower (cement) containers need cleaning out + the bricks on the sidewalk are

From: [redacted] Blackwell
To: Planning
Subject: 107-15181 Thrift Avenue
Date: Friday, February 20, 2026 3:22:37 PM

You don't often get email from [redacted] 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 Director of Planning and Developmental Services,

I am opposed to the liquor licence referral application that has been submitted to the LCRB by 3 Dogs brewing Company located at 107- 15181 Thrift Avenue. I will be directly impacted if this application is approved. 3 Dogs is currently on my common property that I pay strata fees for. I live in Miramar Tower B directly across from 3 Dogs and my unit faces west and 3 Dogs.

3 Dogs is very noisy on Thursday, Friday and Sundays when they are playing live music, and canned music for Karaoke and Trivia night. I can clearly hear the music from my unit with all the doors and windows closed and so can my elderly neighbours in my building who like to go to bed early. The patio noise is terrible also and can be heard as well with the windows and doors closed especially in Spring thru to the Fall. Patrons of 3 Dogs exiting, leaving, and sitting on the partio are often heard yelling, laughing loudly and screaming to their friends. all days of the week. When the patio garage doors are open in the summer, it is also very loud and the music and patron noise travels up the cement and can be heard clearly on the 17th floor in our building and in Tower A,
I would like to state that I would not appreciate 3 Dogs being allowed to be open for business for another hour longer. The noise is already intolerable and people have moved out of our building as a result. I would like to see that this proposal is shut down as it is not helping the residents of the buildings that pay for security and the upkeep of the grounds outside of this business.

Thank you for listening.
[redacted] Blackwell
Resident of Miramar Tower B
[redacted] 1473 Johnston Road
White Rock, BC V4B 0A2

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Wayne Berg, Director, Planning and Development Services**

SUBJECT: **Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578**

RECOMMENDATIONS

THAT Council:

1. Receive the Corporate Report dated April 27, 2026, from the Director of Planning and Development Services, titled "Bill 16 (Density Bonus Provision) Related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578;"
2. Rescind Council Policy 511: Density Bonus / Amenity Contribution;
3. Direct staff to advertise that Council intends to 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. 19, 2026, No. 2578;" and
4. Direct staff to bring to Council for consideration of first, second and third reading to "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578" following fulfilment of the public notification requirement for waiving the public hearing.

EXECUTIVE SUMMARY

On April 25, 2025, the Province enacted the Housing Statutes Amendment Act, 2024 ("Bill 16"). Bill 16 includes authorities for inclusionary zoning, density bonus, site-level infrastructure and transportation demand management (TDM). This report recommends that Council proceed with the proposed bylaw amendments to bring the zoning bylaw into compliance with the Bill 16 requirements as it relates to density bonusing bylaws by June 30, 2026, which is the legislated deadline.

Additionally, the report also outlines other housekeeping amendments required for the City's Zoning Bylaw No. 2506, further to the April 2025 amendments, as it continues to be applied.

A copy of the draft Bylaw No. 2578 is attached as Appendix A to this report.

BACKGROUND

In December 2023, the Province enacted legislation that amended aspects of planning legislation. These changes to planning legislation included Bill 44 (SSMUH), Bill 46 (introduction of

amenity cost charges [ACC] and expansion of development cost charges [DCC]), and Bill 47 (transit-oriented areas [TOA]). Additional changes to planning legislation occurred in April 2024 with Bill 16, which also introduced inclusionary zoning tools and established a new framework for density bonusing. Bill 16 legislation indicated a deadline of June 30, 2026, to update all existing zoning bylaws that have existing density bonus provisions to come into compliance with the legislation.

What is "Density Bonusing?"
Since 1993, the *Local Government Act* has provided local governments the ability to permit density bonusing in exchange for the provision of amenities or affordable or special needs housing.

"Density Bonusing" is an existing land use planning tool that allows local governments, within the scope of the legislation, the ability to provide higher density development potential than permitted in exchange for providing community amenities, including affordable housing amenities. [1]

The basics of density bonus zoning under the *Local Government Act* (Section 482 (1)) is that a zoning bylaw may establish different density regulations for a zone. The first component of the zone regulation would apply to the zone generally, while the second component of the zone regulation would apply if a proposed development application met the second component, with respect to the density bonus for the zone. The additional density is available to the developer as an option and is not a requirement (i.e. a developer may choose to build the lower density and not provide the amenity required for building the additional density).

The legislation provides that if a development application fulfills the requirements of the zone density regulations, then the density bonus is permitted. There is no discretionary power in the administration of the density benefit zoning bylaw.[2]

City's Practice: Density Bonus/Amenity Contribution (CAC) Policy (Council Policy 511)
The City's current density bonus/amenity contribution (CAC) program has been operated under Council Policy 511 since April 15, 2013 (Appendix B), which is reflected in several Comprehensive Development (CD) Zones, as well as the CR-1 Town Centre Area Commercial/Residential Zone in Zoning Bylaw No. 2506. The program permits additional density in exchange for community amenities, affordable housing, or a financial contribution provided to the City. The money collected as amenity contribution from Council Policy 511 has been allocated to one of the following two reserve funds bylaws, which are:

- *Community Amenity Reserve Fund Bylaw,2017, No. 2190* – for the specified purpose of receiving and spending monies for Amenities; and
- *Affordable Housing Reserve Fund Bylaw, 2020, No. 2367* – for the specified purpose of receiving and spending monies for Amenities.

These bylaws detail what is considered an amenity. For reference, the reserve fund bylaws are attached to this report as Appendices C and D.

Bill 16 Updates – Density Benefit Zoning Provisions
In the past, some local governments used density bonusing and negotiated Community Amenity Contributions (CACs) to support affordable housing. Recent provincial development finance

[1] (Buholzer, 2001)
[2] (Buholzer, 2001)

changes clarified that affordable housing is not a permitted use of development finance tools, and local governments can no longer rely on CACs for this purpose. Affordable housing is now intended to be delivered through dedicated tools such as inclusionary zoning and density benefit zoning.

Bill 16 clarifies the role of density benefit zoning as a tool for the integration of affordable housing and amenities in new developments. Amendments to Section 482 of the *Local Government Act* in 2024 introduced procedural requirements for local governments establishing density benefit zoning bylaws. Specifically, Sections 482.1 to 482.6 expand the options and conditions for obtaining amenities and/or affordable and special needs housing through a density benefits zoning bylaw (e.g. density bonusing).

Bill 16 includes new density-bonus provisions that will need to be used in a manner consistent with an adopted inclusionary zoning bylaw. Similar to the process to adopt inclusionary zoning, the procedural requirements for developing a density benefits zoning bylaw include consultation, which are the same requirements that apply to the enactment or amendment of official community plans. However, there is no requirement to undertake consultation to repeal a density benefit zoning bylaw per the *Local Government Act*. In addition to the consultation requirement, local governments must now undertake a financial feasibility analysis that is done by a person with a professional designation specified in any regulation that the Cabinet may enact. This financial analysis must take into consideration the following:

- local housing market conditions:
- construction costs; and
- the amount of density required to ensure the feasibility of meeting the conditions related to amenities or affordable or special needs housing.[3]

There is a requirement under section 482.2 (3) of the *Local Government Act* that the local government must make available to the public on request the consideration, information and analysis used to adopt or amend the density benefits zoning bylaw.

If the City chooses to adopt a density benefit zoning bylaw, developers may be provided alternative options such as cash in lieu and provision of affordable or special needs housing on alternate parcels of land.

For the most part, Bill 16 is enabling legislation, which is voluntary, rather than prescriptive legislation to which local governments must comply. The exception is the amendments to the density bonus provisions, which will require updates to the City's existing density bonusing provisions in the zoning bylaw to comply with new legislative requirements by June 30, 2026.

ANALYSIS

The Province made further changes to the *Local Government Act* in May 2025 to provide a transition to the changes made on April 25, 2024, to Bill 16. These changes in May 2025 were to the density bonus transitional provisions of the *Local Government Act* (Section 797). Below are the changes to the *Local Government Act* made in May 2025 that would affect zones that contained Density Benefit Provision, which are referenced as Density Bonuses, within the city's zoning bylaw:

[3] (Buholzer, 2001)

- Inclusion of a definition for ***"site-specific density benefits zoning bylaw"*** *means a type of density benefits zoning bylaw that is limited in its application to a specific site comprised of one or more parcels of land.*

Local Government Act Section 797 further states that local governments **ARE NOT** required to amend site-specific density zoning bylaw to comply with changes to the *Local Government Act* made on April 25, 2024, if the following apply:

- If a Zoning Bylaw contained site-specific density benefits regulations that were adopted before April 25, 2024.

  OR

- If a Zoning Bylaw containing site-specific density benefits regulations was given first reading between April 25, 2024, and June 29, 2026.

Local Government Act Section 797 states that local governments **ARE** required to amend a site-specific density benefit regulations Zone Bylaw to comply with updates done on April 25, 2024, if the density benefits regulations contain site-specific density benefits regulations which would be amended or created after June 30, 2026.

Zoning Bylaw updates related to Bill 16 legislation

For the City of White Rock, only the CR-1 Town Centre Area Commercial/Residential Zone, in the Zoning Bylaw, is affected by the change to the legislation. To comply with the *Local Government Act*, the following must be removed from the CR-1 Town Centre Area Commercial/Residential Zone:

*"**Section 6.12.4 Density**:*

2) Despite Section 6.12.4.1, maximum gross floor area may be increased if:

a) the owner of the lot

i. provides a community amenity described in the City's Community Reserve Fund Bylaw, 2017, No. 2190, as amended, or

ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of gross floor area above 1.75 times the lot area in accordance with an amnesty agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;

b) the lot size meets the minimums in the table below; and

Minimum Lot Area	*Maximum density (gross floor area)*
3,035m^2 (0.75 acres)	*2.3 times the lot area*
5,058m^2 (1.25 acres)	*3.5 times the lot area*
8,094m^2 (2.0 acres)	*4.0 times the lot area**

** maximum density may exceed 3.54 times the lot area only for lots north of Russell Avenue.*

c) the uses within a principal building on a lot include:

i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or

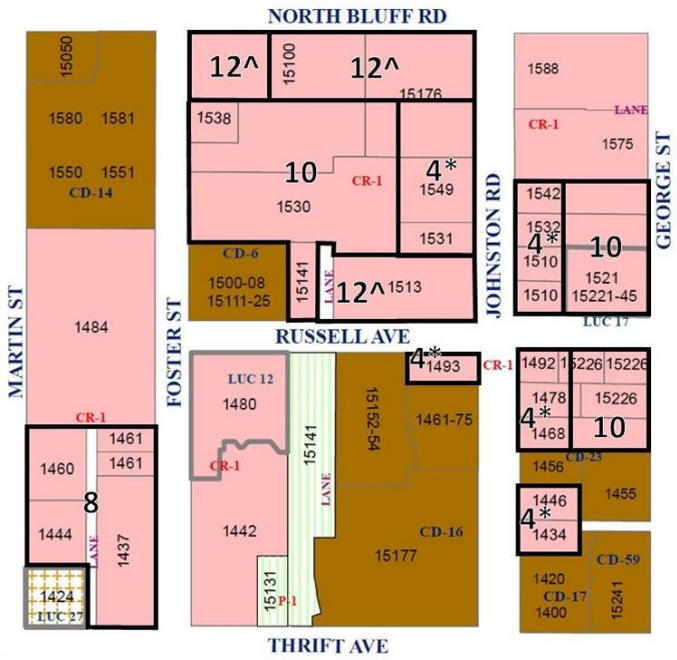
ii. a minimum of 10% of the dwellings units secured through a housing agreement registered on title as residential rental tenure for the life of

the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or

iii. only non- residential uses.

6.12.5 Building Heights:

3) Despite Section 6.12.5.1, if a lot qualifies for the increased density described in section 6.12.4.2, the maximum permitted number of storeys for a principal building on the lot shall be in accordance with the number of storeys indicated by the following diagram, and in no case shall a principal building exceed a height of 40.0m (131.2ft).



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site community amenity space (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.12.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in storeys on these lots without such community amenity space is ten (10) storeys.

*The * symbol on the diagram above identifies where a fourth storey is permitted if the building complies with the additional setback requirements in section 6.12.5.2; The maximum height in storeys on these lots without such setbacks is three (3) storeys and 10.7m, per section 6.12.5.1.* "

The *Local Government Act* provides an exemption to the updates if an existing building is being used under the authority of a pre-existing density bonusing bylaw, it is considered a legal non-conforming use, and the owner/operator of that building is still lawfully able to use the building in that way even after the density bonusing bylaw is changed to comply with the new rules.[4]

[4] *Local Government Act* s.528

Planning Staff Commentary
Council Policy 511 relies on a negotiated density bonus and amenity contribution framework that is no longer permitted with recent amendments to the *Local Government Act*. It is therefore recommended that Council Policy 511 be rescinded.

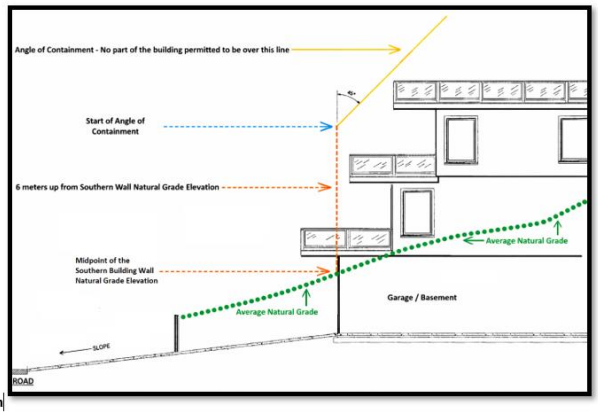
In the absence of the City having an inclusionary zoning bylaw, a density benefit zoning bylaw, and/or an Amenity Cost Charge bylaw, the City will not have a legislated mechanism to require the provision of affordable housing or other community amenities in exchange for additional density. Until such time these bylaws are adopted, any development application seeking bonus density could only secure amenities or affordable housing through voluntary contributions offered by an applicant.

The adoption of any of these bylaws would require dedication of staff time and financial resources, as proactive planning and establishing a framework to guide meeting requirements, including financial analysis, public consultation, and ongoing annual reporting, is required.

Additional Housekeeping Updates Required as a Result of Bill 16 – Reserve Fund Bylaws
Updates to the Affordable Housing Reserve Fund Bylaw, 2020, No. 2367 and the Community Amenity Reserve Fund Bylaw, 2017, No. 2190, should be reviewed and considered against all the changes to the *Local Government Act* to ensure that these bylaws are current. Updates to these bylaws will be brought forward at a future date for Council's consideration.

Other Housekeeping Amendments to Zoning Bylaw 2024, No. 2506
With the ongoing utilization of Zoning Bylaw No. 2506, several additional refinements to the zoning bylaw have been identified. The following refinements are being brought forward as amendments to the zoning bylaw:

Bylaw Section No.	Proposed Changes	Rationale for Changes
Division 3.0 Interpretation & Definitions		
Section 3.3. Definitions; Sub-Section 3.3.1	**"accessory dwelling unit"** - To add the following to the existing definition: *d) is not located on the same storey as a garage except for the entrance and for floor area that is exclusively used for mechanical equipment servicing the accessory dwelling unit; and*	To provide clarification that an accessory dwelling unit is not located within a garage except for the entrance.
	"crawlspace" – to add the following at the end of the current definition. "*The base of the footings for the crawl space cannot exceed 0.60m (2ft) of the top side of the crawl space floor*."	To prevent crawl spaces from being turned into living spaces after occupancy has been given to the building. The area will not be excavated and turned into a living area.
Division 4.0 General Provisions & Regulations		
Section 4.7- Lot Line Setbacks on	**Add** the following text as **Sub-Section 4.7.3**	To delegate the power to the Approving

Bylaw Section No.	Proposed Changes	Rationale for Changes
Pan-Handle (Fee Simple) Lots	*No lot created by a subdivision shall have a frontage less than 1/10 of its total perimeter unless approved by the Approving Officer, and in no case shall a frontage be less than the minimum lot width requirement of the zone.*	Officer to sign plans that would not fulfill the 10% perimeter requirement of the *Local Government Act* Section 512, but not less than the minimum lot width requirement of the zone.
Section 4.9 – Angle of Containment	To replace the existing diagram for the angle of containment. 	To provide improved clarification on how the angle of containment is determined.
Section 4.13 - Siting Exception and Permitted Projections	**Sub-Section 4.13.2** insert the following in c): *i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;* *ii) no more than one such extension shall be permitted for each principal building; and* iii) *the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.*	Correct formatting of numbers.
4.14 Off-Street Parking Requirements	**Amend the** *Required Parking spaces* column for **"Townhouse"** in **Sub-Section 4.14.1,** as follows: **Development Type or Use** / **Required Parking Spaces** Townhouse / 2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.	To update off-street parking requirements for Townhouses to include visitor parking space requirements.

<table>
<tr><th>Bylaw Section No.</th><th>Proposed Changes</th><th>Rationale for Changes</th></tr>
<tr><td colspan="3">Division 5.0 Specific Use Provisions & Regulations</td></tr>
<tr><td>Section 5.6 Accessory Dwelling Unit</td><td>Sub-Section 5.6.1 amending wording for accessory dwelling unit as follows:

Update c) as follows:
c) be permitted over a garage in an ancillary building but not on the same storey except for an entrance through a vestibule which is located on the main garage level to the accessory dwelling unit;

and Delete d):
d) be allowed a vestibule (entrance foyer and stairway) on the main (garage)level to reflect situations where an accessory dwelling unit is situated above a garage;</td><td>To clarify that an accessory dwelling unit cannot be located within a garage, just the entrance.</td></tr>
<tr><td colspan="3">Division 6.0 General Zones – Uses Permitted & Zone Provisions</td></tr>
<tr><td colspan="3">Section 6.1 RS-1 SSMUH Residential Zone</td></tr>
<tr><td>Sub-Section 6.1.3 Lot Dimensions for Subdivision</td><td>Correct typo from “Lot With Minimum” to “Lot Width Minimum”.</td><td>Correct typographical error.</td></tr>
<tr><td>Sub-Section 6.1.5 Permitted Density</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots greater than 280m^2 and less than 4,050m^2</td><td>Up to 4 dwelling units</td></tr>
<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
<tr><td>b)</td><td colspan="2">Within 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots at least 281m^2 or greater</td><td>Up to 6 dwelling units</td></tr>
<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
</table>
</td><td>Correct typographical error.</td></tr>
<tr><td>Sub-Section 6.1.6 Floor Area:</td><td>Delete the following:
2) maximum permitted floor area of a 2nd storey for a principal building shall not exceed 80% of the footprint for the 1st storey including the attached garage and that portion of any covered porch, deck or carport.</td><td>A new section related to this has been added under sub-section 6.1.9.</td></tr>
</table>

<table>
<tr><th>Bylaw Section No.</th><th>Proposed Changes</th><th>Rationale for Changes</th></tr>
<tr><td>Sub-Section 6.1.9 Minimum Setback Requirements</td><td>Add a second-storey setback requirement
<table>
<tr><th>Setback</th><th>Principal Building - Except semi-detached residential building and rowhouse residential building</th><th>Principal Building - Semi-detached residential building and rowhouse residential building</th><th>Ancillary Buildings, Structure, or Accessory Dwelling Unit</th></tr>
<tr><td>Front lot line for any storey above the first storey</td><td>7.0m (22.96ft.)</td><td>7.0m (22.96ft)</td><td>Not Permitted</td></tr>
</table></td><td>To provide clarity on second story setback requirement.</td></tr>
<tr><td colspan="3">Section 6.2 RS-2 SSMUH Residential Zone</td></tr>
<tr><td>Sub-Section 6.2.3 Lot Dimensions for Subdivision</td><td>Correct typo from “Lot With Minimum” to “Lot Width Minimum”.</td><td>Correct typographical error</td></tr>
<tr><td>Sub-Section 6.2.5 Permitted Density</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots greater than 280m^2 and less than 4,050m^2</td><td>Up to 4 dwelling units</td></tr>
<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
<tr><td>b)</td><td colspan="2">Within 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots at least 281m^2 or greater</td><td>Up to 6 dwelling units</td></tr>
<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
</table></td><td>Correct typographical error.</td></tr>
<tr><td colspan="3">Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone</td></tr>
<tr><td>Sub-Section 6.3.3 Lot Size</td><td>Include in Lot Area (3,013.89ft^2)</td><td>Include the imperial number reference.</td></tr>
</table>

<table>
<tr><th>Bylaw Section No.</th><th>Proposed Changes</th><th>Rationale for Changes</th></tr>
<tr><td>Sub-Section 6.3.5 Permitted Density:</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
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<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
</table>
</td><td>Correct typographical error.</td></tr>
<tr><td colspan="3">Section 6.4 RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands</td></tr>
<tr><td>Sub-Section 6.4.5 Permitted Density:</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots greater than 280m^2 and less than 4,050m^2</td><td>Up to 4 dwelling units</td></tr>
<tr><td>ii)</td><td>Lots less than 280m^2 ~~up to 3 dwelling unit~~</td><td>Up to 3 dwelling unit</td></tr>
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</table>
</td><td>Correct typographical error.</td></tr>
<tr><td colspan="3">Section 6.5 RI-2 (Infill 2) SSMUH Residential Zone</td></tr>
<tr><td>Sub-Section 6.5.5 Permitted Density</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
<tr><td>i)</td><td>Lots greater than 280m^2 and less than 4,050m^2</td><td>Up to 4 dwelling units</td></tr>
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</table>
</td><td>Correct typographical error.</td></tr>
<tr><td colspan="3">Section 6.7 RE-2 SSMUH Estate Residential 2 Zone</td></tr>
<tr><td>Sub-Section 6.7.5 Permitted Density:</td><td>
<table>
<tr><td>a)</td><td colspan="2">Outside 400m radius from a prescribed bus stop</td></tr>
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<tr><td>i)</td><td>Lots at least 281m^2 or greater</td><td>Up to 6 dwelling units</td></tr>
</table>
</td><td>Correct typographical error.</td></tr>
<tr><td colspan="3">Section 6.12 CR-1 Town Centre Area Commercial / Residential Zone</td></tr>
</table>

Bylaw Section No.	Proposed Changes	Rationale for Changes
Sub-Section 6.12.1 Permitted Uses:	Delete **a use,** then add ***a one-unit residential use:*** *8)* ~~*a use,*~~ ***a one-unit residential use,*** *accessory to a retail service group 1 use and limited to a storey above the portion of a building used for the retail service group 1 use.*	Correct typographical error.
Section 6.13 CR-2 Lower Town Centre Area Commercial / Residential Zone		
Sub-Section 6.13.1 Permitted Uses:	Delete "**a use",** then add ***a one-unit residential use:*** *7)* ~~*a use,*~~ ***a one-unit residential use, a*** *two-unit residential use, or a three-unit residential use, accessory to a retail service group 1 use or a retail service group 2 use, and limited to the storey or storeys above the portion of a building used for retail service group 1 or retail service group 2 uses.*	Correct typographical error.
Section 6.14 CR-3 West Beach Business Area Commercial /Residential Zone		
Sub-Section 6.14.1 Permitted Uses:	Delete **a use,** then add ***a one-unit residential use:*** *6)* ~~*a use,*~~ ***a one-unit residential use,*** *a two-unit residential use, or a three-unit residential use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.*	Correct typographical error.
Section 6.15 CR-4 East Beach Business Area Commercial/Residential Zone		
Sub-Section 6.15.1 Permitted Uses:	Delete "**a use",** then add ***a one-unit residential use:*** *6)* ~~*a use,*~~ ***a one-unit residential use,*** *a two-unit residential use, or a three-unit residential use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.*	Correct typographical error.
Section 6.16 CR-5 Neighborhood Commercial Zone		
Sub-Section 6.16.1 Permitted Uses:	Delete "**a use",** then add "***a one-unit residential use"*** as follows: *2)* ~~*a use,*~~ ***a one-unit residential use,*** *a two-unit residential use, or a three-unit residential use, accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.*	Correct typographical error.

FINANCIAL IMPLICATIONS

There are no financial implications for the City of White Rock as it relates to these proposed amendments to the zoning bylaw.

If Council wishes to proceed with the development of inclusionary zoning, density benefit zoning, and/or Amenity Cost Charge (ACC) bylaws, it will require significant dedication of staff time and financial resources. The development of these bylaws would require significant research and development, which would include, but not be limited to, the following:

- Development of the goals and objectives that Council wishes to achieve within these bylaws;
- Creation of a work plan for these bylaws that will include:
    - establishing a framework to guide meeting requirements, including financial analysis, public consultation, and allocation of budget to fund ongoing annual reporting as required by the *Local Government Act*.

LEGAL IMPLICATIONS

To bring the Zoning Bylaw into compliance with provincial legislation to address the requirements of Bill 16 before the June 30, 2026, legislated deadline.

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

> ***Limit on compensation***
> ***458*** *(1)Compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from any of the following:*
>
> *(b)the adoption of a bylaw under*
> *(i)Division 5 [Zoning Bylaws],*[5]

Additionally, as noted earlier in this staff report, Council Policy 511 is no longer consistent with recent amendments to the *Local Government Act*, and it is therefore recommended that the policy be rescinded. In the absence of an inclusionary zoning bylaw, a density benefit zoning bylaw, and/or an Amenity Cost Charge bylaw, the City will not have a legislated mechanism to require the provision of affordable housing or other community amenities in exchange for additional density. Until such bylaws are adopted, any development application seeking bonus density could only secure amenities or affordable housing through voluntary contributions offered by the applicant.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Local Government Act removed the requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan (OCP). Council can waive the requirement of the Public Hearing in accordance with the *Local Government Act Sections 464(2) and 467*. Additionally, Council is also prohibited from holding a Public Hearing for the implementation of SSMUH regulations.

[5] Local Government Act

Prior to Council considering the proposed zoning bylaw amendments for first reading, public notification must be posted on the City of White Rock website and in the newspaper. Once staff has been directed by Council to undertake public notification, a notice will be posted on the City of White Rock website and in the newspaper that Council will waive a Public Hearing for draft bylaw titled *"White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578";* in accordance with *Local Government Act Sections 464(2) and 467*. Following which, staff will bring draft bylaw "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578*"; to Council for consideration of first, second and third readings.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed changes to the zoning bylaw will contribute to the creation of more housing as well as a variety of housing options within the City.

OPTIONS / ALTERNATIVES

The following options are available for Council's consideration:

1. Defer consideration of *"Bill 16 (Density Bonus Provision) related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578"* pending further direction from Council.

   OR

2. Reject consideration of *"Bill 16 (Density Bonus Provision) related and House Keeping Amendments to Zoning Bylaw - White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578."*

CONCLUSION

This report proposed amendments to White Rock Zoning Bylaw, 2024, No. 2506, as amended, to bring the zoning bylaw into compliance with Bill 16 with respect to specific density benefit regulations contained within the zoning bylaw. The report also provides housekeeping amendments to the zoning bylaw to address ongoing refinements of the zoning bylaw to respond to users' feedback.

Respectfully submitted,

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

Reviewed by,

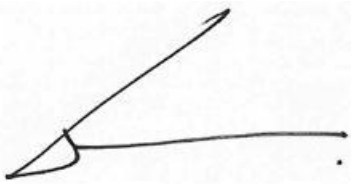
Neethu Syam,
Manager, Planning

Reviewed and Approved by,

Wayne Berg
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578"
Appendix B: Council Policy 511 – Density Bonus/Amenity Contribution
Appendix C: Community Amenity Reserve Fund Bylaw,2017, No. 2190 – for the specified purpose of receiving and spending monies for Amenities; and
Appendix D: Affordable Housing Reserve Fund Bylaw, 2020, No. 2367 – for the specified purpose of receiving and spending monies for Amenities.

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) **Schedule A, Division 3.0 Interpretation and Definitions**, **Sub-Section 3.3.1** "accessory dwelling unit" is amended by **inserting the following, and then updating bullets in alphabetical order:**

   - d) is not located on the same storey as a garage except for the entrance and for floor area that is exclusively used for mechanical equipment servicing the accessory dwelling unit; and,

   (2) **Schedule A, Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1** is amended **by deleting the following definition** in its entirety:

   - **"crawlspace"** 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.

   Then insert the following in alphabetical order:

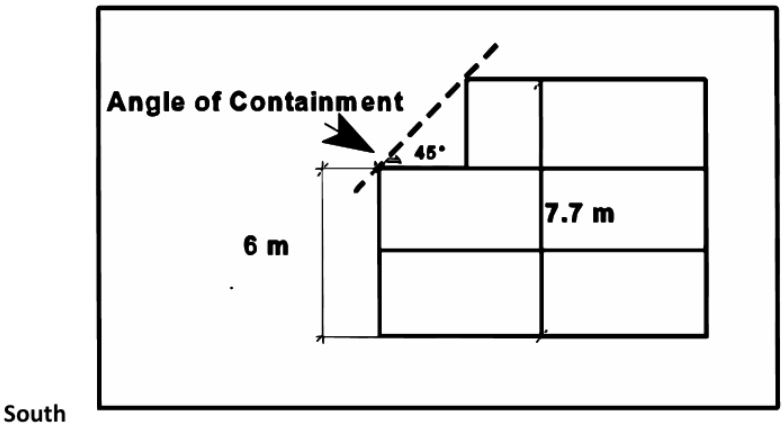
   - **"crawlspace"** means an interior building space at or below finished grade, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.5m. The base of the footings for the crawl space cannot exceed 0.60m (2.0ft) of the top side of the crawl space floor.

   (3) **Schedule A, Division 4.0 General Provisions and Regulations, Section 4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots,** is amended by **adding the following in numerical order:**

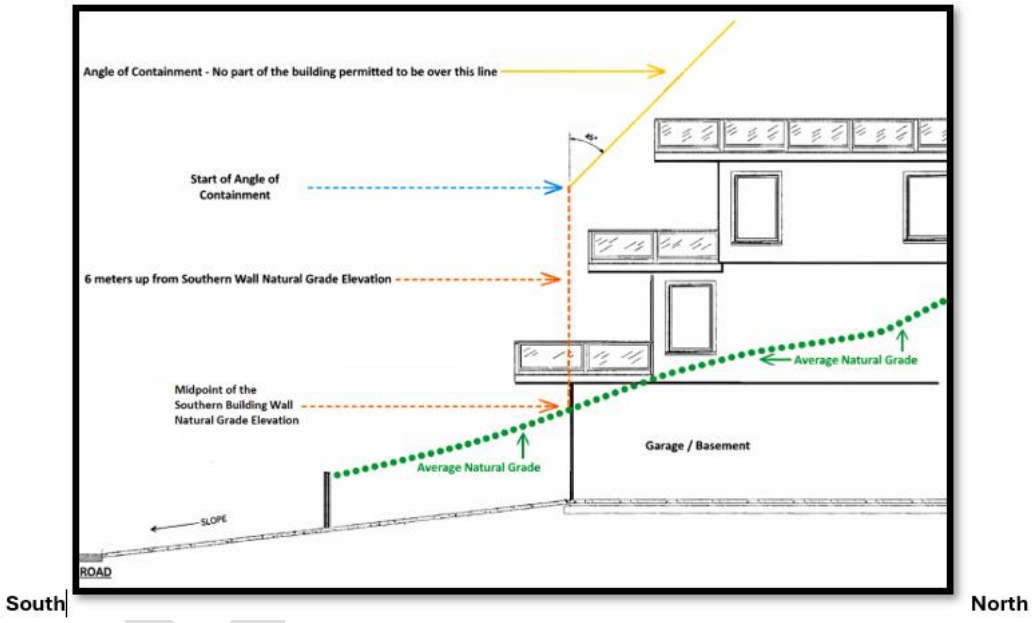
   - **4.7.3** No lot created by a subdivision shall have a *lot frontage* less than 1/10 of its total perimeter unless approved by the Approving Officer, and in no cases shall a *lot frontage* be less than the minimum *lot width* requirement of the zone.

DRAFT

(4) **Division 4.0 General Provisions and Regulations, Section 4.9 Angle of Containment** is amended by deleting the following:



Then insert the following:



(5) **Division 4.0 General Provisions and Regulations, Section 4.13 Sitting Exceptions and Permitted Projections, Sub-Section 4.13.2** is amended **by deleting the following in its entirety:**

- **c)** an extension of the principal building or structure designed to provide weather protection over the primary pedestrian entrance, as a porte cochere, may be permitted within the required front or exterior side yard setback areas provided that:

  d) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;

e) no more than one such extension shall be permitted for each principal building; and

f) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.

Then insert the following:

- **c)** an extension of the principal building or structure designed to provide weather protection over the primary pedestrian entrance, as a porte cochere, may be permitted within the required front or exterior side yard setback areas, provided that:
  - i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;
  - ii) no more than one such extension shall be permitted for each principal building; and,
  - iii) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.

(6) **Division 4.0 General Provisions and Regulations, Section 4.14 Off Street Parking Requirement, Sub-Section 4.14.1** is amended by deleting the following under Residential Uses:

Development Type or Use	**Required Parking Spaces**
Townhouse	2 per dwelling unit

Then insert the following:

Development Type or Use	**Required Parking Spaces**
Townhouse	2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.

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

- **c)** be allowed over garages or carports to allow accessory dwelling units in ancillary building;
  d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level to reflect situations where an accessory dwelling unit is situated above a garage;

Then insert the following in alphabetical order:

- **c)** be permitted over a garage in an *ancillary building* but not on the same *storey* except for an entrance through a vestibule which is located on the main garage level to the *accessory dwelling unit*; and

(8) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3 Lot Dimension for Subdivision** is amended by deleting the following:

- Lot With Minimum

Then insert the following:

- Lot Width Minimum

(9) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.5 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
ii)	Lots less than 280m^2 up to 3 dwelling unit	
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2 up to 3 dwelling unit	

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
ii)	Lots less than 280m^2 ~~up to 3 dwelling unit~~	Up to 3 dwelling unit
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2 ~~up to 3 dwelling unit~~	Up to 3 dwelling unit

(10) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.6 Floor Area** is amended **by deleting the following in its entirety:**

- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including the attached garage and that portion of any covered porch, desk or carport.

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(11) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.9** Minimum Setback Requirements is amended by adding 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 for any *storey* above the first *storey*	7.0m (22.96ft)	7.0m (22.96ft)	Not Permitted

(12) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3 Lot Dimension for Subdivision** is amended **by deleting the following:**

- Lot With Minimum

Then insert the following:

- Lot Width Minimum

(13) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.5 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
ii)	Lots less than 280m^2 up to 3 dwelling unit	
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2 up to 3 dwelling unit	

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units

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ii)	Lots less than 280m^2	Up to 3 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2	Up to 3 dwelling units

(14) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone, Sub-Section 6.3.3 Lot Size** is amended **by deleting the following in its entirety:**

Lot Area	280.00m^2 (918.6 ft^2)

Then insert the following:

Lot Area	280.00m^2 (3,013.89ft^2)

(15) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone, Sub-Section 6.3.5 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots upto 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

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(16) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.4 RI-1 (Infill 1) SSMUH Residential Zone, Sub-Section 6.4.4 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots upto 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

(17) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.5 RI-2 (Infill 2) SSMUH Residential Zone, Sub-Section 6.5.5 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots upto 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*

i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

(18) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.7 RE-2 SSMUH Estate Residential 2 Zone, Sub-Section 6.7.5 Permitted Density** is amended **by deleting the following in its entirety:**

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Upto 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Upto 6 dwelling units

Then insert the following:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units

(19) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.1 Permitted Uses** is amended **by deleting the following in its entirety:**

- 8) a use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.

Then insert the Following:

- 8) a *one-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for retail service group 1 uses.

(20) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.4 Density** is amended **by deleting the following in its entirety:**

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2) Despite Section 6.12.4.1, maximum gross floor area may be increased if:
   a) the owner of the lot
      i. provides a community amenity described in the City's Community Reserve Fund Bylaw, 2017, No. 2190, as amended, or
      ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of gross floor area above 1.75 time the lot area in accordance with an amnesty agreement and a section 219 covenant grated to the City by the owner of the subject real property to secure the amenity;
   b) the lot size meets the minimums in the table below; and

Minimum Lot Area	**Maximum density (gross floor area)**
3,035m^2 (0.75 acres)	2.3 times the lot area
5,058m^2 (1.25 acres)	3.5 times the lot area
8,094m^2 (2.0 acres)	4.0 times the lot area*

   * maximum density may exceed 3.54 times the lot area only for lots north of Russell Avenue.

   c) the uses within a principal building on a lot include:
      i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
      ii. a minimum of 10% of the dwellings units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or
      iii. only non- residential uses.

(21) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.4 Density** is amended **by deleting the following in its entirety:**

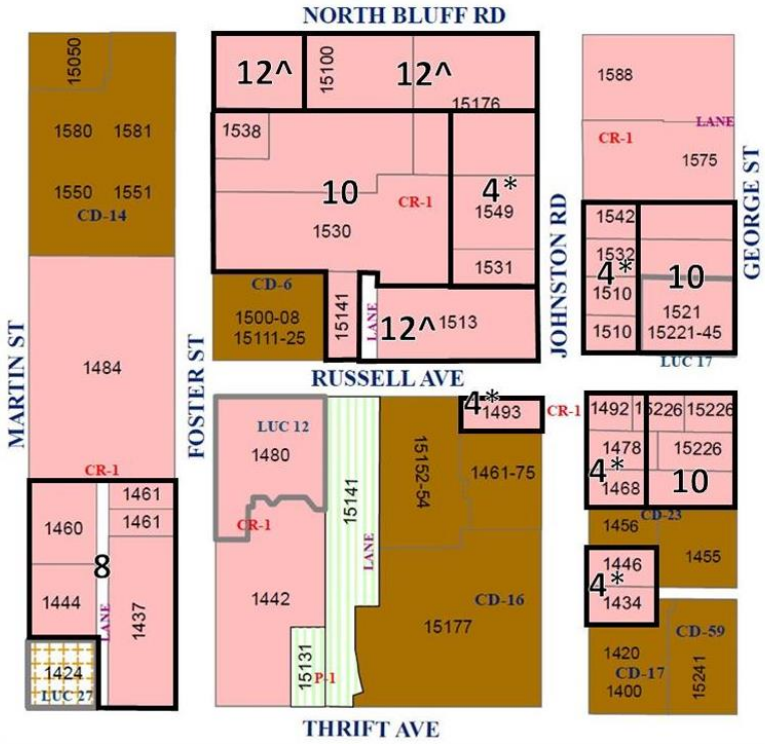
3) Despite Section 6.12.4.1 and 6.12.4.2, if a development permit allowing density above 1.75 times the lot area for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum gross floor area for that lot is the maximum gross floor area that applied at the time of development permit issuance.

Then insert the following:

3) Despite Section 6.12.4.1, if a development permit allowing density above 1.75 times the lot area for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum gross floor area for that lot is the maximum gross floor area that applied at the time of development permit issuance.

(22) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.5 Building Heights** is amended **by deleting the following in its entirety:**

3) Despite Section 6.12.5.1, if a lot qualifies for the increased density described in section 6.12.4.2, the maximum permitted number of storeys for a principal building on the lot shall be in accordance with the number of storeys indicated by the following diagram, and in no case shall a principal building exceed a height of 40.0m (131.2ft).



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site community amenity space (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.12.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in storeys on these lots without such community amenity space is ten (10) storeys.

The * symbol on the diagram above identifies where a fourth storey is permitted if the building complies with the additional setback requirements in section 6.12.5.2; The maximum height in storeys on these lots without such setbacks is three (3) storeys and 10.7m, per section 6.12.5.1. ”

(23) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.13 CR-2 Lower Town Centre Area Commercial/Residential Zone, Sub-Section 6.13.1 Permitted Uses** is amended **by deleting the following in its entirety:**

- 7) a use a two-unit residential use, or a three-unit residential use accessory to a *retail service group 1 use*, or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

Then insert the following:

- 7) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

(24) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.14 CR-3 West Beach Business Area Commercial/Residential Zone, Sub-Section 6.14.1 Permitted Uses** is amended **by deleting the following in its entirety:**

- 6) a use a two-unit residential use, or a three-unit residential use accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

Then insert the following:

- 6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

(25) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.15 CR-4 East Beach Business Area Commercial/Residential Zone, Sub-Section 6.15.1 Permitted Uses** is amended **by deleting the following in its entirety:**

- 6) a use a two-unit residential use, or a three-unit residential use accessory to a retail service group 1 use, and limited to the story or stories above the portion of a building used for retail service group 1 uses.

Then insert the following:

- 6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

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(26) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.16 CR-Neighbourhood Commercial Zone, Sub-Section 6.16.1 Permitted Uses** is amended **by deleting the following in its entirety:**

- 2) a use or a *two-unit residential* use accessory to a retail service use, and limited to the story or stories above the portion of a building used for *retail service use*.

Then insert the following:

- 2) a *one-unit residential use* or *a two-unit residential use* accessory to a retail service use, and limited to the story or stories above the portion of a building used for *retail service use*.

This bylaw may be cited for all purposes as *"White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578".*

Read a first time this day of , 2026

Read a second time this day of , 2026

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

Read a third time this day of , 2026

Adopted this day of , 2026

_____ _____

Mayor City Clerk

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THE CORPORATION OF THE

CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

POLICY TITLE: DENSITY BONUS / AMENITY CONTRIBUTION

POLICY NUMBER: COUNCIL - 511

Date of Council Adoption: April 15, 2013	Date of Last Amendment: September 20, 2021
Council Resolution Number: 2017-309; 2020-511; 2021-337	
Originating Department: Planning and Development Services	Date last reviewed by the Governance and Legislation Committee: July 26, 2021

Policy:

Purpose

The purpose of density bonus/amenity contribution requirements is to permit an increase in allowable densities in exchange for providing community amenities, consistent with section 482 of the *Local Government Act* which allows Council to establish, within a zoning bylaw, conditions relating to the conservation or provision of amenities, affordable housing and special needs housing. It allows the City to participate in a share of the increase in property values resulting from increases to the allowable densities and provide for amenities that help with the impact of increased development. Variables such as location, land value, lot size, building costs and market conditions affect the feasibility of value increases to the land when greater density is permitted. If these variables provide worthwhile economic gains to a property owner proposing redevelopment of their site, over and above the costs of providing the amenity contribution, then density bonus is a realistic way of acquiring benefit for the community.

Amenities

Section 8.12.1 of the 2017 Official Community Plan (OCP) identifies the need to utilize land use in a manner that provides social, economic and ecological benefits across the City. The City's Community Amenity Reserve Fund Bylaw, 2017, No. 2190, as amended, identifies a list of eligible amenity contributions, which includes, but is not limited to:

- A building or space within a building for civic uses, including meeting or convention space
- The provision and improvement of new publicly accessible open space, including a public square and/or pedestrian routes, either through dedication, easement, statutory right-of-way or covenant
- The improvement of existing publicly accessible open space and/or pedestrian routes
- Underground publicly accessible parking

- Publicly accessible parking
- Outdoor public art
- A transit station, “bus loop” and/or transit shelters
- Special needs or non-market affordable housing
- Transportation and transit services, including people movement infrastructure (e.g. outdoor escalators, funiculars, or gondola) to link Uptown to the Waterfront
- Other land
- A park or other public place
- Park improvements, including playgrounds
- Landscaping of City land
- A library, a museum or archive
- An arts and cultural centre
- A child care facility
- A community centre
- A recreation facility
- Heritage conservation
- City meeting and administration facilities
- A greenhouse gas reduction measure
- A community energy facility
- Similar things that benefit the City and the well being of its community

Process

In the Town Centre, Town Centre Transition, Waterfront Village and Lower Town Centre land use designations of the Official Community Plan, where the City has established the zoning that includes the maximum allowable densities both with and without the amenity contribution requirements, or where a new Amenity Zoning Bylaw or Phased Development Agreement is proposed, proponents for redevelopment will be required to deliver an amenity agreement and related section 219 covenant prior to the issuance of building permits. Densities are expressed in terms of “Floor Area Ratio” (FAR) which is determined by dividing the gross floor area by the total site area.

For all other areas outside the land use designations named above where higher densities are permitted in the OCP, redevelopment projects consisting of multi-unit residential units and/or commercial space greater than 1.5 FAR, will require rezoning to an Amenity Zoning Bylaw, and will be required to enter into agreement to establish the requirements for density bonus / amenity contribution prior to final approval of rezoning. Further, market research will be required to determine the appropriate amount of density bonus / amenity contribution required, on a project by project basis.

Unless otherwise decided by Council, all amenity contributions will be in the form of payment-in-lieu. A reserve account will be created for deposit of these funds. Funds within this account will only be expended for those types of amenities identified in the Community Amenity Reserve Fund Bylaw for the benefit of the overall community. Where Council has agreed to accept the amenity contribution to be developed on-site in conjunction with the redevelopment proposal, the specific amenities to be provided will be determined through discussion and negotiation between the City and the proponent. When it is agreed that the amenities are to be provided on-site, public access to the amenity will be secured through written agreement or covenant registered prior to issuance of a building permit.

Determination of Amenity to be Provided

Amenity contributions are required for every development:

a) In the Town Centre, Waterfront Village and Lower Town Centre land use designations for developments exceeding 1.75 FAR;
b) In the Town Centre Transition land use designation for developments exceeding 1.5 FAR; and
c) For every rezoning outside of the land use designations named above for proposed multi-unit residential and/or commercial developments exceeding 1.5 FAR.

Exemption of Above Ground Parkade Floorspace

Above ground parking floorspace areas, when contained within an above ground enclosed building, and not utilized for pay parking purposes or other revenue generating purpose, are exempt from providing amenity contributions. These above ground parking floorspace areas shall be deducted from the FAR calculation for the purpose of determining the targeted amenity contribution (though still included in the calculation of FAR for the purpose of determining maximum floor area density).

Amenity Contribution Approach

1. Within the Town Centre land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:

   - $0 for the 1st 1.75 FAR;
   - $430 per m^2 for FAR of 1.75 to 4.0.

2. Within the Lower Town Centre land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:

   - $0 for the 1st 1.75 FAR;
   - $323 per m^2 for FAR of 1.75 to 3.5.

3. Within the Town Centre Transition land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:

   a) For properties containing three or more units of existing purpose-built rental housing:

- $0 for the 1st 1.5 FAR;
- $430 per m^2 for FAR of 1.5 to 2.8.

b) For properties without existing purpose-built rental housing:
- $0 for the 1st 1.5 FAR;
- $215 per m^2 for FAR of 1.5 to 2.5.

4. Within the Waterfront Village land use designation, amenity contributions will be determined by using the following target rate as a guide in identifying the equal share of the increase in property value resulting from an increase in allowable density:

- $0 for the 1st 1.75 FAR;
- $646 per m^2 for FAR of 1.75 to 2.0.

5. For every rezoning outside of the land use designations named above, the amenity contribution required will be determined for the entire project, on a project by project basis, based on the advice and recommendations of a qualified market research consultant specific to that project. Proponents will be required to submit the market research report at the time of application submission, and the City reserves the right to commission a 2nd report from an alternate consultant to determine the amenity contribution for that project.

   In establishing the value of a proposed amenity, hard costs, soft costs and land costs will be considered. Eligible costs for on-site amenities, when approved by Council, therefore include:

   i) Hard Costs – all material and labour costs for the construction of the amenity;
   ii) Soft Costs – all fees and costs for the construction of the amenity; and
   iii) Land Costs – eligible only where the ownership of the land containing the amenity is transferred or dedicated to the City.

   To determine the value of the on-site amenity, a 3rd party appraisal will be required.

Affordable Housing

Secured non market and market rental housing, as well as other forms of affordable housing, are considered community amenities as they provide for a more diverse range of housing types, tenures and rent or price levels that are available to White Rock residents. On this basis, and consistent with the policies under Objective 11.2 of the OCP (To support rental housing and a range of non-market housing options and needs along the housing spectrum), the City will consider waiving or reducing community amenity contributions for these types of development applications, on a project-by-project basis, through using the following approaches as a guide in determining appropriate amenity contribution reductions.

Consideration of Amenity Contribution Reductions

1. Affordable Housing:

- Affordable housing developments are those in which meet the affordable housing criteria in Policies 11.2.1(c) and 11.2.4 of the OCP, intended expand the supply of housing for very low and low income households.
- Consider waiver of up to 100 percent of applicable community amenity contribution for affordable housing, subject to this floorspace being secured by relevant legal agreements, and a review of the relevant development application and its merits in providing an affordable rental housing amenity that benefits the community. Projects will also be evaluated in way that considers how the proposed non or below market rental unit rates relate to what is currently available on the housing market, as determined by local and sub-regional housing market and household income indicators.

2. Displaced Tenant Housing:
    - Displaced Tenant Housing consists of residential units within a new development which are intended to provide housing at below market costs for existing tenants who are displaced through the redevelopment of purpose-built rental housing.
    - Consider waiving up to a maximum of 50 percent of applicable amenity contribution for displaced tenant housing where the owner has:
        i. provided compensation to displaced tenants in accordance with Council Policy 514: Tenant Relocation Policy;
        ii. has committed, through a Housing Agreement Bylaw, to offering displaced tenants with the first right of refusal to return in accordance with Council Policy 514: Tenant Relocation Policy; and
        iii. has committed, through a Housing Agreement Bylaw, that where a displaced tenants does not return to the building, that the initial maximum rent for that unit in the new development be no less than 10% below starting market rent for a similar unit for a period of one (1) year, after which rents may increase in accordance with the *Residential Tenancy Act*.

3. Secured Market Rental Floorspace:
    - Secured market rental housing developments are those designated for rental purposes only and protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building.
    - For properties not zoned as CR-1 Town Centre Area Commercial/Residential, consider waiving up to a maximum of 50 percent of applicable amenity contribution for secured market rental floorspace, subject to this floorspace being secured by relevant legal agreements, and a review of the relevant development application and its merits in providing a secured market rental housing amenity that benefits the community.
    - In combination with the waiver of amenity contributions for Displaced Tenant Housing, up to 100 percent of the applicable community amenity contribution may be waived where a redevelopment of a purpose-built rental building consists entirely of secured market rental housing and displaced tenants are provided with compensation and first right of refusal in accordance with Council Policy 514: Tenant Relocation Policy.

4. Amenity contribution reductions may also be considered for other types of affordable housing applications, on the condition that the proposals demonstrate the ability to provide rental, home ownership and/or other tenure models and dwelling units that are rented or purchased at rates below what is currently available on the housing market, as determined by local and sub-regional housing market and household income indicators, and continue to be offered at below market rates for a time period specified by the City of White Rock and secured by relevant legal agreements. A market research/housing consultant may be utilized in determining potential amenity contribution reductions, on a project by project basis, and consistent with the approach described above regarding the determination of amenity contribution value.

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2190

A Bylaw to Establish
A Community Amenity Reserve Fund

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

Interpretation

1. In this bylaw,

"Amenity" means a community asset owned or held by the City or designate of the City, and includes but is not limited to:

(a) a building or space within a building for civic uses, including meeting or convention space,

(b) the provision and improvement of new publicly accessible open space, including a public square and/or pedestrian routes, either through dedication, easement, statutory right-of-way or covenant,

(c) the improvement of existing publicly accessible open space and/or pedestrian routes,

(d) underground publicly accessible parking,

(e) publicly accessible parking,

(f) outdoor public art,

(g) a transit station, "bus loop" and/or transit shelters,

(h) special needs or non-market affordable housing,

(i) transportation and transit srvices, including people movement infrastructure (e.g. outdoor escalators, funiculars, or gondola) to link Uptown to the Waterfront,

(j) other land,

(k) a park or other public place,

(l) park improvements, including playgrounds,

(m) landscaping of City land,

(n) a library, a museum or archive,

(o) an arts and cultural centre

(p) a child care facility,

(q) a community centre,

(r) a recreation facility,

(s) heritage conservation,

(t) City meeting and administration facilities,

(u) a greenhouse gas reduction measure,

(v) a community energy facility, or

(w) similar things that benefit the City and the well being of its community;

"Amenity Zoning Bylaw" means a bylaw under the *Local Government Act* that authorizes increased density if the owner provides the Amenity specified in the bylaw, or pays the City the cash in lieu of the Amenity as set out in the bylaw;

"Annual Financial Plan" means, in each calendar year, the financial plan as adopted, or amended, by the Council of the City under the *Community Charter*;

"Director of Financial Services" means that individual assigned the responsibility of financial administration under the *Community Charter*;

"Community Amenity Contribution" means cash in lieu of the provision of an Amenity;

"Fund" means the Community Amenity Fund established by this Bylaw;

"Phased Development Agreement" means an agreement authorized by a Phased Development Agreement bylaw under the *Local Government Act* that requires an owner to provide the Amenity specified in the agreement, or to pay the City the cash in lieu of the Amenity as set out in the agreement;

"Prevailing Rate" means, in any given year, the average annual rate of interest earned by investments by the Director of Financial Services on behalf of the City.

Establishment of Community Amenity Reserve Fund

2. There is established a reserve Fund to be known as the "Community Amenity Reserve Fund" for the specified purpose of receiving and spending monies for Amenities.

Contributions to Fund

3. The Fund shall be made up of:

   (a) monies paid to the City by persons as cash in lieu of the provision of Amenities under a Phased Development Agreement;

   (b) monies paid to the City by persons as cash in lieu of the provision of Amenities under an Amenity Zoning Bylaw;

   (c) monies paid to the City by persons as gifts to be used only for the provision of Amenities;

   (d) interest earned at the Prevailing Rate on the average annual balance in the Fund; and

   (e) any other amounts designated by the City Council as contributions to the Fund.

Use of the Fund

4. The Fund may be used for the purpose of paying for Amenities, including by repaying other reserve funds money transferred from those funds for Amenities and any interest payable in respect of the money transferred.

Severability

5. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Citation

6. This Bylaw may be cited for all purposes as the "*Community Amenity Reserve Fund Bylaw, 2017, No. 2190*".

RECEIVED FIRST READING on the	27th	day of	March, 2017
RECEIVED SECOND READING on the	27th	day of	March, 2017
RECEIVED THIRD READING on the	27th	day of	March, 2017
ADOPTED on the	10th	day of	April, 2017

MAYOR

CITY CLERK

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2367

A Bylaw to Establish
An Affordable Housing Reserve Fund

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

Interpretation

1. In this bylaw,

   "Fund" means the Affordable Housing Reserve Fund established by this Bylaw; and

   "special needs or non-market affordable housing" means dwelling units where the either the eligible tenants or the maximum rents for the dwelling units, or both, are established through a Housing Agreement Bylaw or a covenant pursuant to section 219 of the *Land Title Act*.

Establishment of Affordable Housing Reserve Fund

2. There is established a reserve Fund to be known as the "Affordable Housing Reserve Fund" for the specified purpose of receiving monies and expending monies for capital contribution to the provision of special needs or non-market affordable housing.

Use of the Fund

3. Except as provided in section 189 of the *Community Charter*, the only purpose for which funds from this Fund may be expended is for capital contribution to the provision of special needs or non-market affordable housing.

Severability

4. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Citation

5. This Bylaw may be cited for all purposes as the "*Affordable Housing Reserve Fund Bylaw, 2020, No. 2367*".

RECEIVED FIRST READING on the	7	day of	December 2020
RECEIVED SECOND READING on the	7	day of	December 2020
RECEIVED THIRD READING on the	7	day of	December 2020
ADOPTED on the	11	day of	January 2021

DARRYL WAKER, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Wayne Berg, Director, Planning and Development Services**

SUBJECT: **Consideration of Temporary Use Permit Application – 991 Stayte Road (TUP 26-001)**

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 27, 2026, from the Director of Planning and Development Services, titled "Consideration of Temporary Use Permit Application – 991 Stayte Road (TUP 26-001);"
2. Direct staff to notify residents that Temporary Use Permit No. 26-001 will be considered at the Council meeting scheduled for May 11, 2026; and
3. Following the public notification period, consider for approval Temporary Use Permit No. 26-001 for 991 Stayte Road, at the May 11, 2026, Council meeting.

EXECUTIVE SUMMARY

The Planning and Development Services Department has received an application for a Temporary Use Permit ("TUP") to permit a licensed childcare centre at 991 Stayte Road for a term of three (3) years. The proposed childcare use is not a permitted use within the CD-20 (Comprehensive Development 20) Zone that applies to the subject property and therefore requires Council consideration.

The purpose of this report is to present the TUP application for Council consideration. Staff have reviewed the proposal and are supportive of the application and the issuance of the TUP No. 26-001, subject to the conditions outlined in this report and following the public notification requirements being fulfilled prior to final approval of the TUP.

A draft copy of the TUP No. 26-001 is attached as Appendix A to this report. Appendix B includes a copy of the CD-20 Zone, and Appendix C includes the Applicant's submission package. Appendices D and E include the Applicant's Development Information Meeting summary and the public feedback received.

INTRODUCTION/BACKGROUND

In January 2026, Planning and Development Services received an application from Little Acorns Ventures Inc. to permit a temporary childcare centre at 991 Stayte Road. The subject property is zoned CD-20, which does not permit childcare uses. As such, a TUP is required.

The proposed childcare use is to be located on the ground floor within the existing building. The proposal does not involve significant structural alterations, and the childcare use is proposed to be limited to weekday daytime hours. The maximum capacity of 26 children, combined with on-site parking and operational controls, is expected to mitigate potential impacts related to traffic, parking, and noise. The temporary nature of the permit further allows the City to assess the use over time.

The following sections outline in detail the analysis as it relates to this application.

ANALYSIS

The subject property at 991 Stayte Road is zoned CD-20 (Comprehensive Development 20), which permits a range of small-scale commercial uses oriented toward retail goods sales, personal and professional services, food and beverage establishments, artisan and creative production, and limited educational or instructional activities. These uses generally include shops selling goods directly to the public, personal care and household services, offices and professional services, restaurants and cafés, and artisan-oriented workshops or studios where products may be created, displayed, and sold to the ultimate consumer.

Childcare, however, is not a permitted use listed within the CD-20 zone. As such, the proposed childcare use requires Council consideration through a TUP. An excerpt of the CD-20 Zone regulations is provided in Appendix B.

Legislation and Policy

Under the *Local Government Act*, a TUP may be issued for a specified period and may be renewed once for an additional term of up to three years, subject to Council approval.

In accordance with the City's Development Procedures Bylaw, following technical review of the application, and the Applicant hosting a Development Information Meeting, staff prepares a report for Council that outlines the proposed temporary use and any recommended conditions, and includes a copy of the proposed TUP. Before Council consideration, notice of the proposed permit is mailed to property owners and occupants located within 50 metres of the subject property, who may submit written comments to Council. A TUP, if approved, is valid until the earlier of the expiry date specified in the permit or three years from the date of issuance.

Land Use and Site Context

The subject property at 991 Stayte Road is located within an established residential area characterized predominantly by single-family detached dwellings designated as a Mature Neighbourhood. The existing building on the subject property is a mixed-use structure containing one commercial unit at grade and one residential dwelling unit located above. This area is generally defined by low-density housing and a collection of neighbourhood-serving commercial uses strategically located along arterial and collector roads.

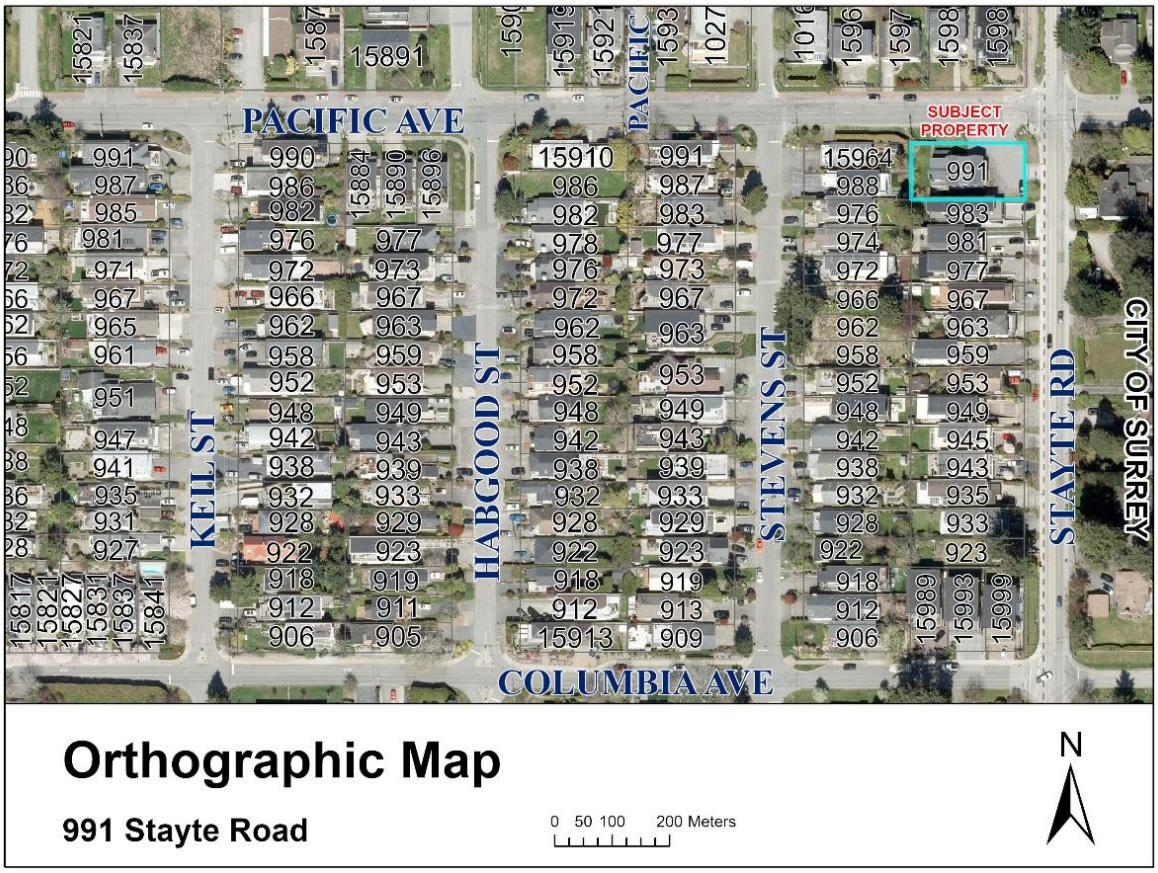


Figure 1.0: Subject Property and Surrounding Site Context

Surrounding land uses immediately adjacent to and near the site are primarily single-family residential. There are several existing commercial uses along Stayte Road, which include a dance studio, a dental clinic, and a general store, all of which provide services oriented to the surrounding neighbourhood. The commercial unit at 991 Stayte Road most recently operated as a retail store, which ended operations in 2025.

A bus route operates along Stayte Road, with a bus stop located directly in front of the commercial unit. The property is also located approximately 500 metres southeast of Peace Arch Elementary School and is located approximately 500 metres north of Marine Drive, a corridor characterized by a mix of higher-density residential uses, local-serving commercial uses, and community amenities.

Official Community Plan ("OCP")

The subject property is designated Neighbourhood Commercial in the OCP, while the designated land use of the surrounding area is Mature Neighbourhood (see Figure 2.0 below). The Neighbourhood Commercial designation supports small-scale, locally serving commercial and community uses that are compatible with adjacent residential development. The proposed childcare centre is consistent with the intent of this designation, as it provides a community-serving use that responds to local needs while remaining limited in scale and intensity.

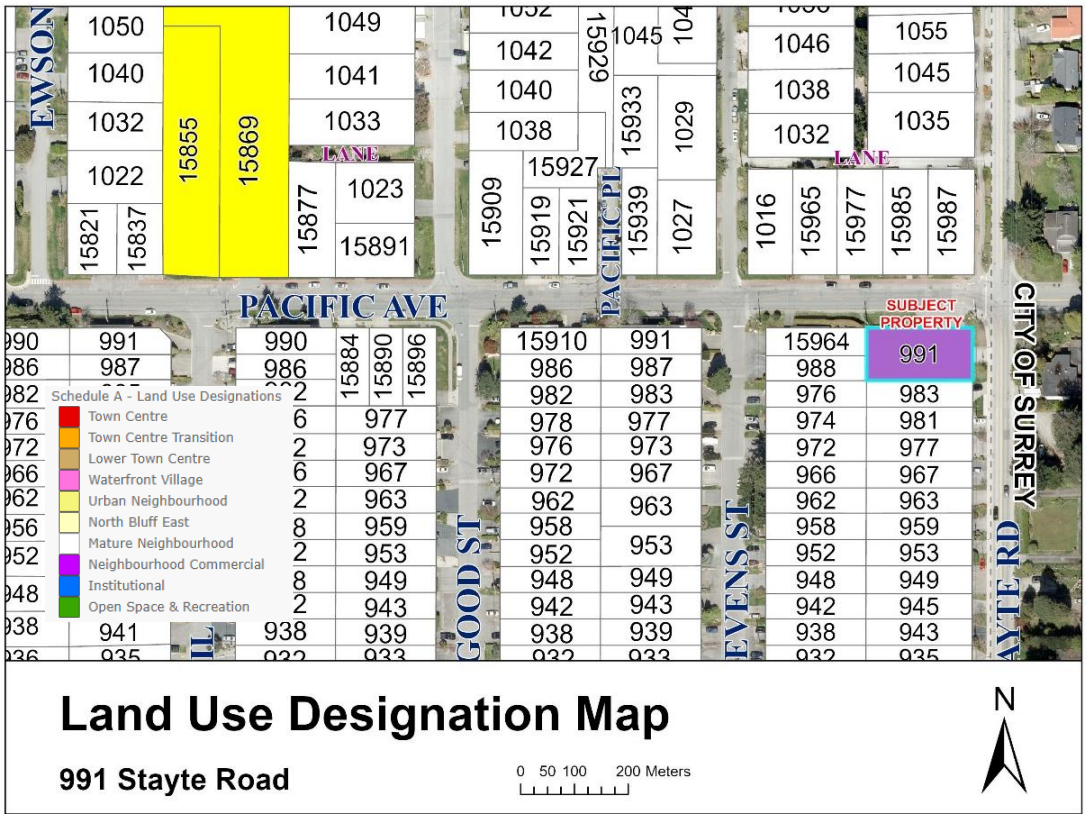


Figure 2.0: Subject Property and surrounding OCP Land Use Designations

The proposal also aligns with OCP Objective 8.8, which seeks *"to enable limited, small-scale, neighbourhood-serving commercial uses that provide services and amenities in largely residential areas."*

The proposed childcare centre aligns with the objectives of the Official Community Plan by supporting the provision of essential community services and fostering family-supportive neighbourhoods. Childcare facilities are recognized as a key component of the City's social infrastructure and play an important role in supporting working families. The scale, operational characteristics, and temporary nature of the proposal support compatibility with the surrounding Mature Neighbourhood designation.

Overall, staff are of the opinion that the proposed TUP represents a compatible use within the neighbourhood context and aligns with the broader objectives of the Official Community Plan.

Description of the Proposed Use

The Applicant proposes to operate a licensed childcare centre in the ground-floor commercial unit of the existing building at 991 Stayte Road. The childcare centre would serve 26 children, aged 0 to 5 years, including infant/toddler care (0–3 years) and group childcare (3–5 years), with a maximum capacity of 26 children.

The Applicant's proposal notes that the childcare centre would operate Monday to Friday from 7:30 a.m. to 5:30 p.m. and would be staffed by fully qualified Early Childhood Educators in accordance with provincial staff-to-child ratios. The facility will be licensed by Fraser Health Authority and operated in compliance with all applicable Provincial Child Care Licensing Regulations, as well as all relevant City bylaws.

No major exterior or structural alterations to the building are proposed. All required life-safety upgrades, including fire safety, egress, washroom facilities, and accessibility, will be addressed

through the building permit and licensing processes. Outdoor play space will be provided in accordance with Fraser Health licensing standards, and secure entry and controlled access will be implemented.

Applicant's application package is included as Appendix C.

Zoning Bylaw

Currently, a childcare centre providing care for more than eight (8) children is permitted only in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, all P zones, and in those CD zones that list a childcare centre as a permitted use.

The subject property at 991 Stayte Road is zoned CD-20. Childcare is currently not a permitted use within the CD-20 Zone. However, Section 4.1.3. a) in the Zoning Bylaw states that, "a use authorized by a TUP issued under the provisions of the *Local Government Act*, with the exception of a cannabis store, is permitted in any zone."

As such, the Applicant is requesting a three-year TUP for the proposed childcare use. If approved, the temporary nature of the permit allows the City to support a community-serving use while retaining flexibility with respect to the long-term land use of the site. At the conclusion of the permit term, the use must cease unless Council grants a renewal.

Parking And Traffic Considerations

The proposal includes six on-site parking spaces for parent drop-off and pick-up, and two on-site spaces for staff parking. The centre will operate primarily during weekday daytime hours, reducing the potential for parking or traffic impacts during evenings and weekends.

Staff are satisfied with the proposed parking plan. The Applicant has indicated that parents will be instructed not to idle vehicles, and that staff parking will be managed onsite to minimize potential impacts to the surrounding neighbourhood.

Temporary Use Permit Conditions

Should Council support the application, the proposal would be subject to the following TUP conditions (see Appendix A), which are intended to ensure compliance with applicable regulations and mitigate potential impacts:

a) Except as otherwise specified in this permit, all siting and use of the lands shall be in accordance with the provisions of the White Rock Zoning Bylaw, 2024, No. 2506, as amended;

b) The business use of the lands shall consist of a commercial childcare facility of up to 26 children in care at any one time;

c) The childcare centre will operate Monday to Friday between 7:30 a.m. and 5:30 p.m.

d) The outdoor play area required for the childcare centre under the *Child Care Licensing Regulation* is to be located on the same lot as the childcare centre;

e) The permittee must obtain a valid City of White Rock Business license for the operation of the childcare centre; and

f) The permittee must provide a minimum of five (5) off-street parking spaces for the Child Care Centre, including two (2) spaces designated for drop-off and pick-up.

Planning Review

The proposed childcare centre is to be located in an area generally defined by low-density housing and a collection of neighbourhood-serving commercial uses strategically located along arterial and collector roads. The proposed childcare use would represent a continuation of a

neighbourhood-oriented service at this location, similar in scale and intensity to existing nearby commercial and service uses.

The site benefits from strong access to transit and nearby community amenities that are well aligned with the proposed childcare use. The property is also located approximately 500 metres from Peace Arch Elementary School, where the proposed daycare is within an established family-oriented area.

Council has also recently advanced a 47-unit townhouse development within approximately 200 metres of the subject property. This approval will introduce additional family-oriented housing to the immediate area and is expected to increase demand for local childcare services. The proposed daycare would provide a neighbourhood-serving use that supports both existing and planned residential development, consistent with broader objectives to create complete, walkable communities supported by nearby services.

LEGAL IMPLICATIONS

The Development Procedure Bylaw requires that the Applicant install a Development Proposal Notification Sign and hold a Developer Information Meeting (DIM), both of which have been completed by the Applicant.

In accordance with Section 497 of the *Local Government Act*, Council may issue a TUP for a period of up to three years and may subsequently authorize one extension for an additional period of up to three years. Should the Applicant wish to continue the temporary use beyond the maximum six-year period, a new TUP application or a rezoning application would be required.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Development Information Meeting ("DIM") was held on March 19, 2026, from 5:30 p.m. to 6:30 p.m. at the White Rock Public Library. There was one attendee at the Development Information Meeting, with no comment cards being submitted. A total of eight (8) submissions were received over email, including four letters in support of the application and four letters expressing opposition. In addition to this meeting, the City received written correspondence from members of the public regarding the proposed TUP. The Applicant's DIM summary and copies of the community feedback received are attached as Appendix D and Appendix E, respectively.

Those in support of the application cited the ongoing need for additional childcare spaces in White Rock, particularly for infant, toddler, and preschool care. Comments in support of the proposal included the benefits of childcare for working families, the neighbourhood-scale nature of the proposed centre, and the positive reputation and experience of the childcare operator. In contrast, correspondence expressing opposition raised concerns related to neighbourhood impacts, including traffic, parking, and compatibility with the surrounding single-family residential area.

In accordance with Section 494 of the *Local Government Act*, a TUP must be considered by Council. Accordingly, per the *Local Government Act* and the City's Development Procedures Bylaw, this application is required to proceed to Public Notification to provide property owners and occupants within 50metres of the subject property an opportunity to provide written comments prior to Council making a final decision on the permit. Council direction is required to authorize staff to proceed with public notification in accordance with section 494 of the *Local Government Act*.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review to other city departments and external agencies, and no comments or concerns were noted for this application as proposed.

OPTIONS / ALTERNATIVES

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

1. Defer consideration of the proposed TUP application pending further direction from Council.

   OR

2. Decide not to proceed with the proposed TUP application and direct staff to advise the Applicant accordingly.

CONCLUSION

The proposed TUP for a childcare centre at 991 Stayte Road represents a small-scale, community-serving use that is consistent with the Neighbourhood Commercial designation and the objectives of the Official Community Plan. The proposed use is to be contained within the ground-floor commercial space of the existing building on-site, meets parking requirements, and is limited in scale, hours of operation, and duration.

Staff are of the opinion that the application merits further consideration and recommend that Council direct staff to proceed with a Public notification to allow for written public input prior to final consideration of the TUP for approval.

Respectfully submitted,

Julian Loutsik, MCP
Planner

Reviewed by,

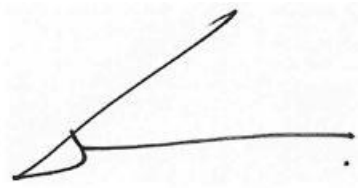
Neethu Syam
Manager, Planning

Approved by,

Wayne Berg, RBO, CBRO
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft TUP No. 26-0001
Appendix B: CD-20 Zone excerpt
Appendix C: Applicant's Submission Package
Appendix D: Applicant's Developer Information Meeting Summary
Appendix E: Public Feedback

THE CORPORATION OF THE

CITY OF WHITE ROCK

TEMPORARY USE PERMIT NO. 26-001

1. This Temporary Use Permit No. 26-001 is issued to 1199915 B.C. LTD. as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

   Legal Description:

   Lot A SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP42051

   PID: 028-134-257
   (991 Stayte Road)

   As indicated on Schedule A

   (hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 26-001 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2024, No. 2506" as amended, and in conformity with the procedures prescribed by the "City of White Rock Development Procedures Bylaw, 2025, No. 2485" as amended.

3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2024, No. 2506" as amended shall apply to the Lands covered by this Temporary Use Permit:

   a) Permitted Temporary Uses

      (i) A child care centre

4. Terms and Conditions:

   a. Except as otherwise specified in this permit, all siting and use of the lands shall be in accordance with the provisions of the White Rock Zoning Bylaw, 2024, No. 2506, as amended;

   b. The business use of the lands shall consist of a commercial child care centre of up to 26 children in care at any one time;

   c. The childcare centre will operate Monday to Friday between 7:30 a.m. and 5:30 p.m.;

   d. The outdoor play area required for the childcare centre under the *Child Care Licensing Regulation* is to be located on the same lot as the childcare centre;

   e. The permittee must obtain a valid City of White Rock Business license for the operation of the childcare centre; and

f. The permittee must provide a minimum of six (6) off-street parking spaces for the child care centre, including one (1) per every three (3) employees, and two (2) spaces designated for drop-off and pick-up.

5. All definitions of words and phrases contained in Sections 921 of the *Local Government Act, R.S.B.C. 2015, Chapter 1,* as amended, and the "White Rock Zoning Bylaw, 2024, No. 2506" as amended, shall apply to this Temporary Use Permit.

6. This Permit is valid for a period of three years less a day from the date the building permit for the childcare centre receives occupancy/final approval, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.

7. Where the holder of this Permit does not obtain the required building permits and commence operation of the business as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.

8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2026.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2026.

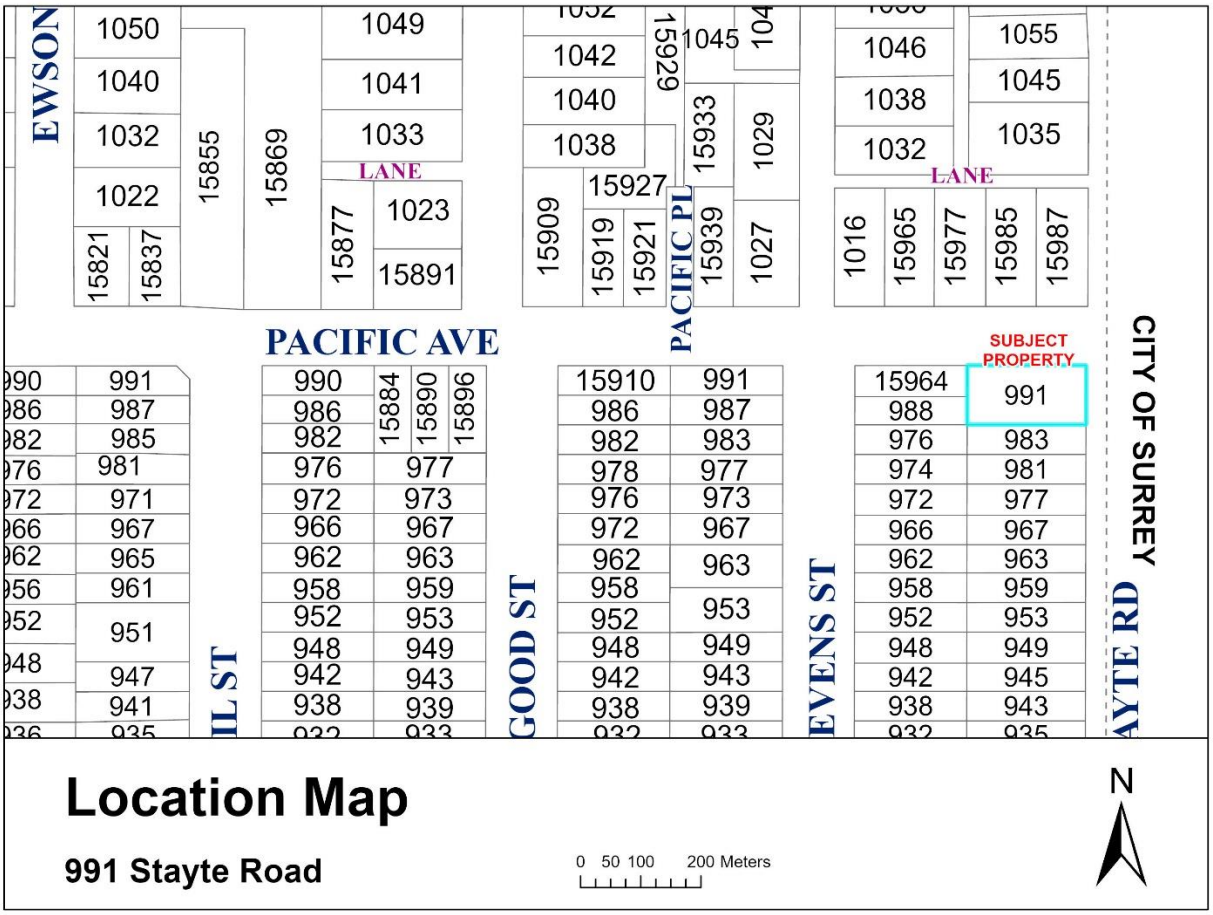
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

_____
Mayor - Authorized Signatory

_____
Director of Corporate Administration - Authorized Signatory

DRAFT

Schedule A – Location Map



7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)

INTENT

The intent of this zone is to allow neighborhood-oriented retail service uses and a one-unit residential use.

1. Definitions

For the purposes of this zone the following definitions apply:

(a) an *artisan shop* means the enclosed use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, hand crafted items including knitting, weaving, silk screening or print screening, pottery, fired ceramics or sculpture for the ultimate consumer, and may include instructional classes or workshops.

(b) a *retail service use* means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; and is limited to: health clubs, appliance stores, art galleries, *artisan shops*, bakery shops, barbers, book shops, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, finance offices, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, neighbourhood convenience stores, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores, shoemakers, stationary stores, tailors, toy stores, trade school and variety stores.

2. Permitted Uses

In the CD-20 Zone the following uses are permitted and all other uses are prohibited:

(a) a *retail service use*

(b) a *one-unit residential* use

3. Regulation for Permitted uses of Land, Buildings and Structures

(a) A *retail service use* shall be limited exclusively to the *first story* of a *building*;

(b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15.

(c) A *one-unit residential* use:

(i) shall not be permitted on a lot of less than 464.0m^2 (4,994.62ft^2);

(ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;

(d) The maximum allowable size of a *lot* shall be 1,120.0m^2 (12,056.0ft^2) in area.

4. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

(a) *Principal buildings:*

(ii) shall not exceed a *lot coverage* of 45%;

(iii) shall not exceed a *height* of 7.7m (25.26ft);

(iv) shall be sited not less than:

a. 7.5m (24.61ft) from *front* and *rear lot lines;*

b. 1.5m (4.92ft) from an *interior side lot line;*
c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent *lot*;

(b) *Accessory buildings* and *structures*:
(i) *accessory structures* shall not exceed a *height* of 4.0m (13.12ft);
(ii) *accessory structures* shall be sited not less than:
a. 1.5m (4.92ft) from a *rear lot line*;
b. 1.5m (4.92ft) from an *interior side lot line*;
c. 7.5m (24.61ft) from an *exterior side lot line*;
d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;
(iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);
(iv) *accessory buildings* shall not exceed a maximum area of $6.0m^2$ ($64.56ft^2$).

Section 2 – Site Description and Proposed Works

Please input an answer to the best of your ability in each applicable entry box below. If you require assistance, please do not hesitate to contact the Planning & Development Services Department.

Site Address(es)	991 stayte Road
PID(s)	

Land Use Summary	Existing	Proposed
OCP Land Use Designation	NA	NA
Development Permit Area(s)	NA	NA
Zone		
Number of Lots	1	
Number of Dwelling Units	1	No changes
Gross Floor Area Total (m^2 or ft^2)	NA	No chaags
Residential, Institutional and/or Commercial Floor Area (m^2 or ft^2)	Residentiw 1704.61 SF Commercial 2023.90 SF	No chaags

Please provide a general description of your proposal below:

- TUP application to use 991 stayte Road for group licensed child care 0-5 years.

- existing commercial building

Zone CD-20
Wanting to add Childcare use.

Enhanced Planning Justification
Licensed Childcare Use at 991 Stayte Road

Site Context and Suitability

The subject property at 991 Stayte Road is a corner lot, which provides enhanced site functionality and suitability for a community-serving childcare use. The corner configuration allows for clear separation between the proposed childcare facility and the existing residential unit, including separate entrances, defined circulation, and a securely fenced outdoor play area. This separation supports compatibility with surrounding residential uses while maintaining privacy, safety, and operational clarity for both the childcare program and the dwelling.

Demonstrated Childcare Need

There is a well-documented and ongoing shortage of licensed childcare spaces in White Rock and South Surrey, particularly for infant-toddler and group care programs. Local providers routinely operate at capacity and maintain waitlists, reflecting sustained demand from families who live and work in the area. The proposed childcare facility at 991 Stayte Road responds directly to this demonstrated need by adding licensed spaces within an established residential neighbourhood.

Traffic, Parking, and Operations

The proposed childcare use includes on-site parking and a designated drop-off and pick-up area, minimizing reliance on street parking and reducing potential impacts on surrounding roadways. Childcare operations will be scheduled to avoid peak traffic periods where possible, and arrival and departure times will be managed to ensure orderly circulation and neighbourhood compatibility.

Safety, Licensing, and Accessibility

The childcare facility will be fully licensed through Fraser Health Authority and will comply with all applicable Child Care Licensing Regulations, BC Building Code, and accessibility requirements. This includes life safety, outdoor play space, secure access, emergency egress, and inclusive design.

Compatibility with OCP Objectives

The Official Community Plan emphasizes complete, inclusive, and family-supportive neighbourhoods. Licensed childcare is critical social infrastructure that supports families, workforce participation, and long-term community resilience.

Conclusion

Permitting a licensed childcare facility at 991 Stayte Road through a Temporary Use Permit

represents a site-appropriate, policy-aligned response to an established community need. The proposal supports the City of White Rock's OCP vision by delivering essential social infrastructure while remaining compatible with surrounding residential uses.

Planning Justification for Childcare Use at 991 Stayte Road
City of White Rock – Official Community Plan (OCP) Alignment

Purpose of This Statement
This planning justification outlines why a licensed childcare facility at 991 Stayte Road aligns with the City of White Rock's Official Community Plan (OCP), including the 2025 OCP Update, and supports the City's long-term vision for a healthy, complete, and inclusive community.

Alignment with the Official Community Plan Vision
The Official Community Plan serves as the City's primary policy framework guiding land use decisions, growth management, and community development. A core objective of the OCP is to enhance quality of life by ensuring that residents have access to essential community services and social infrastructure. Licensed childcare is a critical component of this infrastructure and directly supports families, workforce participation, and community well-being.

Childcare as Essential Social Infrastructure
Childcare facilities function as community-serving uses that provide significant social benefit. The OCP recognizes the importance of community amenities that contribute to social sustainability, inclusion, and family support. Allowing childcare at 991 Stayte Road helps address demonstrated childcare demand in South Surrey and White Rock while supporting local families who live and work in the area.

Support for Complete and Livable Neighbourhoods
The OCP emphasizes the creation of complete communities where residents can access housing, employment, services, and amenities within their neighbourhood. Locating childcare within an established residential area supports this objective by reducing travel distances, improving daily convenience for families, and encouraging walkable, service-rich neighbourhoods.

Compatibility with Surrounding Land Uses
Childcare is a low-impact institutional use that is compatible with residential contexts. The use operates primarily during daytime hours, generates limited traffic relative to other institutional or commercial uses, and can be designed to integrate sensitively with surrounding properties through landscaping, setbacks, and operational controls.

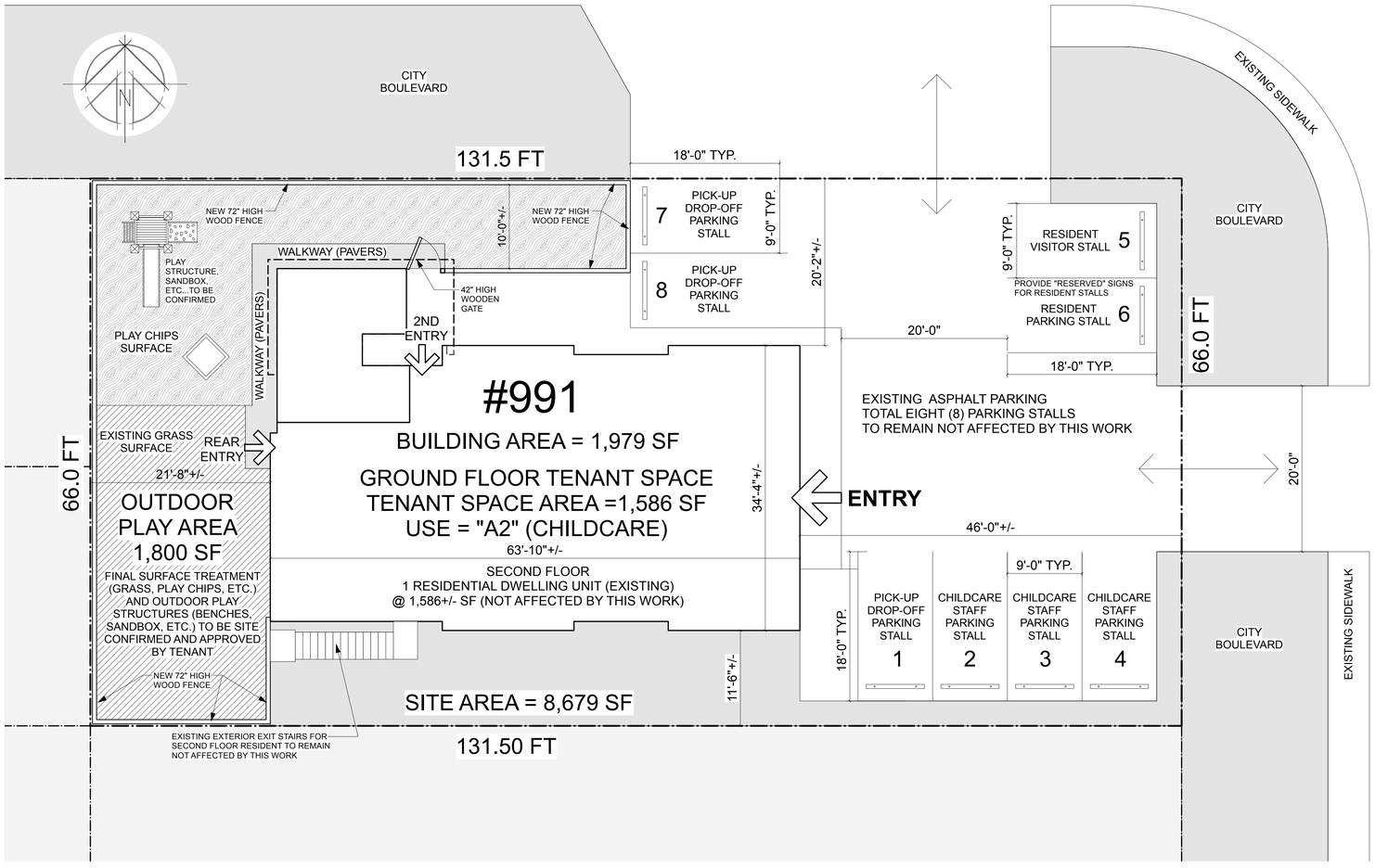
Policy Flexibility and Planning Tools
The OCP provides mechanisms, including OCP amendments and Temporary Use Permits, that allow Council to respond to evolving community needs. The City's planning framework supports consideration of site-specific proposals where a use demonstrably advances OCP objectives. A childcare use at 991 Stayte Road represents a policy-consistent response to current and projected community service needs.

Consistency with Provincial Planning Objectives

The 2025 OCP Update reflects provincial direction to support complete communities that balance housing with essential services. Childcare supports workforce participation, particularly for families with young children, and complements broader housing and growth objectives by ensuring necessary social infrastructure is in place.

Conclusion

Permitting a licensed childcare facility at 991 Stayte Road aligns with the City of White Rock's Official Community Plan by supporting social well-being, family-oriented infrastructure, and complete neighbourhoods. The proposed use represents a compatible, community-serving land use that advances the City's long-term planning vision and responds to demonstrated local need.



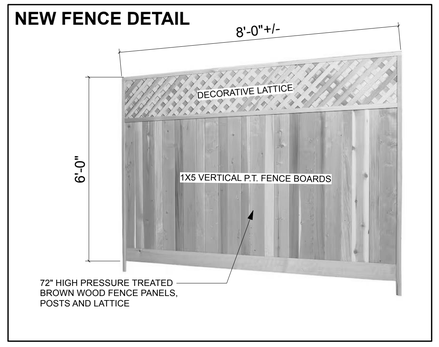
SITE PLAN

PARKING SUMMARY:

PER BYLAW 2024 NO. 2506 - 4.14

APARTMENTS (AT SECOND LEVEL)	
TOTAL NUMBER OF DWELLING UNITS =	1 UNITS
@ 1.2 STALLS PER DWELLING UNIT =	1.2 STALLS
@ 0.3 VISITOR STALLS PER DWELLING UNIT =	0.3 STALLS
NUMBER OF STALLS REQUIRED FOR APARTMENTS =	2 STALLS
CHILD CARE FACILITY (GROUND FLOOR)	
CLASSROOM #1 (> 30 MONTHS) =	529 SF
MAX. NUMBER OF CHILDREN @ 40SF/CHILD =	13 CHILD
NUMBER OF STAFF REQUIRED =	2 STAFF
CLASSROOM #1 (< 36 MONTHS) =	481 SF
MAX. NUMBER OF CHILDREN @ 40SF/CHILD =	12 CHILD
NUMBER OF STAFF REQUIRED =	3 STAFF
TOTAL NUMBER OF STAFF =	5 STAFF
@ 1 STALL PER 2 STAFF =	3 STALLS
PICK-UP / DROP-OFF STALLS REQUIRED =	2 STALLS
NUMBER OF STALLS REQUIRED FOR CHILD CARE =	5 STALLS
TOTAL NUMBER OF STALLS REQUIRED =	7 STALLS
TOTAL NUMBER OF STALLS PROVIDED =	8 STALLS

NEW FENCE DETAIL



VIEW FROM STAYTE ROAD

VIEW FROM STAYTE ROAD / PACIFIC AVENUE INTERSECTION

VIEW FROM PACIFIC AVENUE

*NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED ON SITE

25/11/25	PRELIMINARY DESIGN
25/11/27	DESIGN DEVELOPMENT
26/01/08	FINAL DESIGN
26/01/11	ISSUED FOR "TUP" & FHA REVIEW & ENGINEERING COORDINATION
26/01/14	REVISED PLAN
26/01/15	FINAL PLAN ISSUED FOR FHA
26/01/29	REVISED AND REISSUED FOR FHA
26/02/03	ISSUED FOR ENGINEERING COORDINATION
26/02/17	ISSUED FOR BUILDING PERMIT

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ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

GENERAL NOTES:

ALL NEW WORK SHALL CONFORM TO THE B.C.BUILDING CODE 2024 - PART 3 AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

ALL DIMENSIONS ARE TO FINISH FACE OF WALLS, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWING.

DIMENSIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY ON SITE, AND COORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUBTRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE CONSULTANT, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE CONSULTANT, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL ENSURE CLEARANCES FOR LIGHTS, SERVICES, EQUIPMENT, FINISHES, ETC...

BUILDING CODES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE AUTHORITIES HAVING JURISDICTION BEFORE START OF WORK, ALL WORK MUST CONFORM TO THE APPLICABLE LOCAL AND NATIONAL CODES.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 5, PART 3 (AND PART 4 WHERE APPLICABLE) OF THE B.C. BUILDING CODE, LATEST EDITION.

TENANT IMPROVEMENTS FOR

CHILD CARE FACILITY

991 STAYTE ROAD WHITE ROCK, BC

TITLE:

SITE PLAN
PARKING SUMMARY
STREETVIEWS

SCALE: SCALE: 1/8" = 1'-0"

DRAWING NO.: **A110**

DATE: 26/02/17

STAY / 251125

March 2026

DEVELOPMENT INFORMATION MEETING SUMMARY REPORT
Temporary Use Permit Application – 991 Stayte Road, White Rock
Applicant: Blossoms & Roots Childcare
Property Address: 991 Stayte Road, White Rock, BC
Application Type: Temporary Use Permit (TUP)
Meeting Date: March 19, 2026
Meeting Time: 5:30 PM – 6:30 PM
Meeting Location: White Rock Library, 15342 Buena Vista Avenue, White Rock, BC

1. Attendance
The Development Information Meeting was held in accordance with the requirements of the City of White Rock.
Attendees included:

- Julian – Representative from the City of White Rock
- Holly Halford – Owner, Blossoms & Roots Childcare
- 8 Blossoms & Roots staff members
- 1 member of the public: Kristen Cruise

2. Overview of Proposal
The applicant presented the proposal to operate a licensed childcare centre at 991 Stayte Road, serving children ages 0–5 years under a Temporary Use Permit.
Details regarding operations, capacity, outdoor play, and general childcare programming were shared with attendees.

3. Public Feedback
One member of the public, Kristen Cruise, attended the meeting and shared concerns consistent with those outlined in her email submitted to the City on March 15, 2026.

The concerns raised included:

a) Noise Levels

Concerns were expressed regarding potential noise impacts from children using the outdoor play area.

b) Neighbourhood Safety

Concerns were raised regarding a nearby property described as a "drug house" and general safety implications in the area.

c) Privacy

Concerns were expressed about neighbouring homes potentially having visibility into the childcare outdoor play area.

4. Applicant Responses

The applicant responded to the concerns as follows:

a) Noise Mitigation

- It is a small group of children at one given time meeting Fraser Health and the Child Care Licensing Act regarding space.
- Outdoor play will be scheduled and supervised.
- Blossoms & Roots has successfully operated multiple childcare locations without any history of noise complaints.
- The nature of childcare operations is consistent with daytime neighbourhood activity.
- Children only play outside between the hours of 8-530pm from Monday to Friday leaving no noise in the evening or on weekends.

b) Neighbourhood Context & Safety

- The childcare centre will operate as a structured, licensed environment with continuous supervision.
- We plan to have lighting and fencing as well as other safety standards and practices.
- Staff are trained to ensure a safe and secure environment for children at all times.
- The presence of a childcare centre can contribute positively to neighbourhood oversight and activity.

c) Privacy Measures

- Families are required to attend a tour and make an informed decision prior to enrollment.
- The applicant will install some hedging, shade tents and landscaping where necessary to enhance privacy for both the childcare centre and neighbouring properties.

5. Summary

The Development Information Meeting provided an opportunity for information sharing and public input.

One member of the public attended and expressed concerns related to noise, neighbourhood conditions, and privacy. The applicant addressed each concern and outlined mitigation measures.

No additional concerns or opposition were raised at the meeting.

6. Conclusion

The applicant remains committed to operating a high-quality childcare centre that aligns with community standards and contributes positively to the neighbourhood.

Submitted by:
Alannah Festejo & Holly Halford
Blossoms & Roots Childcare
hello@blossomsandroots.ca

From: [redacted]
To: Planning
Subject: Concerning file no. 26-001
Date: Monday, March 16, 2026 3:23:41 PM

You don't often get email from [redacted]ca. 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.

To Whom It May Concern,

I am writing to express my support for the proposed daycare Blossum and Roots opening in White Rock at 991 Stayte road.

As a parent in the community, I know firsthand how important it is to have access to quality childcare. Our children have attended programs run by this owner, and our experience has been extremely positive. Not only were the programs engaging and well organized, but the care and attention given to the children truly stood out.

The owner runs her business with a strong sense of professionalism, kindness, and dedication to the families they serve. It is clear that providing a safe, nurturing, and enriching environment for children is a top priority. Our children genuinely loved attending the programs and always felt supported safe and encouraged.

White Rock, like many communities, has a growing need for reliable childcare options. Waitlists for quality centers can be long and few. Opening this daycare would provide families with another high-quality choice while helping meet the increasing demand for childcare in the area.

I strongly support this initiative and believe it would be a wonderful addition to our community.

Thank you for your time and consideration.

[redacted]

From: [redacted]
To: Planning
Subject: Development Proposal - 991 Stayte Road
Date: Thursday, February 26, 2026 12:13:48 PM

You don't often get email from [redacted] 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.

Attention Planning Department:

I am writing as a neighbouring homeowner [redacted] to formally express my concerns regarding the proposed permit application to allow a child care centre to operate at 991 Stayte Road.

While we understand the importance of child care services in the community, we are deeply concerned about the potential impact this development would have on our immediate neighbourhood. This area already experiences significant traffic congestion, and the intersection at Stayte Road and Pacific Avenue has seen multiple accidents. The addition of frequent drop-offs and pick-ups throughout the day would inevitably increase traffic volume and safety risks.

We are also concerned about the noise associated with operating a child care facility in such close proximity to residential homes. When we purchased our property, we were advised that only quieter businesses would be permitted to operate at this location. A child care centre does not align with that understanding.

Furthermore, we believe this change could negatively impact the value and enjoyment of our home.

We respectfully ask that these concerns be carefully considered before any approval is granted. Thank you for your time and attention to this matter.

Sincerely,

[redacted] @ [redacted]

From: [redacted]
To: Planning; hello@blossomsandroots.ca
Subject: Development Application No. 26-001 - Opposition to Temporary Use Permit
Date: Sunday, March 15, 2026 1:11:35 PM

You don't often get email from [redacted]. Learn why this is important

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March 15, 2026

Planning & Development Services
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Re: Opposition to Temporary Use Permit (File No. 26-001) – Proposed Childcare Centre (Up to 26 Children) at 991 Stayte Road, White Rock, BC

To whom it may concern,

I am writing to express my concerns regarding the proposed Temporary Use Permit ("**TUP**") that would allow a childcare centre serving up to 26 children to operate at 991 Stayte Road, White Rock, BC (the "**Property**").

While I recognize the importance of childcare services in our community, I believe that this particular location is not suitable for a childcare centre of this scale due to several significant planning and safety concerns. I am also concerned about the potential conflict of interest that appears to be present in this decision to issue a TUP.

Summary of Key Concerns:

- Traffic safety risks at an already busy uncontrolled intersection with a bus stop and frequent accidents, including risks to neighbourhood children walking to and from school.
- Inadequate on-site parking for staff and parents, likely resulting in driveway blockages, congestion, and unsafe drop-off behaviour.
- Physical site constraints including a shared backyard that appears insufficient to accommodate outdoor space requirements for 26 children.
- Inconsistency with the intended uses of the current zoning, which primarily permits small-scale retail and service commercial uses rather than high-turnover institutional uses such as a large childcare centre.

Traffic Safety Concerns

The Property is located on a corner lot on a busy street with a bus stop in front, which already creates traffic congestion and safety challenges.

A childcare centre serving up to 26 children will generate a high volume of vehicle trips during concentrated drop-off and pick-up periods, typically in the morning and late

afternoon/evening, when residents in the area are travelling to and from work and school themselves and buses are more frequent. This creates potential conflicts between parents stopping near the curb, buses attempting to access the stop, and pedestrians accessing transit.

The uncontrolled intersection at Stayte Road and Pacific Avenue in front of the Property already experiences frequent traffic accidents and near-misses, and introducing additional concentrated traffic will increase risk for pedestrians, nearby residents, transit users accessing the bus stop, parents dropping off and picking up children, and children in the neighbourhood who walk through this area to and from school. This is exacerbated by the Property being located near the crest of a hill, where vehicle speeds are often higher for vehicles travelling southbound and it is difficult to see pedestrians and vehicles approaching northbound. There is no existing crosswalk at the intersection in front of the Property which already poses a risk to current foot traffic in the area.

Further, traffic is also likely to increase in the area in the next couple of years with a number of multi-family residences to be built along Stayte Road/160th Street and Pacific Avenue.

Given these factors, I strongly suggest that a formal traffic assessment be conducted before any approval of the requested TUP is considered.

If this TUP is approved, then safety improvements would likely be required for the intersection at Stayte Road and Pacific Avenue. At minimum, a marked crosswalk with flashing lights would be necessary.

Insufficient Parking and Drop-Off Space

The TUP application indicates there will be only two staff parking spaces on the Property. However, based on typical provincial childcare licensing ratios, caring for 26 children between the ages of 0-5 years would likely require four to six staff members. This would significantly exceed the two staff parking spaces identified in the application and will likely result in staff parking all day on surrounding residential streets, as there are only 5 parking spots available at the Property and spaces are also needed for parent pick-ups and drop-offs.

Given the small lot frontages in the residential neighbourhood surrounding the Property, which are already lined with resident and visitor vehicles, parents searching for short-term parking during drop-off and pickup will likely end up blocking or partially obstructing residential driveways. As a result, a resident-only parking zone with permits may be needed to reduce impacts on surrounding homes.

Outdoor Space and Site Constraints

Provincial childcare licensing guidelines typically require approximately 75 square feet of outdoor play space per child. A facility serving 26 children would therefore require roughly 2,000 square feet of outdoor play area. The Property's backyard is small, and it is currently divided with a fence as it is shared with an upstairs residence. It is not of a sufficient size to meet the licensing requirements for 26 children.

Residential Impact

All of the properties surrounding the Property are single-family residential homes with small

yards, meaning the homes are quite close together. The fencing between the properties is a standard residential fence that would do little to mitigate noise from a large childcare facility as contemplated by this application.

Residents of the surrounding properties purchased their homes with an understanding of the zoning and uses of the Property, which primarily permits small-scale retail and service commercial uses (none of which would regularly utilize the backyard or require significant amounts of parking). Introducing a large childcare facility, along with the associated traffic and noise it will bring, could negatively affect the quality of life and potentially the property values of surrounding homes. Such a significant change to zoning creates uncertainty and unfairness for surrounding property owners. It is changes like this that lead families to leave and landlords to purchase properties for rental, resulting in situations like we are dealing with at 15977 Pacific Avenue, White Rock, BC, where police and bylaw officers are in attendance on a regular basis.

It is extremely frustrating that you can spend millions of dollars to purchase a home, and the City can subsequently make zoning changes to surrounding properties that will have a significant negative impact on your enjoyment of that home, and yet will not allow you to make minor changes to your own property. For instance, we recently contacted the City about the removal and replacement of a small tree in our front yard which had been planted by the former owners of our home but which had grown sideways and as a result it looks ridiculous and the roots are damaging our driveway. However, the City simply directed us to White Rock's complicated and expensive tree removal bylaw. The time and cost that would have been required to deal with that small tree made the process untenable. So we are left feeling like we cannot control even minor changes to our own property, yet the City can choose to make significant changes to the zoning of properties around us which will negatively impact our property. This leaves White Rock homeowners and residents such as us in an incredibly frustrating position.

Need For Childcare in the Area

There is currently a licenced childcare centre only two blocks down the street from the Property, on the corner of Marine Drive and 160th Street. There is also a new building being constructed on the corner of 16th Avenue and 160th Street which indicated on the pre-construction signage that it would include space for a childcare centre. In addition, there is significant development in the White Rock/South Surrey area, not to mention an abundance of available space to lease, providing a multitude of options for daycare operators to choose a commercial space that would be appropriate for this type of facility, without the need to change zoning in a residential area. Accordingly, the suggestion that the requested change in zoning is necessary to service the community is not accurate.

Conflict of Interest

It is my understanding that the owner of the Property is a member of White Rock City Council, Elaine Chung. If this is the case, then I am disappointed to hear that a Council member would be involved in an application that would have such a negative impact on resident constituents, and I respectfully request that the City ensure full transparency and adherence to all conflict-of-interest requirements under applicable municipal governance legislation. Any council member with a financial or personal interest in the Property should appropriately recuse themselves from discussion and decision-making on this application so

that the process remains fair and transparent. However, even if all conflict of interest requirements are followed, there is still a concern that Ms. Chung's interest will influence the rest of Council in their voting behaviour.

Inadequate Notice

The notification letter we received was dated February 24, 2026, but it was not received until March 11, 2026. With the Public Meeting scheduled for March 19, 2026, this provided very little time for residents to review the proposal, discuss the situation with neighbours, prepare responses, or arrange to attend the public meeting.

Additionally, the Public Meeting falls during Surrey Schools Spring Break, when many local families are away on vacation and therefore unable to participate in the discussion.

Conclusion

For the reasons outlined above—including traffic safety risks, inadequate parking, zoning inconsistency, neighbourhood incompatibility, noise impacts, and site constraints—I respectfully request that Council deny the TUP application.

Childcare services are vital to the community, but they should be located in areas where infrastructure, parking capacity, and surrounding land uses can appropriately and safely support them.

Thank you for considering the concerns of nearby residents.

Sincerely,

[redacted]
Owner and resident [redacted] White Rock
[redacted]

From: [redacted]
To: Planning
Cc: hello@blossomsandroots.ca
Subject: Development Application No. 26-001 – 991 Stayte Road (Childcare Facility)
Date: Friday, March 13, 2026 1:56:30 PM

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.

Subject: Development Application No. 26-001 – 991 Stayte Road (Childcare Facility)

Dear Mayor and Members of Council,

Re: Section 19.4 Notification of Development Information Meeting – 991 Stayte Road, White Rock (Development Application No. 26-001)

I am writing to share several concerns regarding the proposed childcare facility at 991 Stayte Road. While I recognize the importance of childcare in our community, I believe this specific location raises significant issues related to traffic safety, community safety, residential impact, and the timeline of public notice.

Traffic Concerns

Traffic at this location is already a concern for residents, particularly during peak hours. The proposed operating hours of 7:30 a.m. to 5:30 p.m. coincide directly with the busiest traffic periods for the neighbourhood.

Additional concerns include:

- Frequent accidents already occurring at the intersection of Stayte and 10th Avenue.
- The site being located near the crest of a hill, where vehicle speeds are often higher
- No existing crosswalk at the intersection which is already posing a risk to foot traffic or in this case, parents needing the park down the

road and cross Stayte on foot during peak traffic hours.

- A bus stop directly in front of the proposed building, which already affects traffic flow
- Inadequate parking for the number of staff and parents that would be associated with a childcare facility serving approximately 26 children
- Increased congestion from parent drop-off and pick-up times
- Very limited curb parking available for overflow parking
- Any short-term parking would either interfere with the bus route or displace residential parking

Given these factors, I strongly recommend that a formal traffic assessment be conducted before any approval is considered.

Safety improvements would likely be required. At minimum, a marked crosswalk with flashing lights would be necessary, and possibly even a full four-way traffic signal, which would significantly affect traffic flow. A resident parking zone with permits may also need to be implemented to reduce impacts on surrounding homes and address speed concerns at the intersection.

Community Safety Concerns

A home directly across from the proposed childcare facility at **15977 Pacific Avenue, White Rock, BC,** has had ongoing safety issues affecting the surrounding neighbourhood.

Over time, the RCMP and bylaw officers have attended the property numerous times, responding to issues ranging from yard and property infractions to suspected drug activity. There have also been serious incidents, including a situation involving a SWAT team responding with weapons drawn, neighbouring properties needing to be evacuated, and the seizure of dangerous weapons on another occasion.

I personally experienced a frightening situation in which I was chased in my vehicle with my child on board by a resident associated with this property while the individual was standing directly in front of the site now being proposed for the childcare facility. This resulted in not being able to return home and contacting the RCMP for assistance.

Despite repeated calls to law enforcement and requests to the landlord, the tenants have not been removed. This raises serious concerns about the safety of children attending a facility directly across the street.

Additionally, the site is directly across from at **984 160th Street, Surrey BC,** a rehabilitation and mental health recovery residence. This is an important and valuable community resource; however, individuals in recovery may be at very different stages of addiction or mental health challenges, which could present additional safety considerations in close proximity to a childcare facility.

Residential Impact

The property at 991 Stayte Road is partially zoned commercial but also contains residential apartments on the second level. The outdoor yard space behind the building is therefore divided and limited in size.

In total, the available outdoor space appears quite small, and half of it would likely be insufficient to safely accommodate 26 children for outdoor play.

The surrounding properties are residential. Many neighbours are retired and spend considerable time in their yards during weekdays. The fencing between properties is a standard residential fence that would do little to mitigate noise from a childcare facility. This would significantly impact the enjoyment of neighbouring homes.

Residents purchased their homes with an understanding of the current

zoning and surrounding uses. Introducing a high-activity childcare facility, along with the associated traffic and noise, could negatively affect the quality of life and potentially the property values of surrounding homes.

Timeframe of Notice

The notification letter was dated February 24, 2026, but it was not received until **March 11, 2026.** With the Development Information Meeting scheduled for **March 19,** this provided very little time for residents to review the proposal, prepare responses, or arrange to attend the meeting.

Additionally, the meeting falls during Surrey Schools Spring Break, when many local families are away on vacation and therefore unable to participate in the discussion, including our own family.

Request to Council

Given the concerns outlined above, I respectfully request that Council:

- **Require a comprehensive traffic impact assessment** before considering approval of this application.
- **Carefully evaluate whether this location is appropriate and safe** for a childcare facility, given the existing traffic patterns and surrounding safety concerns.
- **Ensure that adequate public notice and consultation is provided** to residents if the proposal proceeds further in the review process.

I understand that significant effort and planning have likely gone into identifying this location for a childcare facility. While I strongly oppose this site for the reasons outlined above, I sincerely wish Holly Halford success in finding a more suitable location for her childcare initiative.

I respectfully request that this correspondence be included in the public record for Development Application No. 26-001.

Thank you for your consideration of these concerns.

Sincerely,

[redacted]

From: [redacted]
To: Planning
Subject: Childcare Spaces
Date: Monday, March 16, 2026 5:39:22 PM

You don't often get email from [redacted] 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 Planning Department,

I am writing to express my support for the proposed **Blossoms & Roots Childcare Centre at 991 Stayte Road** and the Temporary Use Permit currently under consideration.

Access to quality childcare is extremely important for families in White Rock. Expanding childcare spaces helps support working parents, strengthens our community, and provides children with safe and nurturing early learning environments.

Blossoms & Roots has a strong reputation for providing thoughtful, high-quality childcare, and I believe this small, neighbourhood-scale centre would be a positive addition to the community.

The proposed centre will provide **childcare spaces**, including **12 infant/toddler spaces and 13 preschool spaces**, helping address the growing need for childcare in White Rock.

For these reasons, I respectfully encourage the City to support this application.

Thank you for your time and consideration.

Sincerely,
[redacted]
White Rock / South Surrey Resident

From: [redacted]
To: Planning; hello@blossomsandroots.ca
Subject: Daycare concerns
Date: Saturday, March 21, 2026 4:06:50 PM

You don't often get email from [redacted] 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.

Hello Holly, Alannah and city planners,

My name is [redacted] and I reside adjacent to 991 State road, behind the building. I couldn't attend the meeting but wanted to express concern for this proposed daycare.
While I am not opposed to a daycare at all, I wanted to ask if there has been an assessment done about safety in this neighborhood.
There is a known drug dealer living right across the street and multiple customers come daily, and have been seen using their drug of choice in the parking lot of 991 State. There is a couple asleep by the entrance as I write this, with paraphernalia around them in the form of crack pipes and needles. I drove by on the way to errands while they were using and on the way home both were passed out,
We have had several 911 calls, with police attending but also ambulances to that house on Pacific where overdoses have occurred. There has been some violence as well with a trial coming for a witnessed assault from that home. Police know it well.
The other concern is the corner of State and Pacific is dangerous as well and we have heard and seen many crashes on that corner.

While I'm sure you have heard these concerns from others in our neighborhood I wanted to share my concern.

If there are further questions i am happy to discuss them at [redacted]

Thanks,
[redacted]

March 18, 2026

City of White Rock

Planning Department

Dear Planning Department,

I'm writing to express my support for the proposed Blossoms & Roots Childcare Centre at 991 Stayte Road, as well as the Temporary Use Permit currently being considered.

Access to quality childcare is really important for families in White Rock. Increasing the number of childcare spaces helps working parents, strengthens the community, and ensures children have safe, supportive places to learn and grow.

Blossoms & Roots is known for providing thoughtful, high-quality care, and I believe this smaller, neighbourhood-scale centre would be a great addition to the area.

The proposed 12 infant/toddler spaces and 13 preschool spaces will help meet the growing demand for childcare in White Rock, which continues to be an ongoing need.

For these reasons, I encourage the City to support this application.

Thank you for your time and consideration.

Sincerely,

[redacted]

[redacted]

Outlook

Fw: Letter of support

From Holly Unwin Halford <holly@blossomsandroots.ca>
Date Tue 4/7/2026 9:38 PM
To Planning <planning@whiterockcity.ca>; Julian Loutsik <jloutsik@whiterockcity.ca>
Cc Alannah - Blossoms & Roots Admin <hello@blossomsandroots.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.

Warm regards,

Holly Halford
Owner of Blossoms & Roots and Baby Acorns Childcare
www.blossomsandroots.ca

"Growing with love and care"

From: [redacted]
Sent: Tuesday, April 7, 2026 9:15:22 PM
To: Holly Unwin Halford <holly@blossomsandroots.ca>
Subject: Letter of support

To Whom It May Concern,

I am writing to support the daycare proposed for 991 Stayte Road.

I live in the neighbourhood and truly believe this is an ideal location for a daycare.

As a single mom of two children, I know how difficult it is to find childcare in White Rock. It was a real struggle for me, and I know many other families are facing the same challenge.

We need more daycare spaces in White Rock, and this would be a wonderful addition to the neighbourhood.

I fully support this project and hope it moves forward.

Sincerely,
[redacted]

[redacted]

V4B- 4T1

Sent from my iPhone

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Wayne Berg, Director, Planning and Development Services**

SUBJECT: **Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, Regarding the Legislated Official Community Plan Update**

RECOMMENDATIONS

THAT Council:

1. Receive the April 27, 2026, corporate report from the Director of Planning and Development Services, titled "Response to Letter from Acting Assistant Deputy Minister, Ministry of Housing and Municipal Affairs, Regarding the Legislated Official Community Plan Update" and,
2. Provide direction to staff on how to proceed given the options listed in this corporate report.

EXECUTIVE SUMMARY

The purpose of this report is to seek Council direction in response to the letter dated April 20, 2026, from the Acting Assistant Deputy Minister, Housing and Land Use Policy Division, Ministry of Housing and Municipal Affairs, regarding the City of White Rock's decision not to proceed with third reading of the Official Community Plan (OCP) amendments and the associated legislative compliance requirements.

Appendix A includes a copy of the letter received from the Ministry of Housing and Municipal Affairs.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2024-269 July 29, 2024	THAT Council permit staff to prepare a scoping report for the North Bluff Corridor Study in concurrence with the OCP update Request for Proposal. **CARRIED**
2024-444 December 9, 2024	THAT Council receive for information the corporate report, titled 'North Bluff Road Corridor Study & OCP Review (Provincial Updates)

Motion # & Meeting Date	Motion Details
	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 directs staff to get quotes for the project scope noted within 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; and award the work in order to proceed. **CARRIED**
2025-034 January 27, 2025	THAT Council: 1. Receive the January 27, 2025, Corporate Report from the Director of Planning and Development Services, titled "Request for Approval - Affordable Housing Strategy (2024 – 2034)." 2. Approve the Affordable Housing Strategy, attached as Appendix A to this January 27, 2025 corporate report. 3. Direct the Housing Advisory Committee to work on the high priority/short-term initiatives in their 2025-2026 term as listed in Table 2.0 in this January 27, 2025 corporate report. **CARRIED**
2025-133 April 28, 2025	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". **CARRIED**
2025-206 June 23, 2025	THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled "OCP Update 2025 Progress Report Number 1, What We Heard Report #1", including the On-Table updated information provided within Appendix A. **CARRIED**
2025-207 June 23, 2025	THAT Council receive for information the corporate report dated June 23, 2025, from the Director of Planning and Development Services, titled "What We Heard Report (Engagement Round #2) – North Bluff Road Corridor Study." **CARRIED**

Motion # & Meeting Date	Motion Details
2025-237 July 21, 2025	THAT Council: 1. Receive for information the corporate report dated July 21, 2025, from the Director of Planning and Development Services, titled "North Bluff Road Corridor Plan;" 2. Endorse in principle the North Bluff Road Corridor Plan, attached as Appendix A, and as generally described in this corporate report; and, 3. Authorize staff to prepare the materials needed to amend the City's Official Community Plan (OCP) to include the proposed North Bluff Road Corridor Plan land use designations and development policies, in review and consultation with other city departments, and in conjunction with the bylaw amendments resulting from the OCP Update 2025 project. **CARRIED**
2025-257 September 15, 2025	THAT Council receive for information the corporate report dated September 15, 2025, from the Director of Planning and Development Services, titled "What We Heard Report #2 (Phase II Engagement) – OCP Update 2025." **CARRIED**
2025-HAC-019 October 1, 2025	THAT the Housing Advisory Committee receives the OCP 2025 Update materials presented by staff, as included in the meeting agenda package, for information. **CARRIED**
2025-294 October 6, 2025	THAT Council receive for information this corporate report dated October 6, 2025, from the Director of Planning and Development Services titled "What We Heard Report #3 - OCP Update 2025;" and, 1. Direct staff to prepare the required By law to amend "Official Community Plan Bylaw, 2017, No. 2220" as detailed in this corporate report. **CARRIED**
2025-321 October 20, 2025	THAT Council: 1. Defer consideration of first and second readings of the Official Community Plan (OCP) Amendment No. 3 (Bylaw No. 2511) to the November 3, 2025, Council meeting; and, 2. Direct staff to: • Prepare a plain-language public summary (1–2 pages) that clearly outlines the proposed OCP amendments, including key changes, height limits, density, land-use designations, and anticipated community impacts, for release prior to any Public Hearing.

Motion # & Meeting Date	Motion Details
	• Report back to Council by November 3, 2025, with a revised report incorporating the above summary for consideration. • Schedule a Community Information Meeting and launch a Talk White Rock online survey, using the plain-language summary, so that residents can review and ask questions prior to the Public Hearing targeted for December 1, 2025. **CARRIED**
2025-337 November 3, 2025	THAT Council direct staff to remove 8.2.2 of the policy within the amending Bylaw 2511. **CARRIED**
2025-338 November 3, 2025	THAT Council: 1. Receive the November 3, 2025, corporate report from the Director of Planning and Development Services titled "Follow Up on Council Direction from the October 20, 2025, Meeting - Draft OCP Amending Bylaw No. 2511 (OCP Update 2025"; 2. Has, pursuant to Section 475(2) of the Local Government Act and Council Policy 512 - Official Community Plan consultation, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with: a. The board of the regional district in which the area covered 4 by the plan is located, in the case of the municipal official community plan; b. The board of any regional district that is adjacent to the area covered by the plan; c. The council of any municipality that is adjacent to the area covered by the plan; d. First Nations; e. Boards of education, greater boards and improvement district boards, and the provincial and federal governments and their agencies; and in that regard, it considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw; 3. Has, pursuant to Section 477(3) of the Local Government Act, considered "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511" in conjunction with the City's financial plan and Waste Management Plans, as outlined in the corporate report from the Director of Planning and Development Services titled "City of White Rock Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511 (Provincial Legislation alignment and North Bluff Corridor Plan related updates": Consideration for first and second readings - OCP Update 2025" presented at the October 20, 2025 Council meeting,

Motion # & Meeting Date	Motion Details
	and in that regard, considers that no further consideration for the Financial Plan and Waste Management Plans is required at this time. **DEFEATED**
2025-339 November 3, 2025	THAT Council direct staff to schedule an Open House, so the public may review the completed Official Community Plan prior to the required public hearing. **CARRIED**
2026-035 January 12, 2026	THAT Council give first and second reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511." **CARRIED**
2026-036 January 12, 2026	THAT Council direct staff to submit to the Metro Vancouver Regional District Board for consideration of acceptance, the Regional Context Statement that forms part of the Bylaw, as is required under section 448 of the Local Government Act. **CARRIED**
2026-037 January 12, 2026	THAT Council, upon due consideration of Section 475 of the Local Government Act, direct staff to forward referrals of the Bylaw in accordance with Council Policy 512, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of this LGA Section. **CARRIED**
2026-038 January 12, 2026	THAT Council, subject to granting second reading to the Bylaw, authorize staff to schedule a Public Hearing, and to provide notice of the Public Hearing pursuant to Section 466 of the Local Government Act. **CARRIED**
2026-162 March 9, 2026	That Council give third reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 3, 2025, No. 2511" to the March 9, 2026 Regular Council meeting. **DEFEATED**
2026-163 March 9, 2026	THAT Council direct the Official Community Plan Amendment bylaw be revisited at the next Council meeting, whereby information / an outline of proposed revisions will be provided in hard copy so it can be further discussed. **CARRIED**

Motion # & Meeting Date	Motion Details
2026-226 April 13, 2026	THAT Council direct staff to o bring forward a corporate report reflecting proposed amendments to the Official Community Plan as outlined at the meeting using a map where the proposed amendments were drawn: • 20 stories shown in pink - Russell Avenue to North Bluff Road & from George Street to Foster Street • 15 stories shown in blue - properties fronting onto North Bluff Road: East of George Street to West of Finlay Street, Russell Avenue to North Bluff Road • 15 stories shown in blue - West of Foster Street and East of Martin Street • 12 stories shown in green - properties fronting onto North Bluff Road: East of Oxford and West of Martin Street • 12 stories shown in green - South of Russell Avenue and East of Foster Street and West of George Street • 4 - 6 stories shown in orange - two (2) properties fronting onto North Bluff Road: West of Oxford Street • 4 - 6 stories shown in orange - three (3) properties fronting onto North Bluff Road East of Finlay and West of Stayte Road; and The height and FAR for the properties noted above would be kept at the current restrictions. **CARRIED**

BACKGROUND

On April 20, 2026, the City received correspondence from the Ministry of Housing and Municipal Affairs addressed to the City's Chief Administrative Officer, requesting a response within two weeks outlining the City's next steps and timeline for achieving compliance with provincial housing legislation.

The letter references Council's decision of March 9, 2026, not to pass third reading of the updated OCP (OCP Bylaw No. 2511), and instead to direct staff to undertake further revisions. The Ministry notes that the updated OCP was intended to address the legislative requirement to demonstrate sufficient planned capacity to meet White Rock's 20-year housing need, identified as approximately 8,800 new housing units, and to incorporate housing-supportive policies consistent with recent legislative amendments.

The Ministry further notes that the legislative compliance deadline was December 31, 2025, that the province provided $246,896 in capacity funding, and that White Rock is subject to a Housing Target Order. The letter indicates that failure to comply in a timely manner may result in the appointment of an advisor or the issuance of a directive requiring enactment or amendment of bylaws or decisions on permits.

On July 21, 2025, Council endorsed and approved the North Bluff Road Corridor Plan and directed staff to prepare materials needed to amend the City's OCP to include the proposed North Bluff Road Corridor Plan land use designations and development policies, in conjunction with the bylaw amendments resulting from the OCP Update 2025 project. The Corridor study was one of Council's Strategic Priorities under "Housing and Land Use." The Corridor land use concept Plan was developed by building on feedback gathered during the two phases of public engagement for the Corridor Study, along with input from City staff, and in alignment with the Bill 44 provincial legislation, regional planning policies, municipal strategic goals, development market trends, and technical planning analysis. One of the key goals of the Corridor Study was to create more housing options for all residents and comply with the Interim Housing Needs Report (IHNR) and Housing Target Order.

At this time, Council is required to determine how it wishes to proceed in response to the Ministry's letter, including whether to advance the previously considered OCP amendments, pursue further revisions, or take no action at this time.

ANALYSIS

In review of the ministry's letter, staff have identified the following options for Council direction:

- **Option 1: Proceed with previous OCP Amendments for Third and Final Readings**
  Under this option, Council would direct staff to bring forward the previously considered OCP amendments, i.e. OCP Amendment Bylaw No. 2511, for third reading and final adoption, without incorporating the additional changes discussed at the April 13, 2026, Council meeting.

  Considerations:

  - This option would represent the most direct path to legislative compliance.
  - It would respond clearly and promptly to the Ministry's request for next steps and timeline.
  - It would reduce the risk of provincial intervention measures referenced in the Ministry's correspondence.
  - This option would not reflect Council's recent direction to explore further changes to height, density, or form-related policies.

- **Option 2: Take No Action and Do Not Respond to the Letter**
  Under this option, Council would direct staff to take no action in response to the Ministry's correspondence and not provide a formal response.

  Considerations:

  - This option would not address the Ministry's stated expectation for a response within two weeks.
  - It may increase the risk of provincial escalation, including potential appointment of an advisor or issuance of directives under the Housing Target Order.
  - There is a high likelihood this option would be interpreted as non-compliance or a lack of progress toward legislative requirements.

- **Option 3: Engage Urban Systems and Report Back to Council**
  Under this option, Council would direct staff to retain or re-engage Urban Systems Ltd., consultant for North Bluff Road Corridor Study, to evaluate the changes identified during the April 13, 2026, Council meeting, and to report back with:
  - A proposed timeframe to incorporate Council's requested changes into the OCP;
  - An analysis confirming whether the revised OCP would continue to demonstrate sufficient planned capacity to meet the 20-year housing need of approximately 8,800 new units; and
  - Support in the graphic updates required for the revisions to the draft OCP document.

  Considerations:
  - This option aligns with Council's recent discussion and interest in further refining the OCP.
  - It provides additional technical validation regarding compliance with provincial housing targets.
  - It would require additional time and consultant resources, potentially further delaying adoption of the OCP.
  - A response to the Ministry would still be required, outlining this approach and providing an anticipated timeline.

Staff are seeking Council's direction on which option to proceed.

FINANCIAL IMPLICATIONS

Option 3 would have financial implications associated with consultant support. Options 1 and 2 have no immediate additional cost.

LEGAL IMPLICATIONS

Failure to achieve timely legislative compliance may expose the City to provincial interventions under applicable housing legislation, including directives related to bylaws or development approvals, as outlined in the Ministry's correspondence.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Should Council direct staff to proceed with updates arising from Option 3, further direction would be required regarding whether public consultation, beyond a public hearing, is to be undertaken. The OCP amendments identified at the April 13, 2026, meeting include areas that were not previously considered through the North Bluff Road Corridor Plan or the OCP update process. Public consultation would support transparency, inform the community of the proposed changes to these areas, and consider input related to the areas affected. An additional public consultation for those areas not previously considered would be appropriate prior to advancing any amendments to the OCP; however, it is noted that this will affect the overall timeline for adoption.

ALIGNMENT WITH STRATEGIC PRIORITIES

The OCP Update 2025 project is in alignment with the 2023-2026 Council Strategic Priorities "Housing and Land Use." This priority has two objectives, which are:

1. Enable appropriate market housing builds to address inventory shortages and build tax revenue.
2. Increase in below-market rental housing inventory.

OPTIONS

The following options are available for Council's consideration:

1. Direct staff to bring forward the previously considered OCP amendments for third reading and adoption; **OR**
2. Direct staff to take no action in response to the Ministry's letter; **OR**
3. Direct staff to engage a Consultant to assist staff and assess the changes identified at the April 13, 2026, Council meeting and report back with a proposed timeline and analysis confirming compliance with the City's 20-year housing unit targets.

CONCLUSION

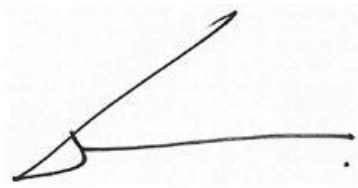
The purpose of this report is to seek Council direction, from the options outlined in this report, in response to the letter dated April 20, 2026, from the Acting Assistant Deputy Minister, Housing and Land Use Policy Division, Ministry of Housing and Municipal Affairs, regarding the City of White Rock's decision not to proceed with third reading of the updated Official Community Plan (OCP) and the associated legislative compliance requirements.

Respectfully submitted,

Wayne Berg
Director, Planning and Development Services

Comments from the Chief Administrative Officer

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



Guillermo Ferrero
Chief Administrative Officer

Appendix A: April 20, 2026, Letter from the Acting Assistant Deputy Minister of Housing to CAO regarding decision on the OCP amendments.

BRITISH COLUMBIA
Ministry of Housing and Municipal Affairs

April 20, 2026 Reference: 191332

Guillermo Ferrero
Chief Administrative Officer
City of White Rock
Email: gferrero@whiterockcity.ca

Dear Guillermo Ferrero:

I am writing regarding the decision by the City of White Rock Council on March 9, 2026, to not pass third Reading of the City's updated Official Community Plan (OCP) and to direct staff to undertake further revisions.

It is the Ministry's understanding that the proposed OCP update was intended to satisfy the legislative requirements to ensure sufficient planned capacity for the 20-year housing need identified in White Rock's most recent Housing Needs Report (HNR) and to incorporate the required housing-supportive policies. We recognize the significant effort and community engagement that went into developing this updated OCP and are concerned that the requested revisions will further delay adoption.

As a reminder, the deadline for legislative compliance was December 31, 2025. All but a handful of municipalities across the province have so far confirmed compliance or are on track to do so in the immediate future, ensuring that OCPs and zoning bylaws reflect local housing needs and support new housing supply and diversity. The Province provided White Rock with $246,896 in capacity funding to implement the legislative changes brought in Fall 2023 and spring 2024, including these proactive planning requirements.

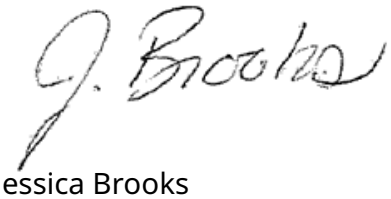
Please respond within two weeks of receipt of this letter with White Rock's next steps and timeline for achieving compliance with the legislative requirements. The Ministry expects all municipalities to comply with the legislative requirements, and should White Rock fail to do so in a timely manner, the Ministry will consider appropriate next steps.

As the City of White Rock is subject to a Housing Target Order (Ministerial Order: M201), if a housing target is not met and satisfactory progress toward meeting this target has not been made, the Minister may appoint an advisor to review White Rock's progress and may also issue a directive to require White Rock to enact or amend a bylaw or accept or reject a permit to help meet the target.

Ministry of Housing and Municipal Affairs
Assistant Deputy Minister's Office
Housing and Land Use Policy
Mailing Address:
PO Box 9236 Stn Prov Govt
Victoria BC V8W 9J1
Phone: 250-356-2115
www.gov.bc.ca/housing

Thank you for your attention to this matter.

Yours truly,



Jessica Brooks
A/Assistant Deputy Minister
Housing and Land Use Policy Division
Ministry of Housing and Municipal Affairs

CC: Eric Nicholls, acting Executive Director, Ministry of Housing and Municipal Affairs
Matthew Zentner, acting Manager, Ministry of Housing and Municipal Affairs

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Candice Gartry, CPA, CGA, Director, Financial Services**
Jim Gordon, P.Eng., Director, Engineering & Municipal Operations

SUBJECT: **2025 Capital Project Budget Carryovers into 2026**

RECOMMENDATION

THAT Council:

1. Receive the corporate report dated April 27, 2026, from the Director of Financial Services and the Director of Engineering & Municipal Operations, titled "2025 Capital Project Budget Carryovers into 2026," and
2. Direct staff to include the 2025 capital project budget carryover amounts in the 2026-2030 Financial Plan.

EXECUTIVE SUMMARY

This report provides Council with an overview of capital project budgets approved in 2025 that were not started or completed by December 31, 2025. In accordance with legislative requirements, the unspent portions of these budgets must be formally carried forward and incorporated into the 2026-2030 Financial Plan to ensure continued funding availability for these previously approved projects.

The capital project budget carryovers contained in this report reflect funding that has already been authorized by Council and do not represent new expenditures. There is no impact on the 2026 average property tax increase or utility user fee rates. A detailed listing of the capital projects being carried forward is provided in Appendix A.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2025-231 July 7, 2025	THAT Council gives final reading to "White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534, Amendment No. 1, 2025, No. 2539". CARRIED
2025-105 March 31, 2025	THAT Council give final reading to "White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534". CARRIED

INTRODUCTION/BACKGROUND

Under the *Community Charter*, municipalities are required to adopt a five-year financial plan annually by bylaw and may not incur expenditures outside of the approved plan. Capital projects approved in one financial year that are not started or completed by year-end must have their remaining budgets carried forward and included in a subsequent financial plan to maintain expenditure authority.

Capital projects are frequently multi-year in nature and may be subject to delays resulting from operational capacity, procurement timing, regulatory approvals, or external dependencies. In 2025, several capital projects progressed more slowly than anticipated due primarily to staff capacity constraints, competing priorities, procurement timelines, and reliance on approvals from external agencies.

Additionally, some projects were included in the 2025–2029 Financial Plan to meet eligibility requirements for external grant funding, as some grant programs require projects to be fully budgeted prior to application. While these projects did not advance as originally planned, they remain necessary and aligned with the City's strategic objectives and asset management priorities.

The capital project budget carryovers identified in Appendix A were included in the 2025-2029 Financial Plan adopted by Council. The associated funding has already been approved and remains required to allow these projects to proceed in 2026. The carryover amounts will be incorporated into Amendment No. 1 to the 2026-2030 Financial Plan.

As these amounts represent previously approved funding, the proposed carryovers do not impact the 2026 average property tax increase or utility user fee rates adopted by Council.

Summary of 2025 Capital Project Budget Carryovers
The total value of capital project budgets being carried forward from 2025 into 2026 is $29.8M (2024 to 2025: $54.2M), summarized by fund in Table 1.

Table 1

Capital Budget Carryovers - All Funds	2026 (from 2025)	2025 (from 2024)
General Fund	$ 15,483,000	$ 34,595,000
Sanitary Sewer Utility Fund	2,405,000	2,009,000
Drainage Utility Fund	9,359,000	12,094,000
Water Utility Fund	2,601,000	5,543,000
Total	**$ 29,848,000**	**$ 54,241,000**

The General Fund accounts for the largest portion of the carryover amount. Additional detail by project within the General Fund is provided in Table 2.

Table 2

General Fund: Capital Budget Carryovers	2026 (from 2025)	2025 (from 2024)
Roads	$ 6,773,000	$ 9,071,000
Facilities	2,247,000	3,463,000
Parks	2,524,000	18,381,000
Information Technology	1,976,000	2,014,000
Parking	1,963,000	1,666,000
Total	**$ 15,483,000**	**$ 34,595,000**

Further details on individual capital projects being carried forward within each fund are included in Appendix A.

FINANCIAL IMPLICATIONS

The capital project budgets included to be carried forward into 2026 relate to projects that remain in progress or had not yet commenced as of December 31, 2025. These carryovers reflect previously approved funding and do not constitute new or incremental expenditures.

Accordingly, there is no impact on the 2026 average property tax increase or the utility user fee rates previously approved by Council.

LEGAL IMPLICATIONS

No specific legal implications to note. Council approval is required to authorize expenditures.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Financial Services worked in collaboration with the Engineering & Municipal Operations Department to confirm the list of capital projects and associated budget amounts for carryover, as detailed in Appendix A.

ALIGNMENT WITH STRATEGIC PRIORITIES

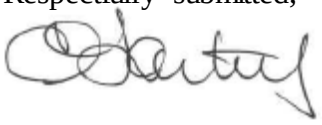
The capital projects listed for carryover support the 2023–2026 Council Strategic Priorities and are reflected in both the 2025–2029 and 2026–2030 Financial Plans, including ongoing capital asset improvement initiatives.

CONCLUSION

The capital project budget carryovers outlined in Appendix A represent essential projects that remain necessary to support the City's long-term infrastructure sustainability, operational effectiveness, and strategic priorities.

Staff recommend that Council receive this report and approve the inclusion of the 2025 capital project budget carryover amounts in the 2026–2030 Financial Plan.

Respectfully submitted,

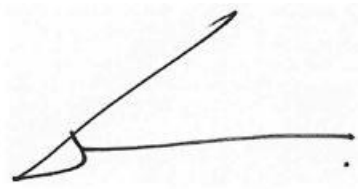


Candice Gartry, CPA, CGA
Director, Financial Services

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

Comments from the Chief Administrative Officer

This corporate report is provided for Council's information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: 2025 Capital Projects Carryovers to 2026

APPENDIX A

City of White Rock
2025 Capital Project Budgets Carryovers (into 2026)

General Fund Capital Budget Carryovers		
Roads		
Bollard Installations	$	33,000
Bus Stop Accessibility		45,000
Climate Action Projects		125,000
Columbia and Finlay Intersection Improvements		71,000
Curb and Sidewalk Rehabilitation Program		262,000
DCC Bylaw Review		15,000
Development Coordinated Works		400,000
Fiber Optic Cable Ducting		49,000
Five Corners Improvement Project		685,000
Marine Drive Stormwater Improvements		858,000
Miscellaneous Road/Pedestrian Improvements		60,000
North Bluff and Oxford Intersection Improvements		373,000
Pavement Overlays		262,000
Paver Upgrades: Marine Drive		200,000
Roadworks: Buena Vista - Johnston to Best		1,291,000
Roadworks: Finlay - Buena Vista to Balsam		585,000
Roadworks: Oxford - Thrift to Buena Vista		900,000
Street Light LED Upgrades		161,000
Survey Monument Replacement program		50,000
Traffic Calming - Marine West of Finlay		47,000
Traffic Calming Implementation		300,000
Traffic Calming: Marine - Stayte and Finlay		1,000
Total - Roads	**$**	**6,773,000**
Facilities		
Arena: Auto Scrubber Replacement	$	25,000
Arena: Ammonia Diffusion Water Tanks		50,000
Arena: Ammonia Exhaust Fan Replacement		134,000
Arena: Dressing Room Flooring Replacement		80,000
Arena: Hall Tables and Equipment Replacement		25,000
CAL: Heating and Safety System Upgrades		250,000
WRCC: Chair Replacements		11,000
WRCC: Kitchen Equipment Replacement		2,000
Emergency Operations Centre Transition to WRCC		50,000
KSAC: Exterior Siding Replacement		317,000
KSAC: Wheelchair Ramp		5,000
KSAC: Table and Chair Replacements - Auditorium, Classroom and Computer Lab		12,000
KSAC: Kitchen Ramp Replacement		30,000
Library: Interior Painting		15,000
Library: Washroom Upgrade		25,000

Annex: Upgrades		20,000
Operations Building: HRV Replacement		250,000
Operations Building: Kitchen Renovation		40,000
Operations Building: Wood Deck Replacement		15,000
Facility Lighting Replacements		23,000
Facility Access Systems		191,000
Facility Earthquake Gas Valves		30,000
Facility Accessibility Improvements		250,000
Miscellaneous Facility Upgrades		100,000
Fall Protection Equipment		100,000
Police: Carpet Replacement		100,000
Fire: Overhead Door Operator Replacement		32,000
Fire: Ford F550 4X4 CAFS Unit #236 Replacement		65,000
Total - Facilities	**$**	**2,247,000**
Parks		
Antique Fire Truck Display	$	450,000
Arts and Culture Needs Assessment		22,000
Centennial Park Bikeway		99,000
Community Public Art Projects		175,000
Electric Vehicle Charging Stations		50,000
Finlay Street - Beach Access Ramp		578,000
Generations Playground Splash Pad		71,000
Heritage Interpretive Signage		78,000
Parks Master Plan Update		110,000
Pier Safety Repairs		11,000
P'Quals Interpretive Installation		163,000
P'Quals Surface Upgrade		260,000
Parks: Ford F150 Pickup Unit #165 Replacement		65,000
Parks: Ford F450 Minidump Unit #166 Replacement		110,000
Parks: Toro Mower #168 Replacement		92,000
Ruth Johnston Park - Stair Replacement		114,000
Tree Light Replacements		76,000
Total - Parks	**$**	**2,524,000**
Information Technology		
Bylaw Enforcement Mobile System	$	25,000
CCTV Server Replacement (Parkade)		20,000
Document Management System Implementation		59,000
E-Comm Data Management Projects		59,000
GIS Intranet Upgrade		24,000
Infrastructure Replacement/Upgrades		76,000
Intranet Enhancements		26,000
New Financial System		1,630,000
Plumbing Permits eApply		30,000
Tempest Ad-hoc Modifications		27,000
Total - Information Technology	**$**	**1,976,000**
Parking		
Dispenser Credit Card Reader Replacements	$	150,000

Marine Parking Lot Rehabilitation: Oxford to Museum		1,089,000
Parking Enforcement Technology		95,000
Parking Lot Paving Overlays		389,000
Town Centre Parking Stalls		240,000
Total - Parking	**$**	**1,963,000**
Total - General Fund	**$**	**15,483,000**

Utility Funds Capital Budget Carryovers		
Sanitary Sewer Utility		
Ageing Infrastructure Analysis	$	43,000
DCC Bylaw Review		7,000
Development Coordinated Works		60,000
Generations Playground Splash Pad		13,000
Marine Drive Stormwater Improvements		475,000
Roadworks: Buena Vista - Johnston to Best		627,000
Roadworks: Finlay - Buena Vista to Balsam		102,000
Sanitary CCTV Inspections		128,000
Sanitary Master Plan Update		150,000
Sanitary Rehabilitation		550,000
Sanitary Upgrade Marine: Oxford to Anderson		250,000
Total - Sanitary Sewer Utility	**$**	**2,405,000**
Drainage Utility		
Ageing Infrastructure Analysis	$	44,000
Coldicutt Storm Main: Chestnut to Lancaster		135,000
DCC Bylaw Review		7,000
Development Coordinated Works		96,000
Drainage Master Plan Update		72,000
Drainage Rehabilitation		650,000
Drainage Upgrade: Marine - Johnston to Martin		116,000
Generations Playground Splash Pad		17,000
Marine Parking Lot: Oxford to Museum		1,498,000
Marine Drive Stormwater Improvements		5,882,000
Oxford Pump Station		300,000
Roadworks: Finlay - Buena Vista to Balsam		97,000
Roadworks: Buena Vista - Johnston to Best		422,000
Drainage Master Plan Update		23,000
Total - Drainage Utility	**$**	**9,359,000**
Water Utility		
Ageing Infrastructure Analysis	$	44,000
DCC Bylaw Review		7,000
Generator Replacement Program (Oxford Well #2)		130,000
New Oxford Well #5 (Well #3 Replacement)		109,000
Roper Reservoir Building Exterior Improvements		72,000
Supply and Aquifer Capacity Study		294,000
Water Main Upgrade: Goggs - Oxford to Water Treatment Plant		300,000
Water Main Upgrade: Oxford/MacDonald		50,000

Water Main Upgrade: Pacific to Balsam		599,000
Water Main Upgrade: Surrey Emergency Connection		228,000
Water Main Upgrade: Vine to Water Treatment Plant		525,000
Well Upgrades		243,000
Total - Water Utility	**$**	**2,601,000**
Grand Total - All Funds	**$**	**29,848,000**

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Candice Gartry, CPA, CGA, Director, Financial Services**
Darcy Dupont, Senior Project Manager, Community Hub

SUBJECT: **Estimated 2025 General Fund Operating Surplus and Allocation**

RECOMMENDATION

THAT Council:

1. Receive the April 27, 2026, corporate report from the Director of Financial Services and the Senior Project Manager of the Community Hub, titled "Estimated 2025 General Fund Operating Surplus and Allocation;" and
2. Direct staff to distribute the balance of the estimated Uncommitted General Fund Surplus to the Community Hub Reserve Fund.

EXECUTIVE SUMMARY

Section 167 of the *Community Charter* requires municipalities to submit audited financial statements for the preceding year to the Province before May 15.

To support completion of the 2025 audited financial statements, staff are seeking Council direction regarding the allocation of the estimated Uncommitted General Fund Operating Surplus.

This report outlines the estimated 2025 General Fund surplus position, provides an overview of related financial considerations, and presents staff's recommendation for the allocation of the remaining uncommitted surplus.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2025-231 July 7, 2025	THAT Council gives final reading to "White Rock Financial Plan (2025-2029) Bylaw, 2025, No. 2534, Amendment No. 1, No. 2539. CARRIED

INTRODUCTION/BACKGROUND

In accordance with Section 167 of the *Community Charter*, municipalities are required to submit audited financial statements for the prior fiscal year before May 15. For the year ended December 31, 2025, the City must therefore complete and submit its audited financial statements before May 15, 2026.

As part of the year-end financial reporting process, Council direction is required regarding the allocation of the estimated Uncommitted General Fund Operating Surplus. Providing this direction in advance of audit completion ensures timely finalization of the financial statements and compliance with statutory reporting requirements.

Financial Statement Audit Status

The external audit of the City's 2025 financial statements is currently underway and is anticipated to conclude by the end of April. At this time, no material changes to the estimated surplus position are expected. The finalized audited financial statements, together with the auditor's opinion, will be presented to Council prior to the statutory submission deadline.

Consolidated Surplus Overview

While the year-end audit remains in progress, the consolidated surplus - representing total revenues less expenditures across all City funds - is estimated at $14.9M for 2025, prior to budgeted transfers to reserves and capital expenditures. This compares to a consolidated surplus of $17.9M in 2024.

Table 1 – 2025 Estimated Consolidated Surplus

	2025 Estimated Surplus (Deficit)	2024 Actual Surplus (Deficit)
General Fund	$8.2M	$12.0M
Water Utility Fund	3.2M	2.6M
Sanitary Sewer Utility Fund	1.0M	0.8M
Drainage Utility Fund	2.2M	2.3M
Solid Waste Utility Fund	0.3M	0.2M
Total	**$14.9M**	**$17.9M**

Budgeted Transfers to Reserves

As part of a city's long-term financial strategy, annual transfers to reserves are incorporated into the budget. These budgeted transfers to reserves are essential to support asset sustainability, financial resiliency, and infrastructure planning. These budgeted transfers contribute to:

1. Asset (infrastructure and capital) maintenance and replacement: Assets such as roads, buildings and equipment have a limited lifespan and require maintenance and eventual replacement.
2. Long-term financial planning: Budgeting for capital asset reserves enables municipalities to engage in long-term financial planning by regularly setting aside funds to anticipate future infrastructure needs.
3. Mitigation of financial risk: Creating and contributing to reserves for capital assets helps municipalities mitigate financial risk and reduce the reliance on debt financing for infrastructure projects.

4. Maintaining creditworthiness: Sound financial management, including budgeting for capital asset reserves, is important for maintaining a municipality's creditworthiness.

General Fund Surplus Information

The 2025 General Fund surplus prior to planned transfers to reserves and capital expenditures is estimated at $8.2M per the preceding Table 1. After accounting for net budgeted transfers to reserves and capital expenditures, the estimated Uncommitted General Fund Operating Surplus is $4.0M (2024: $6.5M). Table 2 below provides a high-level summary.

Table 2 – Summary of Uncommitted General Fund Surplus

	2025 Estimated Actual	2024 Actual
Investment income variance	($0.5M)	$2.2M
Wages and benefits variance	1.8M	1.9M
RCMP contract cost variance	1.0M	0.8M
Operating contingency variance	0.7M	0.7M
Penalties, interest, licences and other revenue variance	0.4M	0.3M
Recreation and Culture net programming variance	0.2M	-
Accounting standard implementation timing	-	0.3M
Other operating variances	0.4M	0.3M
Total	**$4.0M**	**$6.5M**

Next-Year Budget Items Funded From Prior-Year Surplus

One-time or non-recurring budget items are typically funded from prior-year surplus where available, rather than through ongoing property tax increases. For the 2026 budget year, no one-time items were identified for funding from the General Fund surplus.

In addition, operating budget carryforwards represent projects or initiatives that were approved but not completed within the fiscal year, often due to capacity or timing constraints. In 2025, operating carryforwards were negligible (less than $20K) and therefore do not materially impact the surplus allocation. Table 3 below summarizes next-year budget items funded from prior-year surplus.

Table 3 – Next-Year Budget Items Funded from Prior-Year Surplus

	2025 Estimated Actual	2024 Actual
Uncommitted Surplus	$4.0M	$6.5M
Funding for next year one-time budget items	-	(0.5M)
Carry forward of unspent operating budget items to next year	-	(0.1M)
Total	**$4.0M**	**$5.9M**

Staff Recommended Allocations/Distributions

The City is currently advancing several significant capital and community priorities supported through reserve funding, including the Community Hub, Pier Preservation/Reconstruction, and Affordable Housing initiatives.

In evaluating the appropriate allocation of the 2025 Uncommitted General Fund Surplus, staff considered both alignment with Council priorities and the relative readiness of each initiative to effectively utilize additional one-time funding.

The Community Hub project is actively progressing through Decision Gate 1 (Due Diligence) following Council's unanimous direction on February 9, 2026. Current work includes advancing technical studies, refining scope and cost estimates, and preparing materials required to support Council consideration at Decision Gate 2. Additional reserve funding at this stage directly supports ongoing work, maintains project momentum, and reduces reliance on short-term financing or future tax-supported contributions.

The Pier Preservation/Reconstruction initiative remains a key Council and community priority, with a federal funding application currently under consideration through the Build Communities Strong Fund (BCSF). The project has been advanced to support this application and is positioned to proceed should funding be secured.

The City currently maintains approximately $3.1M within the Pier Reserve, which is considered sufficient to support near-term requirements and next steps in alignment with potential funding outcomes. As such, while the initiative remains a priority, additional reserve contributions at this time are not required to maintain project readiness.

Affordable Housing also remains a key area of Council and community focus. The City currently holds approximately $10.8M in the Affordable Housing Reserve. Work is ongoing to refine the City's role in delivering housing outcomes, including consideration of a land-based partnership model. At this stage, the primary constraints relate to delivery model, site identification, and partnerships, rather than available funding. Additional reserve contributions at this time would not materially advance a specific project without these elements in place.

Based on this assessment, staff conclude that the Community Hub is the most advanced and decision-ready initiative for allocation of the 2025 Uncommitted General Fund Surplus. Staff therefore recommend that the remaining Uncommitted General Fund Surplus of approximately $4.0M be transferred to the Community Hub Reserve.

This approach:

- Aligns with Council's previously established direction;
- Supports continuity of work through Decision Gate 2;
- Ensures funding is aligned with an initiative that is actively advancing;
- Strengthens the City's position and maintains flexibility to incorporate funding opportunities and project refinements; and
- Reduces the potential need for future debt financing or tax-supported funding.

Funding Balances for Select Council Strategic Priority Projects

For Council's information, Table 4 that follows summarizes the estimated funding balances as at the end of 2025 for select Council strategic priority initiatives – specifically, Affordable Housing, the Community Hub, and the Pier Preservation/Reconstruction.

The increase in the Affordable Housing funding balance compared to the prior year is primarily attributable to a $1.0M budgeted transfer from the Community Amenity Contributions reserve in 2025. No further transfers into this reserve are currently planned.

Amounts allocated to these initiatives from the Province's Growing Communities Fund grant are presented on a separate line, as the terms of the grant require these funds to be maintained in their own statutory reserve.

Table 4 – Select Funding Balances

	2025 Estimated Year End Balance	2024 Year End Balance
Affordable Housing Reserve	$9.1M	$7.8M
Amount allocated & available in the Growing Communities Fund reserve	1.7M	1.7M
Total Available - Affordable Housing	$10.8M	$9.5M
Community Hub Reserve	$8.5M	$8.5M
Amount allocated & available in the Growing Communities Fund reserve	2.0M	2.0M
Total Available - Community Hub	$10.5M	$10.5M
Pier Preservation Reserve	$1.6M	$1.6M
Amount allocated & available in the Growing Communities Fund reserve	1.5M	1.5M
Total Available - Pier Preservation/Reconstruction	$3.1M	$3.1M

Amounts Set Aside in the General Operating Fund Accumulated Surplus Reserve – 2023 Year End

As part of the 2023 year-end process, a total of $990K from the 2023 Uncommitted General Fund Operating Surplus was retained in the General Operating Fund Accumulated Surplus Reserve for future use. Of this amount, $430K has been allocated to fund the temporary Manager of Budgets and Accounting position through 2028, and $277K has been allocated to fund the temporary Business Systems Analyst position through 2026. The remaining $283K remains unallocated and available for future Council direction.

FINANCIAL IMPLICATIONS

After accounting for planned reserve transfers and capital expenditures, the estimated 2025 Uncommitted General Fund Operating Surplus is $4.0M. Staff recommend allocating the full amount to the Community Hub Reserve.

Should Council choose not to allocate the surplus as recommended, available funding to support continued advancement of the Community Hub through the next phase may be constrained. This could impact the timing or scope of certain amenities currently under consideration, or require the City to explore alternative funding approaches, including debt financing, to maintain project momentum.

Any Council-approved allocations from the 2025 Uncommitted General Fund Operating Surplus will be reflected in the City's reserve fund balances and reported as part of the 2025 audited financial statements and the 2026–2030 Financial Plan.

LEGAL IMPLICATIONS

Section 167 of the *Community Charter* requires municipalities to submit audited financial statements for the preceding year by May 15. Council direction regarding the allocation of the 2025 Uncommitted General Fund Operating Surplus is required to finalize the City's 2025 financial statements in compliance with this requirement.

ALIGNMENT WITH STRATEGIC PRIORITIES

The recommendation outlined in this report supports Council's strategic priorities related to community development, infrastructure resiliency, and effective organizational governance. In particular, the proposed allocation of the 2025 Uncommitted General Fund Operating Surplus supports advancement of the Community Hub project, aligns with Council's objective to ensure long-term infrastructure sustainability, and reflects a long-term, fiscally responsible approach to funding significant community assets.

OPTIONS / RISKS / ALTERNATIVES

Council may choose to allocate some or all the 2025 Uncommitted General Fund Operating Surplus to alternative reserve funds, including the Pier Preservation/Reconstruction Reserve or the Affordable Housing Reserve.

CONCLUSION

The allocation of the 2025 Uncommitted General Fund Operating Surplus is required to support completion of the City's audited financial statements. Based on the current surplus position, project readiness, and alignment with Council direction, staff recommend transferring the remaining uncommitted surplus to the Community Hub Reserve. This approach directs one-time funding to an initiative that is actively advancing, supports continued progress through the next decision phase, and helps maintain flexibility while reducing potential reliance on future debt or tax-supported funding.

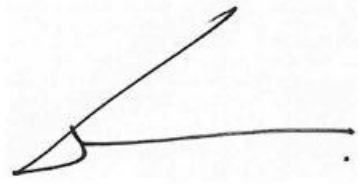
Respectfully submitted,

Candice Gartry, CPA, CGA
Director, Financial Services

Darcy Dupont
Senior Project Manager, Community Hub

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **April 27, 2026**

TO: **Mayor and Council**

FROM: **Candice Gartry, CPA, CGA, Director, Financial Services**

SUBJECT: **City of White Rock Annual Property Tax Rates Bylaw, 2026, No. 2581**

RECOMMENDATION

THAT Council receive the April 27, 2026, corporate report from the Director of Financial Services, titled "City of White Rock Annual Property Tax Rates Bylaw 2026, No. 2581" and give first, second, and third readings to the Annual Property Tax Rates Bylaw, 2026, No. 2581.

EXECUTIVE SUMMARY

This report presents the City of White Rock's Annual Property Tax Rates Bylaw, 2026, No. 2581 for Council's consideration. The bylaw establishes the municipal property tax rates for the 2026 taxation year, consistent with the 2026–2030 Financial Plan Bylaw adopted by Council. This bylaw reflects an average property tax increase of 5.04% over 2025 rates.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2026-233 April 20, 2026	THAT Council gives final reading to "White Rock Financial Plan (2026-2030) Bylaw, 2026, No. 2576. CARRIED

INTRODUCTION/BACKGROUND

The property tax rates set out in the Annual Property Tax Rates Bylaw, 2026, No. 2581 are based on the taxation revenue requirements approved through the 2026 operating budget and the 2026-2030 Financial Plan Bylaw adopted by Council. The resulting rates reflect an average property tax increase of 5.04% over the prior year.

Section 197 of the *Community Charter* requires municipalities to adopt property tax rates by bylaw each year following adoption of the financial plan and before May 15. Failure to meet this statutory deadline would place the City in non-compliance with the *Community Charter* and may affect the City's authority to levy and collect property taxes for the year.

Any adjustments to mill rates or to the distribution of taxation among property classes would require corresponding amendments to the Financial Plan Bylaw. Such amendments would delay

consideration of the Property Tax Rates Bylaw and could compromise the City's ability to meet legislated adoption timelines, creating potential risk to the collection of property taxes.

FINANCIAL IMPLICATIONS

Adoption of the City of White Rock's Annual Property Tax Rates Bylaw, 2026, No. 2581 will formally establish the municipal property tax rates for the 2026 taxation year, consistent with the approved Financial Plan Bylaw.

LEGAL IMPLICATIONS

Council approval is required to authorize municipal budgets, utility charges, and property taxation rates. In accordance with section 197 of the *Community Charter*, both the Financial Plan Bylaw and the Property Tax Rates Bylaw must be adopted prior to May 15 each year. Failure to adopt the bylaw by the statutory deadline would place the City in non-compliance with the *Community Charter* and could impact the City's ability to levy and collect property taxes for the year.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

In accordance with the *Community Charter*, municipalities must provide opportunities for public consultation prior to adopting the financial plan.

The City undertook several engagement activities in support of the 2026–2030 Financial Plan, including:

- A community budget survey, with results presented to Council on September 15, 2025;
- Posting of the Draft Financial Plan on the *Talk White Rock* platform from February 4, 2026 to February 22, 2026, with results presented to Council on March 9, 2026; and
- An additional public input opportunity at Council's regular meeting on March 9, 2026.

ALIGNMENT WITH STRATEGIC PRIORITIES

The 2023–2026 Council Strategic Priorities informed development of the 2026 operating budget and the 2026–2030 Financial Plan Bylaw to ensure alignment between Council priorities and resource allocation. The proposed property tax rates are derived directly from the approved Financial Plan Bylaw.

OPTIONS / RISKS / ALTERNATIVES

Council may choose not to give first, second, and third readings to the City of White Rock's Annual Property Tax Rates Bylaw, 2026, No. 2581. This option would delay adoption of 2026 property tax rates and could result in the City not being compliant with *Community Charter* and therefore impact the City's ability to levy and collect property taxes for the year.

CONCLUSION

It is recommended that Council give first, second, and third readings to the City of White Rock's

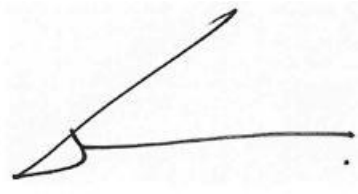
Annual Property Tax Rates Bylaw, 2026, No. 2581, to ensure compliance with legislative requirements and enable the City to levy property taxes for the 2026 taxation year.

Respectfully submitted,

Candice Gartry, CPA, CGA
Director, Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: City of White Rock Annual Rates Bylaw, 2026, No. 2581

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2581

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 2026

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 2026:

   2.1. For all lawful general purposes of the municipality, on the applicable assessed value of land and improvements taxable for that purpose, the 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, 2026. On July 3, 2026, 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, 2026. On August 18, 2026, 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 17, 2026.

4. An owner of residential classification property who is eligible for the provincial home owners grant shall have a period of time between July 2, 2026 and August 17, 2026 to apply for the grant, thus deferring the initial 5% penalty applied to the grant.

5. The municipal tax collection scheme set out in Section 3 and Section 4 above shall apply unless a property owner makes an election under Section 236 of the Community Charter for the general tax collection scheme under Section 234 of the *Community Charter* to apply. Elections can be made, on or before July 2, 2026, in writing to the Director of Financial Services or by email at finance@whiterockcity.ca.

6. This Bylaw may be cited as the "White Rock Annual Rates Bylaw, 2026, No.2581".

RECEIVED FIRST READING on the	th	day of	April, 2026
RECEIVED SECOND READING on the	th	day of	April, 2026
RECEIVED THIRD READING on the	th	day of	April, 2026
ADOPTED on the	th	day of	May, 2026

_____

MEGAN KNIGHT, MAYOR

_____

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	2.63757	0.09249	0.05719	N/A
02 Utilities	14.05208	0.49276	0.20017	N/A
05 Light Industry	4.09434	0.14357	0.19445	0.61966
06 Business/Other	3.88032	0.13607	0.14012	0.61966
08 Seasonal/Recreation	2.25744	0.07916	0.05719	N/A

Economic Development and Marine Drive Revitalization Advisory Committee

Minutes

April 2, 2026, 4:00 p.m.
Gallery Room, White Rock Community Centre Council Chambers
15154 Russell Ave, White Rock, BC, V4B 0A6

PRESENT:	Darren Alexander, Community Member Scott Harrold, Community Member Peggy Howard, Community Member Katie McAvoy, Community Member Jennie Silk, Community Member Emre Ozgur, Community Member (arrived at 4:24 p.m.) Wenshu Ding, Youth Representative Alex Nixon, White Rock BIA Representative Aman Parmar, SWRBOT Representative
COUNCIL:	Councillor Christopher Trevelyan, Chairperson (non-voting) Councillor Anthony Manning, Vice-Chairperson (non-voting)
ABSENT:	Karilin Hahn, Seniors' Representative
STAFF:	Wayne Berg, Director, Planning and Development Services Neethu Syam, Manager of Planning Janessa Auer, Committee Clerk

Unapproved

1. CALL TO ORDER

The Chairperson called the meeting to order at 4:02 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2026-EDMDR-001 It was MOVED and SECONDED

THAT the Economic Development and Marine Drive Revitalization Advisory Committee adopts the agenda for the April 2, 2026 meeting, as amended to include on-table item, "Business Parking Pass Discussion" under Item 9, *Other Business*.

Motion CARRIED

3. INTRODUCTIONS

The Chairperson facilitated roundtable introductions.

4. REVIEW OF COMMITTEE TERMS OF REFERENCE AND MANDATE

The Chairperson provided an overview of the Committee's Terms of Reference and mandate, emphasizing the need to prioritize realistic and achievable goals, taking into account staff capacity and workload, as well as the limited timeframe of the current term.

5. 2026 COMMITTEE ORIENTATION PRESENTATION

The Committee Clerk provided a PowerPoint presentation outlining general information about advisory committees, member roles, and meeting processes.

E. Ozgur arrived at 4:24 p.m.

6. DISCUSSION ON FUTURE SURVEY IN COLLABORATION WITH WHITE ROCK BIA AND SWRBOT

The Vice-Chairperson introduced this item and asked members for feedback as to how the Business Improvement Association (BIA) and the Surrey White Rock Board of Trade (SWRBOT) may be able to assist in getting the word out about this Committee, and how the Committee may receive feedback from their respective memberships regarding its objectives.

Alex Nixon, BIA representative, noted this is a timely topic as the BIA's annual *Business in White Rock* survey is currently underway, the results from which will be included in an annual *Business in White Rock* report for 2026. He also noted that the BIA issues a monthly newsletter for its members; this could provide a potential avenue for sharing important information from the Committee.

Unapproved

Action Item: Committee member A. Nixon to send the BIA 2025 *Business in White Rock* report to the Committee Clerk for inclusion in the next meeting's agenda package.

7. DISCUSSION ON POTENTIAL DESIGN CRITERIA FOR MARINE DRIVE

The Chairperson invited Committee member Peggy Howard to speak about this item, which she had requested be added to the agenda. Ms. Howard introduced the concept of establishing design criteria for future developments along Marine Drive, intended to provide greater clarity for prospective developers at the early stages of project planning. She noted that she had received a draft proposal from an architect with whom she has previously collaborated to support this initiative.

The Chairperson commented that this could represent a valuable opportunity to support future redevelopment and invited staff feedback regarding feasibility. Staff advised that the City's Official Community Plan currently has Form and Character design guidelines established for the Waterfront.

Action Item: Committee member P. Howard to send the architect's draft proposal to the Committee Clerk to share with the Committee for information and future discussion.

Action Item: Committee Clerk to include this section of the OCP for further Committee discussion on a future meeting agenda.

8. CORRESPONDENCE

8.1 SUGGESTIONS FOR MARINE DRIVE IMPROVEMENTS

An email dated March 13, 2026, was received from a White Rock resident offering suggestions for improvements along Marine Drive. The Chairperson acknowledged the resident's input and facilitated a roundtable discussion with the Committee, during which time members brainstormed additional suggestions for Marine Drive improvements and potential priorities the Committee may choose to focus on for this term.

Through discussion, the following potential priorities were considered:

- Explore options to revitalize empty and unsightly commercial properties;
- Advocate for improvements to the economic viability of waterfront businesses;

Unapproved

- Adress waterfront cleanliness, maintenance and immediate improvements;
- Address challenges with parking, access and transportation;
- Examine safety concerns, public experience, and demographics of visitors to the waterfront.

9. OTHER BUSINESS

9.1 BUSINESS PARKING PASS DISCUSSION

The Chairperson introduced this topic he added on table, to be discussed further at a future meeting.

10. INFORMATION

10.1 2018 EAST BEACH FEASIBILITY STUDY PRESENTATION AND CORPORATE REPORT

A 2018 East Beach Feasibility Study Presentation and corporate report to Council was attached for information purposes.

10.2 2019 DRAFT WATERFRONT ENHANCEMENT STRATEGY

The 2019 Draft Waterfront Enhancement Strategy, developed with the collaboration of City staff, members of the Marine Drive Task Force, and external consultants, was attached for information purposes.

10.3 2022 DRAFT ECONOMIC DEVELOPMENT STRATEGIC PLAN

The 2022 Draft Economic Development Strategic Plan, developed with the collaboration of City staff, Economic Development Advisory Committee members, business/tourism organizations, and local business owners and members of the community, was attached for information purposes.

10.4 COMMITTEE ACTION TRACKING

Corporate Administration provided the action and motion tracking document to the Committee for information purposes. This document will be updated on a regular basis and included in each meeting's agenda package.

Unapproved

11. 2026 MEETING SCHEDULE

Motion Number: 2026-EDMDR-002 It was MOVED and SECONDED

THAT the Economic Development and Marine Drive Revitalization Advisory Committee approves the following 2026 schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m. in Council Chambers) as follows:

- **April 30, 2026;**
- **May 28, 2026;**
- **June 25, 2026;**
- **July 23, 2026; and,**
- **September 24, 2026.**

Motion CARRIED

12. CONCLUSION OF THE APRIL 2, 2026 ECONOMIC DEVELOPMENT AND MARINE DRIVE REVITALIZATION ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:58 p.m.

Councillor Trevelyan, Chairperson

Janessa Auer, Committee Clerk

Unapproved

Public Art and Culture Advisory Committee

Minutes

April 8, 2026, 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 Gary Kennedy, Community Member Marnee Williams, Community Member Karin Bjerke-Lisle, White Rock Museum & Archives Representative
COUNCIL:	Councillor Elaine Cheung, Chairperson (non-voting) (left meeting at 5:11 p.m.) Councillor Anthony Manning, Vice-Chairperson (non-voting)
ABSENT:	Jim Black, Community Member Helmut Gruntorad, Semiahmoo Arts Society Representative Sabine Lapointe, Youth Representative
STAFF:	Rebecca Forrest, Manager of Cultural Development Janessa Auer, Committee Clerk

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1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Motion Number: 2026-PACAC-017 It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the agenda for the April 8, 2026 meeting as circulated.

Motion CARRIED

Unapproved

3. ADOPTION OF MINUTES

Motion Number: 2026-PACAC-018 It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee adopts the minutes of the March 11, 2026 meeting as circulated.

Motion CARRIED

4. STREET BANNERS - ART SELECTION PANEL'S DECISION

The Manager of Cultural Development provided an overview of the application and selection process for the 2026 Street Banner Program. The Committee reviewed the designs selected by the Art Selection Panel.

The Vice-Chairperson asked whether the White Rock Museum & Archives could sell postcards featuring the selected banner designs. Museum representative K. Bjerke-Lisle advised that this would depend on whether the artists choose to donate their artwork for the museum's use.

Action Item: The Manager of Cultural Development to contact the White Rock Museum and Archives Director to see if they would like to move forward with engaging with the artists, and if so the Manager will extend an invitation.

Motion Number: 2026-PACAC-019 It was MOVED and SECONDED

THAT the Public Art and Culture Advisory Committee recommends that Council endorse the 2026 Street Art Banner designs as selected by the Art Selection Panel.

Motion CARRIED

5. PASSENGER SIGN PLACEMENT

The Manager of Cultural Development provided an overview of considerations for the placement of new signage for *The Passenger*, the sculpture located in front of the historic White Rock Train Station. Three (3) potential sign locations were presented for the Committee's review. Committee members expressed concern that the sign could obstruct the view of the suitcase, a key element of the sculpture. An alternative option of mounting the sign on the adjacent bench was suggested.

Following discussion, the Committee agreed that the sign should not obstruct any part of the sculpture. Staff will take the feedback forward.

Unapproved

6. CULTURAL CREATORS AND AWARDS DISCUSSION

The Chairperson introduced this item and noted that a project of this scale may be more appropriately considered by the Committee in the future term. A member of the Cultural Corridor Working Group suggested that exploring the potential development of a Cultural Creators and Awards program would align with the group's current work.

Action Item: The Cultural Corridor Working Group will gather information on the potential creation of a Cultural Creators and Awards program to be shared with the incoming Committee in the next term.

7. ARTIST REGISTRY RESOURCE WEBPAGE

The Manager of Cultural Development invited members to email the Committee Clerk links to reputable artist registry sites for inclusion on a new resource page on the City's website. Submissions will be compiled and presented for review in the next meeting's agenda package.

8. WORKING GROUP UPDATES

8.1 Rotary Partnership Working Group

There were no updates available at this time.

8.2 Cultural Corridor Working Group

The Manager of Cultural Development provided a brief update, noting that she has reached out to a few consultants to request quotes for services that would cover the facilitation of a stakeholder workshop, the development of a Cultural Corridor Strategy, as well as preliminary cost modelling.

8.3 Arts Endowment Fund Working Group

The Chairperson provided a brief update, noting that staff will be preparing a report for Council, exploring logistics in consideration of establishing this type of fund for the City.

Unapproved

9. STAFF REPORT

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

10. OTHER BUSINESS

None

11. INFORMATION

11.1 COMMITTEE ACTION AND MOTION TRACKING

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

12. 2026 MEETING SCHEDULE

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

- May 13, 2026;
- June 10, 2026;
- July 8, 2026; and,
- September 9, 2026.

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.

13. MOTION TO CLOSE THE PUBLIC ART AND CULTURE ADVISORY COMMITTEE MEETING (OPEN SESSION) AND PROCEED TO A CLOSED MEETING

The Public Art and Culture Advisory Committee recessed in order to consider a matter that is Closed to the public, pursuant to the Community Charter Section 90(1)(a).

Unapproved

Motion Number: 2026-PACAC-020 It was MOVED and SECONDED

THAT the meeting of the Public Art and Culture Advisory Committee scheduled for April 8, 2026 be closed pursuant to the Community Charter provision, *Community Charter Section 90(1)(a)*

90 (1) A part of a Council meeting may be closed to the public if the subject a matter being considered relates to or is one or more of the following:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

PURPOSE: **Artists' Expression of Interest Review**

AND THAT the Open Session for the Public Art and Culture Advisory Committee now be concluded.

Motion CARRIED

The Open Session for the meeting was paused at 4:43 p.m.

14. ARTISTS' EXPRESSION OF INTEREST REVIEW

The Chairperson left the meeting at 5:11 p.m.

The Vice-Chairperson assumed the role of Chairperson and reconvened the Open Session for the meeting at 5:12 p.m.

The Committee discussed next steps for the International Yacht Club of BC's Legacy Project, following a review of Expression of Interest submissions.

Action Item: The Manager of Cultural Development to connect with Engineering and Parks staff to investigate the feasibility of a concrete mosaic art installation along the Promenade, as a potential plan for the Yacht Club of BC's Legacy Project.

Action Item: Pending staff feedback regarding feasibility, Working Group members to connect with the Yacht Club to share an update and ensure they support the updated project plan.

Unapproved

15. CONCLUSION

The meeting was concluded at 5:13 p.m.

Councillor Cheung, Chairperson

Janessa Auer, Committee Clerk

Unapproved

Housing Advisory Committee

Minutes

April 15, 2026, 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 Tom Devlin, Community Member Rick Mann, Community Member (arrived at 4:06 p.m.) Pat Petrala, Community Member Mandeep Sandhu, Community Member Gary Quinn, Community Member
COUNCIL:	Councillor Anthony Manning, Chairperson (non-voting) Councillor David Chesney, Vice-Chairperson (non-voting)
STAFF:	Wayne Berg, Director of Planning and Development Services Janessa Auer, Committee Clerk

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1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Motion Number: 2026-HAC-011 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the agenda for the April 15, 2026 meeting, as amended to include discussion regarding light pollution from homes and high-rises under Item 5, Other Business.

Motion CARRIED

Unapproved

3. ADOPTION OF MINUTES

Motion Number: 2026-HAC-012 It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the February 18, 2026 meeting as circulated.

Motion CARRIED

4. AFFORDABLE HOUSING STRATEGY ACTION ITEM - REDUCE COSTS BY STREAMLINING APPROVALS

The Director of Planning and Development Services introduced this item and provided an overview of relevant policies from the City of Burnaby and the City of Coquitlam, which were included in the agenda package for reference.

R. Mann arrived at 4:06 p.m.

The Committee engaged in a roundtable discussion on potential approaches to fast-tracking the approval process for affordable housing projects. It was noted that the most viable option for advancing affordable housing initiatives in White Rock would be to leverage land already owned by non-profit and faith-based organizations that have expressed interest in supporting such developments.

Motion Number: 2026-HAC-013 It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council direct staff to create a Priority Review Policy for affordable housing projects.

Motion CARRIED

5. OTHER BUSINESS

5.1 PENINSULA HOMELESS TO HOUSING UPDATE

The Chairperson asked Committee member Pat Petrala to provide an update regarding the recent suspension of outreach operations by local advocacy group, Peninsula Homeless to Housing.

5.2 LIGHT POLLUTION FROM HOMES AND HIGH-RISES

The Chairperson introduced this item, which had been referred to the Committee following a delegation at the April 13, 2026 Regular Council meeting, where the presenters requested consideration of amendments to

Unapproved

bylaws and building permitting processes to encourage more responsible exterior lighting.

The Committee reviewed on-table reference materials, and through a roundtable discussion, confirmed that the topic warrants further exploration. However, given the scope and time required, it was considered more appropriate for review by a future Committee in the next Council term.

Motion Number: 2026-HAC-014 It was MOVED and SECONDED

THAT the Housing Advisory Committee recommends that Council approve the topic of *Light Pollution from Homes and High-Rises* be deferred for consideration by the future Committee in the upcoming term.

Motion CARRIED

6. INFORMATION

6.1 COMMITTEE ACTION AND MOTION TRACKING

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

7. 2026 MEETING SCHEDULE

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

- May 20, 2026;
- June 17, 2026;
- July 15, 2026; and,
- September 16, 2026.

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.

Unapproved

8. CONCLUSION OF THE APRIL 15, 2026 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:10 p.m.

Councillor Manning, Chairperson

Janessa Auer, Committee Clerk

Unapproved

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2581

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 2026

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 2026:

   2.1. For all lawful general purposes of the municipality, on the applicable assessed value of land and improvements taxable for that purpose, the 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, 2026. On July 3, 2026, 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, 2026. On August 18, 2026, 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 17, 2026.

4. An owner of residential classification property who is eligible for the provincial home owners grant shall have a period of time between July 2, 2026 and August 17, 2026 to apply for the grant, thus deferring the initial 5% penalty applied to the grant.

5. The municipal tax collection scheme set out in Section 3 and Section 4 above shall apply unless a property owner makes an election under Section 236 of the Community Charter for the general tax collection scheme under Section 234 of the *Community Charter* to apply. Elections can be made, on or before July 2, 2026, in writing to the Director of Financial Services or by email at finance@whiterockcity.ca.

6. This Bylaw may be cited as the "White Rock Annual Rates Bylaw, 2026, No.2581".

RECEIVED FIRST READING on the	th	day of	April, 2026
RECEIVED SECOND READING on the	th	day of	April, 2026
RECEIVED THIRD READING on the	th	day of	April, 2026
ADOPTED on the	th	day of	May, 2026

_____

MEGAN KNIGHT, MAYOR

_____

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	2.63757	0.09249	0.05719	N/A
02 Utilities	14.05208	0.49276	0.20017	N/A
05 Light Industry	4.09434	0.14357	0.19445	0.61966
06 Business/Other	3.88032	0.13607	0.14012	0.61966
08 Seasonal/Recreation	2.25744	0.07916	0.05719	N/A

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2580

A Bylaw to amend Schedule "I" of the 2026 Fees and Charges Bylaw, 2025, No. 2554, in regard to Centennial Park Leisure Centre Outdoor fees.

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

1. The fees for "Centennial Park Pickleball Court" under **Schedule "I" CENTENNIAL PARK LEISURE CENTRE OUTDOOR** of the 2026 Fees and Charges Bylaw, 2026, No. 2554, be amended as follows:

ITEM	2026 Per Hour
Centennial Park Pickleball Courts Adult – non-profit	$2.00

2. This Bylaw may be cited for all purposes as the "*2026 Fees and Charges Bylaw, 2025, No. 2554, Amendment No. 1, 2026, No. 2580*".

RECEIVED FIRST READING on the day of ,2026

RECEIVED SECOND READING on the day of ,2026

RECEIVED THIRD READING on the day of ,2026

RECEIVED FINAL READING on the day of ,2026

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MEGAN KNIGHT, MAYOR

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TRACEY ARTHUR, DIRECTOR OF CORPORATE ADMINISTRATION

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW No. 2540

A Bylaw to amend the "Development Cost Charges Bylaw 2015, No. 2112" as amended, to reflect new authorities contained in Bill 46, *Housing Statutes (Development Financing) Amendment Act,* 4th Session, 42nd Parliament (2023)

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

1. The second paragraph is hereby amended by deleting the present paragraph in its entirety as follows:

> AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

And substituting the following therefor:

> AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering or expanding sanitary sewer, water, drainage, fire protection, police, transportation, and solid waste and recycling facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

2. Section 1 is hereby amended by deleting the present paragraph in its entirety as follows:

> 1. Every person who obtains:
>
> (a) approval of the subdivision, or
>
> (b) a building permit authorizing the construction, alteration or extension of a building structure,
>
> shall, subject to any exceptions or credits authorized in the Local Government Act, RSBC 1996 c.323, pay at the time of the approval of subdivision or the issue of the building permit, as the case may be, to the City, the applicable Development Cost Charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of the applicable Development Cost Charges for each use.

And substituting the following therefor:

1. (a) Subject to any exceptions, waivers, reductions, deductions, or credits authorized in the *Local Government Act*, RSBC 2015, c.1, as amended or replaced from time to time, Development Cost Charges are imposed on every person who obtains:

(i) approval of a subdivision for land that is zoned in the Zoning Bylaw for a SSMUH Residential Use; and

(ii) a Building Permit authorizing the construction, alteration, or extension of a building or structure.

(b) The Development Cost Charges imposed by this Bylaw shall be calculated using the charges set out in in Schedule "A" attached hereto and forming part of this Bylaw, and more particularly described as follows:

(i) for a subdivision for a SSMUH Residential Use, by multiplying the charges for one dwelling unit by the number of new lots created by the subdivision; and

(ii) for a Building Permit, by multiplying the number of dwelling units or the gross floor area, as applicable, allowed by the Building Permit. For certainty, the Development Cost Charges for a Combination Development will be calculated separately for the portion of the Combination Development attributable to each use and will be the sum of the Development Cost Charges for each such use identified in the Building Permit application, calculated according to Schedule "A".

3. Section 3(a) is hereby amended by deleting the present paragraph in its entirety as follows:

(a) at the time of subdivision approval of any Single Family Residential Lot; and

And substituting the following therefor:

(a) at the time of subdivision approval for a SSMUH Residential Use; and

4. Section 7 is hereby amended by deleting the present paragraph in its entirety as follows:

7. If a building permit authorizes an addition to or alteration of a commercial or institutional building, the floor area in respect of which Development Cost Charges are imposed is the incremental floor area resulting from the addition or

alteration and in the case of an industrial building includes any incremental area used for motor vehicle parking and loading spaces.

And substituting the following therefor:

7. If a Building Permit authorizes an addition to or alteration of a commercial or institutional building, the gross floor area in respect of which Development Cost Charges are calculated is the incremental gross floor area of the building resulting from the addition or alteration.

5. Section 9(b) is hereby amended by deleting the present paragraph in its entirety as follows:

(b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed $50,000;

And substituting the following therefor:

(b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed $100,000;

6. Section 9(c) is hereby amended by deleting the present paragraph in its entirety as follows:

(c) the size of the dwelling unit 29 square metres or less; or

And substituting the following therefor:

(c) the gross floor area of the dwelling unit is 29 square metres or less;

~~6. Section 9 is hereby amended by inserting the following:~~

~~(e) the development authorized by the Building Permit is an accessory registered secondary suite.~~

7. Section 10 is hereby amended by deleting the present paragraph in its entirety as follows:

10. Notwithstanding S.933(4)(b) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units.

And substituting the following therefor:

10. Notwithstanding Section 561(5) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that contains fewer than 4 self-contained dwelling units.

8. Section 11 is hereby amended by deleting the present definitions in their entirety and substituting the following:

11. For the purpose of this Bylaw, including Schedule A:
~~"ACCESSORY REGISTERED SECONDARY SUITE" has the same meaning as defined in the Zoning Bylaw;~~

"BUILDING PERMIT" means a permit issued for construction, alteration or extension of a building or structure required pursuant to the City of White Rock Building Bylaw, 2012, No. 1928, as amended or replaced from time to time;

"COMBINATION DEVELOPMENT" means any Development that comprises of a combination of two or more of the following uses: SSMUH Residential Use, Multi-unit Residential Use, Commercial use or Institutional use;

"COMMERCIAL" means a class of development that is used or intended to be used for commercial purposes as defined in the Zoning Bylaw and includes (CR) zoning;

"DWELLING UNIT" has the same meaning as defined in the Zoning Bylaw;

"GROSS FLOOR AREA" has the same meaning as defined in the Zoning Bylaw;

"INSTITUTIONAL" means a building or structure used or intended to be used for institutional uses as provided for in the Zoning Bylaw, (P) zoning, including but not limited to non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;

"MULTI-UNIT RESIDENTIAL USE" has the same meaning as defined in the Zoning Bylaw;

"PER M^2" means the Development Cost Charge payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;

"RESIDENTIAL USE" has the same meaning as defined in the Zoning Bylaw;

"SEMI-DETACHED RESIDENTIAL BUILDING" has the same meaning as defined in the Zoning Bylaw;

"SSMUH RESIDENTIAL USE" means lots that are zoned in the Zoning Bylaw with zoning that is intended to accommodate small-scale multi-unit housing

types or lots that are zoned RS-1 SSMUH Residential Zone, RS-2 SSMUH Residential Zone, RS-3 (Small lot, Hillside) SSMUH Residential Zone, RI-1 (Infill 1) SSMUH Residential Zone - South of Hospital Lands; RI-2 (Infill 2) SSMUH Residential Zone; RE-1 SSMUH Estate Residential 1 Zone; and RE-2 SSMUH Estate Residential 2 Zone in the Zoning Bylaw;

"ZONING BYLAW" means the City of White Rock Zoning Bylaw 2024, No. 2506, as amended or replaced from time to time.

9. Sections 12 and 13 are hereby renumbered to Sections 13 and 14, respectively, and the following is hereby inserted as Section 12:

12. This Bylaw will come into effect six months after the date it is adopted.

10. SCHEDULE "A" is hereby amended deleting the present schedule in its entirety and replacing it with the following:

SCHEDULE "A"

	DCC Category								
Category of Use	Collection basis	Transportation	Drainage	Park Acquisition & Development	Sanitary Sewer	Water	Fire	Police	Total
SSMUH Residential	Per dwelling unit	$5,401	$5,209	$4,344	$936	$2,883	$1,734	$1,562	$22,069 / unit
Multi-unit Residential	Per dwelling unit	$4,212	$3,371	$3,430	$581	$1,642	$957	$862	$15,055 / unit
Commercial	Per m^2 of gross floor area	$95	$30	$0	$11	$29	$11	$10	$186
Institutional	Per m^2 of gross floor area	$31	$40	$0	$12	$33	$11	$10	$137

12. This Bylaw may be cited for all purposes as the "White Rock Development Cost Charges Bylaw, 2015, No. 2112 Amendment No. 1, 2025, No. 2540"

RECEIVED FIRST READING on the	9th	day of	June, 2025
RECEIVED SECOND READING on the	23rd	day of	February, 2026
RECEIVED THIRD READING on the	23rd	day of	February, 2026
STATUTORY APPROVAL given on the	13th	day of	April, 2026
ADOPTED on the	th	day of	, 2026

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF CORPORATE ADMINISTRATION

4515 Central Blvd, Burnaby, BC V5H 4J5 | 604-432-6200 | metrovancouver.org

For Metro Vancouver meetings on Friday, March 27, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 təmtəmíxʷtən/Belcarra Regional Park – Admiralty Heights Plan – Phase 1 Engagement **RECEIVED**

Metro Vancouver Regional Parks is initiating the engagement process for the development of a plan for the Admiralty Heights area in təmtəmíxʷtən/Belcarra Regional Park.

The Admiralty Heights area encompasses around 275 hectares of mature forest and is currently closed to the public. A plan for this area will be developed in collaboration with the səlilwətaɬ (Tsleil-Waututh Nation) and will guide decision making for resource management, area development, operations, and programming over the next 20 years. The process to develop this plan will start with engagement with səlilwətaɬ, and expand to the public, and other interest holders.

The Board received this report for information.

E2.1 Metro 2050 Regional Context Statement – City of Vancouver **ACCEPTED**

The City of Vancouver has completed the draft update to its Official Development Plan (ODP) and submitted a Regional Context Statement demonstrating that the new ODP is consistent with the regional federation's goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with shared regional goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- Compact Urban Growth: Concentrating major growth in the Metro Core and Oakridge, aligning development with rapid transit areas, and providing a full range of amenities and services across urban centres, transit areas, neighbourhood centres, and villages.
- Sustainable Economy: Expanding and enhancing job space, supporting diverse and equitable economic opportunities, and strengthening food access and local food supply chains.
- Environmental Protection and Climate Action: Protecting and restoring environmentally sensitive lands, advancing ecosystem connectivity, supporting climate-aligned land use and transportation actions, and mitigating climate-related and natural hazards.
- Housing Diversity and Affordability: Expanding diverse and affordable housing options across all neighbourhoods, protecting and renewing rental without displacement, and partnering across governments and non-profits to support people experiencing or at risk of homelessness.
- Sustainable Transportation: Focusing high-density growth around transit, turning greenways (currently largely shared with cars) into car-light or car-free corridors, and sustaining industrial goods movement and logistics infrastructure.

Metro Vancouver and the City will work together in the next RCS update to establish a target for lands protected for nature. It was recommended that the MVRD Board accept the City of Vancouver's Regional Context Statement.

The Board accepted the City of Vancouver's Regional Context Statement and directed staff to notify the City of Vancouver of the decision.

E2.2 Metro 2050 Regional Context Statement – City of Port Moody **ACCEPTED**

The City of Port Moody has updated its Official Community Plan and submitted a revised Regional Context Statement demonstrating how the new Official Community Plan is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as expressed in Official Community Plans, align with the regional federation's goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- Focusing and Managing Growth: Providing a detailed policy framework to guide future high-density, mixed-use development in the City's Frequent Transit Development Area (FTDA) and Urban Centre, consistent with Goal 1.
- Environmental Protection and Climate Action: Protecting environmentally sensitive areas by increasing the total area of land protected for nature to 48.7% by 2050, and reducing (Greenhouse Gas) GHG emissions through land-use and transportation strategies, consistent with Goal 3.
- Housing Diversity and Affordability: Ensuring the provision of market and non-market, purpose-built rental housing options to meet the needs of diverse households within the Urban Centre and FTDA, consistent with Goal 4.
- Sustainable Transportation: Developing a complete, connected, and compact community to minimize transportation-related emissions and enable residents easy access to daily needs, consistent with Goal 5.

It was recommended that the MVRD Board accept the City of Port Moody's Regional Context Statement.

The Board accepted the City of Port Moody's Regional Context Statement and directed staff to notify the City of Port Moody of the decision.

E2.3 Agriculture Data Update - Census of Agriculture **RECEIVED**

Since 2001, Metro Vancouver has compiled and published Census of Agriculture data for the region for use by member jurisdictions, data analysts, and researchers. This report represents data from the 2021 Census; however, data has been released over subsequent years and compiled here for the Metro Vancouver region. More detailed reporting of the Census will be combined with results from the latest Agricultural Land Use Inventory (ALUI) and compiled into a regional databook resource to support member jurisdictions and other organizations with a broader picture of the state of agriculture within Metro Vancouver to support land use planning, policy, and local economic development.

The most significant regional trends from the Census include:

- Farm Area: Down by 13% (5,317 ha) over 25 years with the greatest decrease occurring in the past 5 years.
- Number of Farms: Down by 39% over 25 years with a 12% decline occurring in the past 5 years.
- Farm Operators: Down by 39% over 25 years; median age rising; only 30% of farms in the region have succession plans.
- Cropland: Fruit, nut, and berry farms increasing while there are fewer farms with other crop types (hay, field crops, greenhouse, nursery, potatoes, vegetables, mushrooms).
- Livestock: Fewer livestock farms (especially sheep and horses).
- Farm Receipts: Metro Vancouver leads BC in per hectare earnings reaching $38,192, which is up 54% since 2016.
- Profitability: Only Burnaby, Delta, and Surrey experienced an increase in agricultural sector profitability in 2021.

Taken together, these trends point to increasing pressures on the region's agricultural land base, workforce, and economic resilience. While strong per-hectare receipts demonstrate the sector's continued productivity, the persistent decline in number of farms, operators, and key crop and livestock categories signals ongoing structural challenges in the sector.

The Board received this report for information.

E3.1 Approach to Engagement on Consideration of the Size and Structure of each of the Four Metro Vancouver Boards **ENDORSED**

This report describes the proposed engagement program to support the assessment of the size and structure of the four Metro Vancouver Boards. The current schedule has the Boards identifying the parameters for the conversation on size and structure in March 2026, and reviewing engagement materials in April 2026 for subsequent Board consideration. Engagement is planned to run from May to June 2026, subject to confirmation of a short list of options for Board size and structure.

Engagement will be co-delivered by Deloitte Canada and Metro Vancouver staff. The engagement program will reach a range of audiences:

- Governance Committee members and Board Directors
- Member jurisdictions (elected officials and staff)
- Local First Nations
- Metro Vancouver staff
- The provincial government (elected officials and staff)
- Public

Tactics will include background materials, in-person interviews, meetings, online surveys, and webinars. A summary of the outcomes of the engagement program will be provided to the Boards for consideration as part of the deliberations on Boards size and structure in July 2026.

The Board endorsed the engagement plan as outlined in the report.

E3.2 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis **RECEIVED**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of Metro Vancouver's four Boards to improve governance and oversight, and to enhance decision making and risk management. Consideration of such options is a major piece of work for the Governance Committee and Boards in 2026. To date, the MVRD Board has approved a process to consider potential changes and considered an evaluation framework.

At its March 12, 2026 meeting, the Governance Committee considered the report titled, "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated March 6, 2026. The Committee discussed options for amending the size and structure of both the MVRD and MVHC Boards with the aim of improving governance effectiveness, scalability of the option into the future, how member jurisdictions are represented, broader stakeholder impact, and how readily the options could be implemented.

For the MVRD Board, the Committee discussed the pros, cons, and implications of five options:

1. Status Quo (41 Directors)
2. One Director per member jurisdiction (23 Directors)
3. Cap the number of Directors at 3 per member jurisdiction (34 Directors)
4. Increase the population threshold per vote to 25,000 (36 Directors), and
5. Increase voting divisor to seven (one Director for every 140,000 residents) (34 Directors).

Several committee members expressed that the option of increasing the representation of each Director from 100,000 to 140,000 seemed a fair shorter-term solution that reduces the Board size without changing the overall governance framework, is achievable more quickly, retains proportional representation and would result in some gains in decision making speed, and strategic focus. In addition, there was support for further exploration of a cap on the number of Directors per jurisdiction, but retaining number of votes, as a longer-term objective. A couple of committee members expressed that the option of having one Director per jurisdiction, while retaining number of votes, also deserves further consideration, noting that 16 members have one Director, while 7 have more than one.

For the MVHC Board, the Committee discussed the pros, cons and implications of four options:

1. Status Quo (41 Directors)
2. Align with any changes to the structure of the MVRD Board (23-36 Directors)
3. Smaller Hybrid Non-Profit Board (7-9 Directors comprised of a majority MVRD Board Directors + additional appointees selected based on merit), and
4. Fully Appointed Non-Profit Board (7-9 Directors appointed by the MVRD Board based on merit).

Committee members expressed support for both options 2 and 3. Supporters of aligning with any changes to the MVRD Board noted that the MVHC Board is functioning well, and that it is important to have representation from all member jurisdictions working together on housing in the region. Supporters of a Smaller Hybrid Non-Profit Board noted the opportunity to optimize governance, align with other non-profit housing providers, benefit from external expertise in the housing sector, while retaining regional elected official / MVRD Board representation.

The Committee will focus on the GVS&DD and GVWD Boards in April, and feedback from the Committee and Boards will be incorporated into engagement into materials to support engagement with all Board Directors, representatives from the Province, member jurisdiction elected officials and staff, local First Nations, other agencies, and the public. A summary of engagement will be provided to the Boards to support deliberations on Board size and structure in July 2026.

The Board received this report for information.

E4.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to the MVRD and MVHC Boards' request to have RFAC and KPMG provide feedback on the amended Corporate Allocation Policy. The *Corporate Allocation Policy* provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. The Regional Finance Advisory Committee (RFAC), via resolution, unanimously supported the amended policy at its meeting on March 6, 2026.

The GVS&DD and GVWD Boards adopted the updated policy at their February 27, 2026 meetings.

The amendments to the policy include:
a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations, and incorporate current practices not captured in the existing policy. The changes will result in a re-distribution of $160,000 in corporate costs between the four entities. KPMG reviewed the proposed corporate allocation policy and observed that the approach aligns with practices by other local governments to recover and account for the cost of service by legal entity.

The Board approved the amended *Corporate Allocation Policy*.

E4.2 Prioritization Matrix for Flood-related Capital Projects **RECEIVED**

Metro Vancouver has actively participated in ongoing flood resiliency planning processes in the region for many years, and in July 2024, the MVRD Board supported a scope of work for two projects to contribute to regional flood resiliency: a scan of existing flood capital projects and a prioritization matrix for future projects. The prioritization matrix, presented in this report, was developed using existing provincial and federal criteria for flood project grants and has been turned into an Excel-tool that allows users to evaluate future flood risk reduction capital projects by scoring and weighting different criteria.

Following direction from the MVRD Board in November 2025, staff consulted with the Regional Engineers Advisory Committee (REAC) and Regional Administrators Advisory Committee (RAAC) on the draft prioritization matrix for flood-related capital projects in early 2026. While finding the tool potentially useful for individual member jurisdictions, REAC and RAAC do not support Metro Vancouver doing further work to prioritize flood-related capital projects in the region with the intent of a collaborative approach to grant funding. Staff recommended that the report be finalized and the prioritization matrix shared with member jurisdictions for their own use, with no further Metro Vancouver work on prioritizing specific flood-related capital projects or coordinating related advocacy efforts.

The Board received this report for information and directed staff to forward a copy of the report to member jurisdictions for information.

G1.1 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan) **APPROVED**

The City of Maple Ridge is requesting a Type 2 amendment to *Metro 2050* for the North 256 Street Industrial Lands Area Plan. The proposed amendment would re-designate Rural and Industrial lands to Industrial and Conservation and Recreation and expand the Urban Containment Boundary to accommodate a light industrial hub. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. Therefore, while the proposal conveys benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that are important for MVRD Board consideration.

The proposal would:
- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:
- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area's location is susceptible to natural hazards, requiring significant infrastructure investment.

- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board.

The Board initiated the *Metro 2050* amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in this report, gave three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026*, *and* directed staff to notify affected local governments, post the application on the Metro Vancouver website to provide opportunity for comment, and to notify local First Nations via referral offices to provide opportunity for comment on the proposed amendment.

G1.2 Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) APPROVED

The City of Surrey has requested an amendment to *Metro 2050* to accommodate a development proposal for a 23.7-hectare area known as Hazelmere, located adjacent to the international boundary (0 Avenue) between 180 Street and 184 Street. The proposed amendment would create a non-contiguous extension of the Urban Containment Boundary and amend the regional land use designation for the site from Rural to General Urban.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the Agricultural Land Reserve. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. While the proposal conveys information about benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

As the proposal is largely unchanged across all three submissions, this report focused on the new information provided, drawing on the analysis from the 2024 staff report. Staff reviewed the new information and recommended declining the amendment for the following reasons:

- The proposal does not support the federation's agreed upon regional goals in *Metro 2050* related to compact growth, protection of environmental, agricultural and employment lands, or sustainable transportation.
- The proposal's non-contiguous location outside the Urban Containment Boundary (UCB) would introduce leapfrog residential development pressures (far from the UCB) and add wastewater flows to a segment of the regional sewer system that already experiences wet-weather overflows, potentially increasing pressure on regional infrastructure.
- Although the region requires more housing, creating car-oriented single-detached development in an area far from existing urban areas and transit would not meaningfully address housing needs and would reinforce traffic impacts, and pressures on adjacent rural and agricultural lands - issues first identified in 2017 and still unresolved.
- New provincial housing legislation would permit up to four times the number of homes (up to 580 units) on the 145-lot subdivision. While Surrey notes that such higher-density development is unlikely based on uptake to date, the submission does not evaluate potential impacts or mitigation should these densities materialize in the future.
- If the amendment is approved, the GVS&DD Board would consider whether to allow the flows into the regional system. The proposed development is located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer and all infrastructure needed to convey flows would be provided by the City of Surrey. For the proposal, subdivision and servicing plans are largely unchanged aside from the removal of four detention ponds, with no corresponding upgrades to the remaining facility.

A concurrent process is underway, spurred by a letter from three South of Fraser Mayors to the Chair of the MVRD Board, seeking relatively broad changes to *Metro 2050's* Urban Containment Boundary and amendment process to create better flexibility for South of the Fraser municipalities given their expressed unique growth pressures and challenges in delivering the growing demand for housing. In November 2025, the MVRD Board directed staff to consult with affected local governments on four options and to report back with feedback and *Metro 2050* amendment bylaws(s) for consideration. That process is underway, and staff expect to report back in April 2026. Of note, the City of Surrey could consider the Hazelmere proposal in the context of broader amendment options for *Metro 2050*, such as through the creation of new Special Study Areas.

At its March 5, 2026 meeting, the Regional Planning Committee considered the report.

During the meeting, members discussed the application, which seeks to amend the regional land use designation from Rural to General Urban and extend the Urban Containment Boundary. Members discussed the regional impacts of approving the requested Type 2 amendment, noting the potential benefits to the municipality as well as concerns regarding alignment with *Metro 2050*, particularly in relation to the cost of servicing the site with sewer and the resulting in pressure for future applications along the sewerage extension. Some members voiced concern that the proposal is largely unchanged from 2017, and others noted that the concurrent process to consider potential amendments to *Metro 2050* as a result of a request from three south of Fraser Mayors may impact this application. Some members also noted that they felt it should be up to the municipality to determine the future land use within their jurisdiction, not Metro Vancouver.

The Committee subsequently passed alternative two. The committee's vote was not unanimous.

This application is a Type 2 amendment under *Metro 2050;* the amendment bylaw must receive an affirmative two-thirds weighted vote.

The Board initiated the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in this report, gave three readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026*", and directed staff to notify affected local governments per section 6.4.2 of *Metro 2050,* and to commence an enhanced public engagement process, including hosting a regional public information meeting.

G2.1 MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026 APPROVED

Following direction from the MVRD Board in October 2025, Metro Vancouver staff have prepared a service establishment bylaw for a barge and bin clean-up service for water access communities in Electoral Area A. To date, Metro Vancouver has organized barge clean-up events every two years that have been funded by reserves and an unconditional provincial grant. This funding model is not sustainable due to increasing demand for the service and rising operational costs.

The proposed bylaw would fund the coordination, transportation, and disposal of waste items generated by water-access properties in Bowyer Island, Passage Island, Indian Arm, and Pitt Lake by way of an annual cost-sharing model consisting of:

- $30,000 from the annual provincial grant, and
- $20,000 through a tax requisition based on assessed improvement values.

The service establishment bylaw requires assent of the electors. This would be done through an alternate approval process in summer 2026. If 10% of eligible electors submit a response form during the alternative approval process, a referendum (assent voting) would then be held alongside the 2026 local government election to obtain assent of the electors. This process will make it more convenient for residents and help reduce administrative costs.

The Board gave three readings to *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026*, and directed staff to submit the service establishment bylaw to the Inspector of Municipalities for approval and to obtain elector approval for the service establishment bylaw through carrying out an alternative approval process.

I1 Committee Information Items and Delegation Summaries

The Board received three information items and two delegation summaries from one standing committee.

Regional Parks Committee – March 4, 2026
Information Items:

E1 Burns Bog Ecological Conservancy Area and Delta South Surrey Greenway Update

The Burns Bog Ecological Conservancy Area (BBECA) is a 2,359-hectare protected area containing a raised peat bog located in the City of Delta. The Delta–South Surrey Greenway (DSSG) extends from Mud Bay in Surrey to the Alex Fraser Bridge, running along the eastern boundary of the BBECA.

Metro Vancouver is advancing several initiatives within the BBECA and DSSG that are included in the MVRD Board-approved 2026 Regional Parks Capital Budget. These initiatives include replacing the 2.3-kilometre Delta Nature Reserve boardwalk with improved flood resilience and accessibility, undertaking improvements to 2.2km of the DSSG between 72nd Avenue and Nordel Way, planning for a new greenway access point and educational node at the former peat plant site, and continuing ecological restoration within the sensitive bog environment.

Together, these projects represent an integrated approach to enhancing public access, supporting education, and strengthening the long-term stewardship of the Burns Bog Ecological Conservancy Area.

E2 təmtəmíxʷtən/Belcarra Regional Park South Picnic Area Update

Metro Vancouver is developing public access to the təmtəmíxʷtən/Belcarra South Picnic Area to provide new opportunities to connect with nature and the cultural landscape, improve ecological resilience, expand capacity and enhance and the overall park visitor experience.

In 2024, the MVRD Board approved an amended Concept for the təmtəmíxʷtən/Belcarra South Picnic Area. The plan included retention of the Bole House for public use, enhanced open space and the removal of seven cabin structures.

Metro Vancouver continues to work closely with səlilwətaɬ (Tsleil-Waututh Nation) on all aspects of the project. Planning and detailed design are complete, and the project will be tendered once a waterline agreement is finalized and a building permit is issued by the local municipality.

This project is included in the MVRD Board-approved 2026 Regional Parks Capital budget. Construction is planned to begin in fall 2026 and conclude in 2027.

Regional Planning Committee – March 5, 2026
Delegations:

C1 Eric Aderneck, Industrial Lands Program Manager, City of Maple Ridge
Subject: City of Maple Ridge Presentation to Metro Vancouver Regional Planning Committee Meeting March 5, 2026 – North 256 Street Industrial Lands Area Plan RGS Amendment

C2 Keith Broersma, Senior Planner, City of Surrey
Subject: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

Information Items:

E6 Regional Natural Infrastructure Network Mapping – Complete

The Regional Natural Infrastructure Network (RNIN) project is a multi-year initiative that provides a shared, region-wide evidence base to support member jurisdictions to protect, enhance, restore, and connect natural areas. The first deliverable, the RNIN Opportunity Map, compiles regional ecological datasets and connectivity modelling to identify significant natural area patches, corridors, and already-protected lands. Importantly, the map is non-regulatory, instead, it is a voluntary technical tool that members may draw on to inform a range of planning and implementation activities. By offering a regionally consistent foundation, the RNIN also supports collaboration across boundaries and provides clearer context for integrating ecosystem connectivity into growth management decisions.

Created in collaboration with member jurisdictions, First Nations, and technical experts, the map represents a snapshot in time rather than a land use designation. With the support of a federal grant, next steps are underway to develop additional tools and resources that support implementation, as requested by member jurisdictions.

Metro Vancouver Housing Corporation

E1.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to the MVRD and MVHC Boards' request to have RFAC and KPMG provide feedback on the amended Corporate Allocation Policy. The *Corporate Allocation Policy* provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. The Regional Finance Advisory Committee (RFAC), via resolution, unanimously supported the amended policy at its meeting on March 6, 2026.

The GVS&DD and GVWD Boards adopted the updated policy at their February 27, 2026 meetings.

The amendments to the policy include:
a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations, and incorporate current practices not captured in the existing policy. The changes will result in a re-distribution of $160,000 in corporate costs between the four entities. KPMG reviewed the proposed corporate allocation policy and observed that the approach aligns with practices by other local governments to recover and account for the cost of service by legal entity.

The Board approved the amended *Corporate Allocation Policy*.

Greater Vancouver Water District

E1.1 Award of ITT 25-002 for Construction of Annacis Water Main North – New Westminster Section (Annacis Main No. 5 – North) **APPROVED**

Hall Constructor's (Hall) tender was identified as the lowest cost compliant bid, and on that basis it is recommended that the GVWD Board award ITT 25-002 to Hall. Hall has a successful track record of working with GVWD on similar projects.

The Annacis Water Main North combined with the Annacis Water Supply Tunnel, and Annacis Water Main South will significantly increase water supply capacity south of the Fraser River to the Kennedy Reservoir.

ITT 25-002 was issued on December 2, 2025, to seven pre-qualified tenderers and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The ITT 25-002 evaluation team have considered the tenders received, and on that basis recommend that the GVWD Board award ITT 25-002 to Hall.

The Board approved the award of the contract to Hall Constructors, subject to final review by the Commissioner, and authorized the General Manager, Procurement and Real Estate to execute the required documentation.

E1.2 Drinking Water Management Plan – Final Draft **APPROVED**

Metro Vancouver has been working with member jurisdictions, First Nations, and interest holders over the past three years to update its *Drinking Water Management Plan* ("the plan") which sets the strategic direction for the region's drinking water system over the next decade. The plan provides the framework for a regional approach to planning, acting, and adapting together as conditions change to ensure the continued delivery of high-quality drinking water to the region.

Member jurisdictions have been engaged through staff advisory committees in co-developing the updated strategies and actions for the plan, and the Water Committee provided feedback at a special meeting on November 26, 2025. Feedback has been considered and incorporated into the plan. Public feedback has also been considered and incorporated into the plan.

The Board approved the Drinking Water Management Plan and directed staff to forward the approved plan to member jurisdictions requesting endorsement and implementation of the actions attributed to the member jurisdictions.

G1.1 Upcoming Water Restrictions

The Commissioner noted that stage one water restrictions begin on May 1st, and that there are currently multiple indicators that a higher level of restrictions will be required this year as in 2023: the summer is expected to be hot and dry; snowpacks are below 60% of normal; and work on the Stanley Park Water Supply Tunnel will also affect capacity. The Commissioner noted that full cooperation will be required for the expected restrictions on outdoor water use this year.

I1 Committee Information Items and Delegation Summaries

The Board received two information items from one standing committee and no delegation summaries.

Water Committee – March 11, 2026
Information Items:

E1 Fleetwood Reservoir – Project Completion

Metro Vancouver is pleased to report on the successful completion of the Fleetwood Reservoir construction project that supports the growth of the City of Surrey (Surrey). The newly constructed Fleetwood Reservoir and the associated Fleetwood Water Main entered service at the end of 2025 and are key components of the GVWD's transmission system delivering drinking water to communities south of the Fraser River.

The reservoir consists of two underground concrete cells that have a combined water storage capacity of 11.6 million liters, an above ground maintenance building, and a 1.5 kilometer water main connecting the reservoir to the GVWD water transmission system. The Fleetwood Reservoir is located within Surrey's Meagan Anne MacDougall Park directly adjacent to Surrey's Fleetwood Pump Station. The project is an example of how collaboration with our member jurisdictions, community partners, and local First Nations – combined with careful planning and thoughtful design – can successfully deliver major infrastructure in public spaces on schedule and within budget.

E2 Water Supply Area Fisheries Initiatives Annual Update

Metro Vancouver Water Services, Liquid Waste Services, and Regional Parks collectively contribute to Pacific Salmon conservation and restoration in the region. Water Services manages and participates in fisheries management and restoration initiatives both upstream and downstream of the primary water supply dams in each of the Capilano, Seymour, and Coquitlam River Watersheds. In 2025, adult Salmon returns were successful in all three watersheds with adequate late summer – fall river flows that supported migration. Metro Vancouver strives to continually improve fisheries protection and enhancement initiatives for the recovery of Pacific Salmon populations, while collaborating with stewardship groups, First Nations, and provincial and federal fisheries management agencies.

Greater Vancouver Sewage and Drainage District

E1.1 Proposed Ban on the Import and Sale of Valved Single-Use Nitrous Oxide Cylinders APPROVED

Inappropriate disposal of large volume, valved, single-use nitrous oxide cylinders has been linked to explosions at the Waste-to-Energy Facility, leading to safety concerns and cost implications. Inappropriate disposal of the cylinders also results in greenhouse gas emissions and potential impacts on emissions from the Waste-to-Energy Facility. Approximately 700 cylinders per month are being dropped off for recycling at recycling and waste centres. Cost implications of the nitrous oxide cylinders in the waste stream could reach millions of dollars per year.

Metro Vancouver wrote to Health Canada in December 2025 requesting confirmation that the sale or distribution of disposable nitrous oxide cylinders is illegal in Canada. Metro Vancouver has not received a formal response. Metro Vancouver has identified and reported to Health Canada a number of businesses selling large single-use valved nitrous oxide cylinders. Metro Vancouver estimates there are approximately 100 vape and smoke shops selling these cylinders within the Metro Vancouver region.

Staff recommended that the Board Chair and Zero Waste Committee Chair write to Canada's Minister of Health and Minister of Environment, Climate Change and Nature requesting prohibition of the import and sale of large single-use valved nitrous oxide cylinders.

At its March 5, 2026 meeting, the Zero Waste Committee considered the report and highlighted the necessity of working closely with stakeholders, including the BC Restaurant & Food Services Association and cultural communities, to proactively avoid any unintended consequences regarding the proposed ban on the import and sale of large valved single-use nitrous oxide cylinders.

In the meeting, staff noted that the Retail Council of Canada had communicated that they were not aware of any of their members selling the large valved single-use cylinders. Following the Zero Waste Committee meeting, staff further explored whether there are other market sectors that make use of valved single-use nitrous oxide cylinders. The BC Restaurant & Foodservices Association confirmed that, within the food industry, only small cylinders containing approximately eight grams of nitrous oxide are used, and exclusively for producing whipped cream. Local food equipment suppliers also indicated that they sell only small eight-gram culinary-grade cylinders for foodservice applications. Further discussions with major gas suppliers that provide a refillable service, such as Air Liquide and Linde, confirmed that nitrous oxide is typically supplied in reusable cylinders for medical purposes, automotive applications, and research labs.

At this time, Metro Vancouver is not aware of any other major industries that use large valved single-use cylinders, confirming that the only apparent use of the cylinders is for non-medical inhalation.

The Board requested that the Board Chair and Zero Waste Committee Chair write to Canada's Minister of Health and Minister of Environment, Climate Change and Nature to request the prohibition of the import and sale of single-use valved nitrous oxide cylinders; and directed staff to work with other entities such as local health authorities, the Retail Council of Canada, and the Federation of Canadian Municipalities in support of requesting a prohibition of the import and sale of large single-use valved nitrous oxide cylinders.

E1.2 Solid Waste Management Plan Update – Options Analysis Engagement Summary RECEIVED

Metro Vancouver is updating its solid waste management plan, building on its success as a North American leader in waste reduction and recycling. The plan update is supported by a robust and inclusive engagement process. In 2025, Metro Vancouver completed the options analysis phase of engagement to assess and receive feedback on potential strategies and actions resulting from previous research and engagement. Considering options analysis feedback, an initial draft solid waste management plan was developed. The Zero Waste Committee and GVS&DD Board received updates across all phases of the solid waste management plan update, and the GVS&DD Board previously approved components of the updated plan.

The engagement summary report highlights themes from feedback such as prioritizing reuse and repair, financial incentives, tailored education, accessibility of solid waste services and facilities, and standardized services and regulations. There were also comments to close the Waste-to-Energy Facility, stop the use of landfills, varying opinions on privatization of the regional solid waste system, and comments that recycling statistics should not include energy recovery. Following options analysis engagement, the public was invited to share their feedback on the engagement process with the Solid Waste Management Plan Independent Consultation and Engagement Panel.

The Board received this report for information.

I1 Committee Information Items and Delegation Summaries

The Board received one delegation summaries from one standing committee and no information items.

Zero Waste Committee – March 5, 2026
Delegations:

C1 Sue Maxwell, Chair, Zero Waste BC
Subject: What is Needed to Have a Strong Solid Waste Management Plan

From:	Chris Magnus
To:	Clerk"s Office
Subject:	Proclamation request May 2026
Date:	Monday, December 22, 2025 9:34:59 AM
Attachments:	White Rock Proclamation request.pdf

From: Marie LeBlanc [redacted]
Sent: Sunday, December 21, 2025 6:57 AM
To: Megan Knight <mknight@whiterockcity.ca>
Cc: Marie LeBlanc [redacted]
Subject: Proclamation request May 2026

You don't often get email from [redacted] 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 Knight and Members of City Council,

I am writing to respectfully request a proclamation declaring May 12 as Environmental Sensitivities / Multiple Chemical Sensitivity (ES/MCS) Awareness Day in White Rock, BC.

Background:
This request supports Canada's national Awareness Month in May, which features a coordinated event on May 1, when more than 25 landmarks across the country will be illuminated in yellow. A few places are scheduled other dates in May.

Environmental Sensitivities—including Multiple Chemical Sensitivity (MCS), Electromagnetic Hypersensitivity (EHS), and mold-related illnesses—affect over one million Canadians. People with these conditions may experience severe reactions to everyday chemicals and environmental factors—including perfumes, laundry products, exhaust fumes, building materials, smoke, electronic devices, and Wi-Fi—often making it difficult to access public spaces. Raising awareness helps build understanding, promote inclusion, and create healthier communities for everyone.

Recommendations for Municipal Participation:
• Issue the proclamation (editable draft attached).

• Illuminate city landmarks in yellow on May 1, May 12, or throughout May.
• Encourage staff and residents to wear yellow to show support.
•Take photos of something yellow and post in the event.
• Share photos of landmarks lit yellow or community initiatives on city media and social media channels.

As a person affected by Environmental Sensitivities, Electromagnetic Hypersensitivity, Mold Illness, and Lyme Disease, I experience severe physical reactions completing online forms when using digital devices, therefore limiting my time on the internet. Accordingly, I respectfully request accommodation to submit this request by email.

Please find attached the proposed proclamation for your review and consideration.

Your leadership and support play an important role in advancing awareness and promoting the health and well-being of all residents in White Rock, BC.

Thank you for your consideration.

Sincerely,

Marie LeBlanc
Outreach and Public Awareness Coordinator for the Environmental Health Association of Manitoba
https://ehamanitoba.weebly.com
Event will be created end of April
FaceBook: Marie LeBlanc Artist/Advocate (you can see the 2025 event on here)

Proclamation

Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness Day

WHEREAS Environmental Sensitivities (ES), including Multiple Chemical Sensitivity (MCS), can substantially limit function and significantly impact quality of life; and

WHEREAS the Canadian Human Rights Commission recognizes Environmental Sensitivities [1]; and

WHEREAS it is estimated that more than one million people in Canada have been diagnosed with Multiple Chemical Sensitivity [2]; and

WHEREAS a subset of these individuals has been identified as experiencing Electromagnetic Hypersensitivity [3]; and

WHEREAS symptoms can range from mild to severely debilitating; and

WHEREAS Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness Month is observed in May, with May 12 recognized as Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) Awareness Day; and

WHEREAS to achieve a better quality of life, individuals with Environmental Sensitivities/Multiple Chemical Sensitivity (ES/MCS) require access to safe housing and appropriate healthcare; and

WHEREAS community efforts by organizations and individuals raise awareness, offer hope, and support research through advocacy and fundraising;

NOW THEREFORE I, Mayor Megan Knight, on behalf of the city of White Rock City Council, do hereby proclaim May 12, 2026 as “Environmental Sensitivities / Multiple Chemical Sensitivity (ES/MCS) Awareness Day” in the city of White Rock.

.....

[1] Canadian Human Rights Commission: https://www.chrc-ccdp.gc.ca/resources/publications/environmental-sensitivities-and-scent-free-policies

[2] L'Association pour la santé environnementale du Québec/Environmental Health Association of Quebec: https://aseq-ehaq.ca/en/

[3] The Medical Perspective on Environmental Sensitivities: https://publications.gc.ca/site/eng/9.691154/publication.html

From:	Chris Magnus
To:	Clerk"s Office
Subject:	May 2026 – Multiple Chemical Sensitivity Awareness Month & Day (Municipal Proclamation Request)
Date:	Thursday, January 29, 2026 4:08:35 PM
Attachments:	Proclamation MCS - May and May 12 2026.docx References and Evidence Base.docx.pdf image001.png

Proclamation Request.

CHRIS MAGNUS
Executive Assistant to Mayor and CAO
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1A6
T: 604-541-2124 Cell: 604-787-4709
www.whiterockcity.ca

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From: Ajeeta Shanmugarajaih <ajeeta@ehac-asec.ca>
Sent: Thursday, January 29, 2026 1:37 PM
To: Megan Knight <mknight@whiterockcity.ca>
Subject: May 2026 – Multiple Chemical Sensitivity Awareness Month & Day (Municipal Proclamation Request)

You don't often get email from ajeeta@ehac-asec.ca. 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 Knight,

We are writing on behalf of the Environmental Health Association of Canada (EHAC-ASEC) and the Environmental Health Association of Québec (ASEQ-EHAQ) to invite the City of White Rock to take part in a coordinated national effort to advance accessibility and inclusion for people living with **multiple chemical sensitivity (MCS)**.

May is internationally recognized as Multiple Chemical Sensitivity Awareness Month, with May 12 recognized globally as Multiple Chemical Sensitivity Awareness Day. This observance is specific to MCS and reflects its established status as a recognized disability that requires accommodation and protection from discrimination.

Multiple chemical sensitivity (MCS) is **already recognized as a disability and health condition in Canada**. The focus today is not recognition, but **municipal inclusion and**

implementation — ensuring that public environments, services, and programs are accessible to residents whose health and participation depend on reduced chemical exposures.

Municipal leadership in this area aligns with well-established legal, medical, and human-rights frameworks:

- The **Canadian Human Rights Commission** recognizes multiple chemical sensitivity as a disability and affirms that **scent-free and low-toxicity environments are required accommodation measures**.
- The **American Medical Association** recognizes fragrance sensitivity including MCS as a condition that may limit major life activities and supports fragrance-free policies, ingredient transparency, and clinical awareness.
- Under the **United Nations Committee on the Rights of Persons with Disabilities**, Canada has been directed to eliminate discrimination against persons with multiple chemical sensitivity and ensure equality and inclusion across all levels of government, including municipalities.
- **Statistics Canada** has collected national data on MCS since 2000, with current analyses indicating that **over 1.13 million Canadians (1 in 34)** have been diagnosed with MCS, confirming its prevalence and public-health significance.
- **The Accessible Canada Act (2019) establishes a proactive duty to identify, remove, and prevent barriers to accessibility for all persons with disabilities.** Including multiple chemical sensitivity (MCS) within municipal accessibility and inclusion initiatives aligns local action with this federal framework and supports inclusive environments for people with diverse disability-related access needs.

Exposure can worsen the condition
MCS is understood to involve **sensitization**, meaning that continued exposure to fragranced and chemical products can **intensify symptoms and increase disability**, reinforcing the importance of preventive accommodation measures in public settings.

In this context, we respectfully invite the City of White Rock to **issue a municipal proclamation** that aligns with existing recognition and affirms:

- **May as Multiple Chemical Sensitivity Awareness Month**
- **May 12 as Multiple Chemical Sensitivity Awareness Day**
- The municipality's commitment to **accessibility and inclusion**, including the importance of **fragrance-free and low-emission environments** as essential accommodation measures

For your convenience, we have enclosed **draft proclamation language** that reflects established evidence and human-rights obligations. We would be pleased to support any review, adaptation, or translation required.

Municipal action sends a clear signal that accessibility includes people whose disabilities are

triggered by chemical exposures—and that public spaces, services, and civic life must be inclusive of all residents.

Thank you for your leadership and for considering this request. We would welcome the opportunity to support the City of White Rock in this important step toward accessibility and inclusion.

Respectfully,

--
Ajeeta Shanmugarajaih
Coordinatrice de la communauté et de la sensibilisation / Community and Outreach Coordinator
Environmental Health Association of Canada –
Association pour la santé environnementale du Canada - (EHAC-ASEC)
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Des solutions saines **www.LaVieEcolo.ca** | Healthy solutions **www.EcoLivingGuide.ca**

Multiple Chemical Sensitivity Awareness Month

May 2026

WHEREAS multiple chemical sensitivity (MCS) is a recognized disability in Canada that can substantially limit major life activities, including breathing, mobility, access to housing, employment, healthcare, education, and public services;

WHEREAS the Canadian Human Rights Commission recognizes environmental sensitivities, including multiple chemical sensitivity, as a disability and affirms that **scent-free environments and the use of lowest-VOC-emission, least-toxic products constitute required accommodations** to ensure equality and non-discrimination;

WHEREAS the American Medical Association has adopted policy recognizing fragrance sensitivity including MCS as a condition that may limit major life activity, and has endorsed **fragrance-free policies, ingredient transparency, research, and clinical awareness** as **necessary measures to reduce harm and improve access in healthcare and public settings;**

WHEREAS people living with multiple chemical sensitivity may experience serious and disabling health effects when exposed to fragranced products, cleaning agents, pesticides, building materials, and other chemical emissions commonly present in public and private environments;

WHEREAS Canada is a State Party to the United Nations Convention on the Rights of Persons with Disabilities and has been directed by the UN Committee to **eliminate discrimination against persons with multiple chemical sensitivity and ensure full equality and inclusion** across all levels of government;

WHEREAS the Accessible Canada Act (2019) establishes a proactive duty to identify, remove, and prevent barriers to accessibility for all persons with disabilities, including through inclusive public environments and services at all levels of government;

WHEREAS Statistics Canada data indicate that more than 1.13 million Canadians have been diagnosed with multiple chemical sensitivity, confirming its prevalence and public-health significance;

WHEREAS May is recognized internationally as **Multiple Chemical Sensitivity Awareness Month**, and May 12 as **Multiple Chemical Sensitivity Awareness Day**, dedicated to advancing understanding of MCS as a disability and the need for accessible, fragrance-free, and lowest VOC-emission environments;

THEREFORE, I, **[Mayor's Name]**, Mayor of the City of **[City]**, do hereby proclaim **May 2026 as Multiple Chemical Sensitivity Awareness Month** and **May 12, 2026 as Multiple Chemical Sensitivity Awareness Day**, and encourage actions that uphold accessibility, dignity, and human rights for people living with MCS.

EHAC · ASEC
Environmental Health Association of Canada
Association pour la Santé Environnementale du Canada

ASEQ EHAQ
Association pour la santé environnementale du Québec
Environmental Health Association of Québec

Selected References and Evidence Base

Multiple Chemical Sensitivity (MCS)

American Medical Association. (2025). *Policy H-135.902: Fragrance sensitivity*.
Recognizes fragrance sensitivity as a condition that may limit major life activities and supports fragrance-free policies, ingredient transparency, research, and clinical awareness.
https://policysearch.ama-assn.org/policyfinder/detail/%22Fragrance%20Regulation%20H-135.902%22?uri=%2FAMADoc%2FHOD.xml-H-135.902.xml

Canadian Human Rights Commission. (n.d.). *Policy on environmental sensitivities*. Government of Canada.
Recognizes environmental sensitivities, including multiple chemical sensitivity, as a disability and identifies scent-free and low-toxicity environments as required accommodations.
https://www.chrc-ccdp.gc.ca/resources/publications/environmental-sensitivities-and-scent-free-policies

Statistics Canada. (2000–present). *Canadian Community Health Survey (CCHS): Multiple chemical sensitivity*. Government of Canada.
Population-level data indicate that **over 1.13 million Canadians have been diagnosed with multiple chemical sensitivity**.
Summary available at: https://aseq-ehaq.ca/en/mcs-statistics/

United Nations Committee on the Rights of Persons with Disabilities. (2025). Concluding observations on the combined second and third periodic reports of Canada.
https://tbinternet.ohchr.org/_layouts/15/treatybodyexternal/Download.aspx?symbolno=CRPD%2FC%2FCAN%2FCO%2F2-3&Lang=en

Molot, J., Sears, M., & Anisman, H. (2023, February 28). Multiple chemical sensitivity: It's time to catch up to the science. SSRN. https://doi.org/10.2139/ssrn.4373616

Note: click here to view the full report from the AMA's Council on Science and Public Health. The AMA's stance on fragrance is listed under the Resolution 501-A-24 and can be found in the pages 749–783.

A joint initiative of the Environmental Health Association of Canada (EHAC-ASEC) and the Environmental Health Association of Québec (ASEQ-EHAQ).

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

April 10, 2026

File: HO-02-02

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; amanning@whiterockcity.ca; sbains@whiterockcity.ca**

Dear Mayor Knight and Council:

Re: 2026 *Metro Vancouver Housing 10-Year Plan*

We are pleased to share the newly adopted 2026 *Metro Vancouver Housing 10-Year.* This plan sets a renewed strategic direction for Metro Vancouver Housing, outlining how it will uphold its vision and guiding principles, advance its goals, and respond to diverse and growing housing needs in a shifting political and economic landscape.

The plan outlines how Metro Vancouver Housing will commit at least $150 million from its reserve fund to renew and expand its portfolio over the next 10 years. Leveraged through partnerships with federal and provincial governments, member jurisdictions, utility providers, and other partners, these investments will grow the portfolio by 50 per cent, adding at least 2,000 new and redeveloped units — an average of 200 new homes each year — along with major renewal of older buildings. The plan prepares Metro Vancouver Housing for long-term growth, resilience, and continued service excellence.

The *Metro Vancouver Housing 10-Year Plan* identifies actions across four priority areas:

- **Collaborative Investment Model** — Strengthening a successful and sustainable financial model to support the next stage of affordable rental housing delivery.
- **Provide: Community and Tenant Wellbeing** — Delivering industry-leading tenant service through effective operations and community development initiatives.
- **Preserve: Asset Stewardship** — Renewing and maintaining quality, sustainable, and resilient buildings across the portfolio.
- **Expand: A Sustainable Approach to Growth** — Leveraging land holdings and financial capacity to accelerate delivery of affordable rental housing across the region.

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Additionally, the plan identifies updated targets and KPIs to guide work over the next decade:

- **New and redevelopment homes** — 2,000 units over 10 years (average 200 units per year)
- **Portfolio unit mix** — Minimum 70% two-bedroom units or larger
- **Unit mix in new buildings** — Minimum 50% two-bedroom units or larger
- **Portfolio affordability** — Minimum 30% Rent-Geared-to-Income or deeper affordability
- **Accessibility in new buildings** — Minimum 5% accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
- **Facility Condition Index (portfolio-wide average, excluding near-term redevelopment sites)** — 20% or lower (fair to good condition under BC Housing's definition)
- **Energy consumption** — 100% carbon neutral portfolio by 2050; 25% reduction in energy consumption through major retrofits

With adoption of the plan, the work will now commence to identify and advance future Metro Vancouver Housing projects, in close coordination with member jurisdictions. Staff are incorporating actions and targets into Metro Vancouver Housing's annual work planning and budgeting processes. Progress will be reported annually to the Housing Committee and Metro Vancouver Housing Corporation Board through the *Metro Vancouver Housing Annual Impact Report.*

Metro Vancouver staff are available upon request to present the *Metro Vancouver Housing 10-Year Plan* to your Council or to meet to discuss partnership. If your jurisdiction is interested in receiving a presentation or requires further information, please contact Michael Epp, Director, Housing Planning and Development, by phone at 604-452-2628, or by email at Michael.Epp@metrovancouver.org.

Yours sincerely,

Mike Hurley
Board Chair

MH/JWD/mj

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

Encl: 2026 Metro Vancouver Housing 10-Year Plan

82814217

metrovancouver | HOUSING

METRO VANCOUVER HOUSING
10-YEAR PLAN

PROVIDE, PRESERVE, AND EXPAND

2026

About Metro Vancouver

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable rental housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

Indigenous Territorial Acknowledgement

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: q̓i ć əy̓ (Katzie), q̓ʷɑ:ƛ̓ən̓ (Kwantlen), kʷikʷəƛ̓əm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Semiahmoo, Sḵwx̱wú7mesh Úxwumixw (Squamish), scəẇaθən məsteyəxʷ (Tsawwassen), and səlilwətaɬ (Tsleil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

4515 Central Boulevard, Burnaby, BC, V5H 0C6
metrovancouver.org
January 2026

Front cover: Inlet Centre

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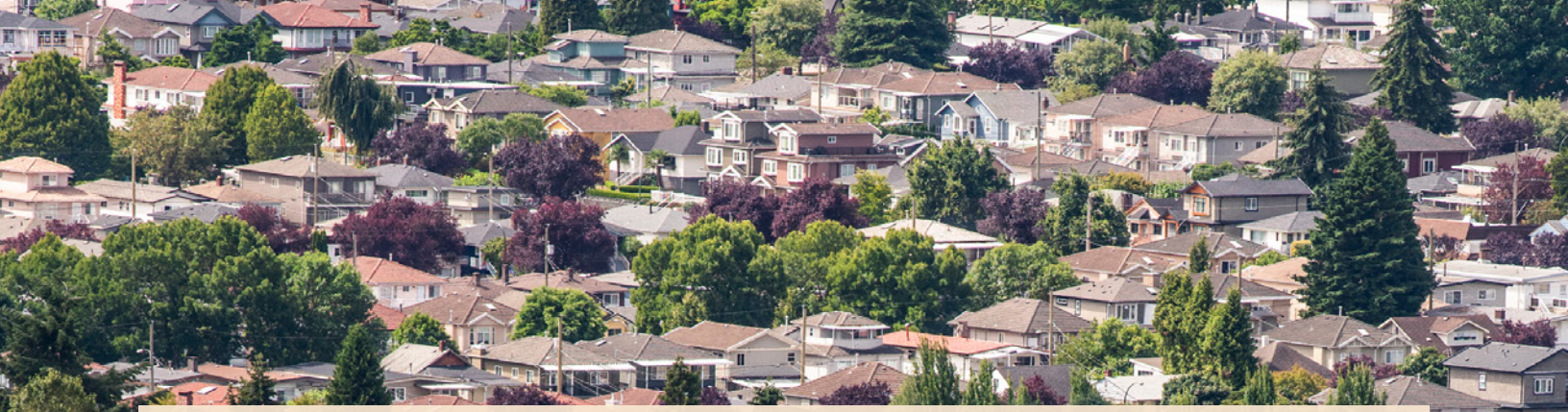


Plan Overview

About Metro Vancouver Housing

For more than 50 years, Metro Vancouver Housing has built and operated non-market rental housing for families, seniors, and people with disabilities with low to moderate incomes. Today, Metro Vancouver Housing is the second largest non-profit housing provider in BC with 53 sites across the region and 3,400 homes serving nearly 10,000 people — and many more on the way.

Metro Vancouver Housing offers independent living through a self-sustaining, mixed-income model that ensures every home offers some level of affordability and a dedication to community development that fosters inclusive, vibrant communities.

Metro Vancouver Housing 10-Year Plan

Affordable rental housing is more important than ever in the region. The 2026 *Metro Vancouver Housing 10-Year Plan* sets the strategic direction for the organization and outlines how it will:

- Uphold its vision and guiding principles
- Advance its goals
- Respond to diverse and growing housing needs in a changing political and economic landscape
- Grow the portfolio by 50%, adding at least 2,000 new and redeveloped units

This plan prepares Metro Vancouver Housing for growth, resilience, and continued service excellence.

Vision

Metro Vancouver Housing is a leader in providing safe, affordable rental housing that supports healthy, connected communities across the region.

Guiding Principles

- **Social:** Support tenant well-being by providing high-quality housing and fostering inclusive, connected communities
- **Financial:** Maintain long-term affordability through sound financial management and strategic reinvestment
- **Environmental:** Enhance environmental stewardship, energy efficiency, and climate resilience.

Investing in Renewal and Growth

Over the next 10 years, Metro Vancouver Housing will commit at least $150 million to renew and expand its portfolio. These investments will deliver at least 2,000 new and redeveloped homes, along with major renewal of older buildings.

This investment will be leveraged with partnerships with federal and provincial governments, member jurisdictions, utility providers, and other partners. With an extensive land base and the ability to contribute equity, Metro Vancouver Housing is a reliable partner for scaling affordable rental housing, backed by a proven track record in development and operations.

Summary of Priorities and Actions

Collaborative Investment Model *– Build on a successful, sustainable financial model to support a new era of affordable rental housing delivery*

Metro Vancouver's collaborative, portfolio-based model enables scaling the delivery of affordable rental housing in partnership with member jurisdictions, federal and provincial government, and other partners. Metro Vancouver will position itself as a key partner for delivering more affordable housing through a robust pipeline of shovel-ready projects and will refine its internal financing and funding strategies to better leverage existing resources.

Provide: Community and Tenant Wellbeing *– Deliver leading tenant services through effective operations and community development initiatives*

Metro Vancouver Housing will continue to prioritize affordability, family-sized units, and accessibility. To support vibrant, inclusive communities, Metro Vancouver will:

- Continue advancing the Five Pillars Model for community development.
- Strengthen responsiveness to tenant needs through improved data, a customer service standard, more tenant amenities, and expanded partnerships with service providers.
- Enhance tenant interfaces through an improved online application process and a digital tenant portal.
- Ensure staffing and resources align with service needs and cost-effectiveness.

Preserve: Asset Stewardship *– Invest in renewing and maintaining high-quality, sustainable, and resilient buildings*

Metro Vancouver Housing is committed to developing and maintaining high-quality, environmentally-friendly buildings. To support ongoing high-quality, resilient, and environmentally-friendly building renewal and sustainability, Metro Vancouver will:

- Maintain a pipeline of shovel-ready renewal projects and advance a five-year renewal schedule.
- Scale major renewal projects through standardization and prefabrication.
- Build to a minimum of BC Energy Step Code 3 standard in all new buildings and major renewal projects, pursue electrification in all new buildings and major renewals, explore energy generation opportunities, and adopt portfolio-wide standards for climate risks (extreme heat and wildfire air quality, etc.).
- Strengthen efficiency with centralized digital systems for work orders, maintenance, and energy management, as well as enhanced project management systems and achieving efficiencies of scale in purchasing.

Expand: A Sustainable Approach to Growth *– Leverage land holdings and financial capacity to accelerate delivery of affordable rental housing across the region*

Metro Vancouver Housing has set a target to complete 2,000 new and redeveloped units over the next 10 years, averaging 200 units per year. To enable this growth, Metro Vancouver Housing will:

- Review and support internal capacity across staffing, governance, systems, technology, and expertise to enable continued growth, including reviewing enabling documents to support complex projects.
- Create a steady stream of shovel-ready projects and a prioritized pipeline advancing through design and approvals.
- Prioritize new land contributions and strategic acquisitions on projects that can be delivered quickly, with low equity requirements, and support scale and cost efficiency.
- Advance standardization and off-site construction, as well as enhanced tenant amenities.

Targets

The Metro Vancouver Housing 10-Year Plan identifies seven key portfolio targets that will guide Metro Vancouver Housing projects and investments.

MEASURE	TARGET
Average completion of new and redevelopment homes	**2,000** units over 10 years (average 200 units per year)
Unit mix (portfolio-wide)	Minimum **70%** two-bedroom units or larger
Unit mix (new buildings)	Minimum **50%** two-bedroom units or larger
Affordability (portfolio-wide)	Minimum **30%** Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	Minimum **5%** accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites)	**20%** or lower (fair to good condition as per BC Housing's definition of FCI)
Energy consumption and greenhouse gas emissions	**100%** carbon neutral portfolio by 2050 Reduce energy consumption by **25%** in major renewal projects Reduce greenhouse gas emissions by **45%** by 2030 (from 2010 levels)

Residents at community event

Introduction

Metro Vancouver Housing

For more than 50 years, Metro Vancouver Housing has built and operated non-market rental housing for families, seniors, and people with disabilities with low to moderate incomes. Today, Metro Vancouver Housing is the second largest non-profit housing provider in BC with 53 sites across the region and 3,400 homes serving nearly 10,000 people — and many more on the way.

Metro Vancouver Housing offers independent living through a self-sustaining mixed-income model that ensures every home offers some level of affordability and a dedication to community development that fosters inclusive, vibrant communities.

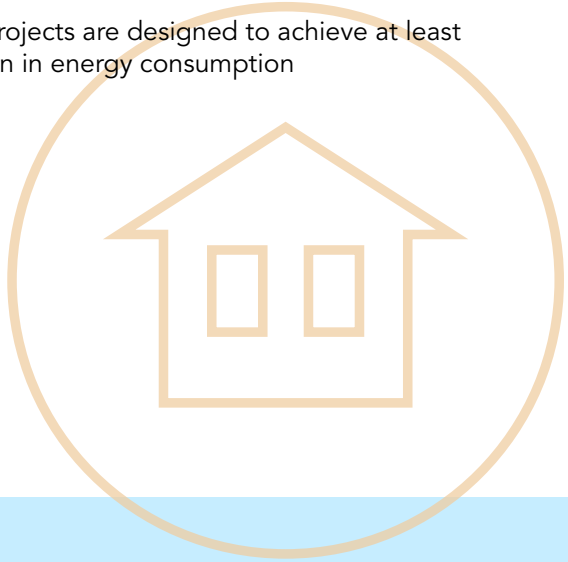
Recent Progress

Since the 2019 *Metro Vancouver Housing 10-Year Plan*, Metro Vancouver Housing has met or is on track to achieve its targets. During this time, the funding, planning, and economic landscape has shifted, creating new opportunities as well as emerging challenges.

Affordable rental housing is more important than ever in the region. The 2026 *Metro Vancouver Housing 10-Year Plan* sets new targets, key performance indicators, and actions for continuous improvement, helping the organization remain flexible to changing conditions and maintain its leadership in affordable housing.

Progress Since 2019

- **Initiated 11 projects for 2,000 new and redeveloped units**
  - Two completed: Heather Place B and Kingston Gardens – Phase 1
  - Four in construction: The Connection, The Steller, Heron's Nest, and Salal Landing
  - Five in design and approvals: Malaspina Village Phases 1 & 2, Riverside Drive, Heather Place C, and Park Court
  - Added three new sites through partnerships with local governments
- **Initiated 12 major renewal projects:**
  - Three completed: Evergreen Downs, Kelly Court, and Manor House Phase 1
  - Five in progress: Manor House Phase 2, Strathearn Court, Minato West, Le Chateau, and Crown Manor
  - Four in design and planning: Meridian Apartment, Regal Hotel, Somerset Gardens, and Knightsbridge
- Entered funding agreements for deeper affordability for Kingston Gardens, Salal Landing, The Connection, and The Steller, with 42% of units in these buildings designated Rent-Geared-to-Income or Shelter Rate
- Offered 285 tenant programs as of 2025
- Reduced greenhouse gas emissions by 23% from 2010 levels and on track to surpass 45% reduction by 2030
- Increased proportion of accessible or adaptable units to 7% of portfolio
- All new homes are achieving at least an adaptable housing standard and at least 5% of units in each new building are fully accessible
- All renewal projects are designed to achieve at least 25% reduction in energy consumption



Regional Housing Need

The Metro Vancouver region faces a deep and persistent shortfall in affordable rental housing. The Metro Vancouver Affordable Housing Gap Analysis shows a need for 29,250 to 54,500 affordable rental units for low- to moderate-income households over the next five years — more than double the number initiated in the past five years. This includes housing for seniors, families, and individuals experiencing homelessness, with affordability defined using BC Housing's Housing Income Limits. Addressing this need will require an estimated $10.1 to $19.3 billion investment over five years from all levels of government. More options are also needed for moderate- to middle-income households who are increasingly unable to find suitable and attainable housing options in the private market.

The consequences of inaction are significant: rising homelessness, outmigration, fewer families forming, and greater pressure on emergency services. Affordable housing is essential infrastructure, and closing the gap will require coordinated action, sustained investment, and innovative delivery models.

The role of non-market rental home providers like Metro Vancouver Housing has never been more important. As one of the region's largest non-profit housing providers, Metro Vancouver Housing is uniquely positioned to respond through its regional scope, mixed-income model, large land base, partnerships, and proven capacity to deliver affordable, secure, and resilient rental housing.

The Next Decade

The *2026–2035 Metro Vancouver Housing Plan* sets the strategic direction for the organization and outlines how it will:

- Uphold its vision and guiding principles
- Advance its goals
- Respond to diverse and growing housing needs in a changing political and economic landscape
- Grow the portfolio by 50%, adding at least 2,000 new and redeveloped units

This plan prepares Metro Vancouver Housing for growth, resilience, and continued service excellence.

Vision

Metro Vancouver Housing is a leader in providing safe, affordable rental housing that supports healthy, connected communities across the region.

Guiding Principles

- **Social:** Support tenant well-being by providing high-quality housing and fostering inclusive, connected communities
- **Financial:** Maintain long-term affordability through sound financial management and strategic reinvestment
- **Environmental:** Enhance environmental stewardship, energy efficiency, and climate resilience

Metro Vancouver Housing site community event

Key Priorities

Collaborative Investment Model – Build on a successful, sustainable financial model to support a new era of affordable rental housing delivery

Provide: Community and Tenant Wellbeing – Deliver industry-leading tenant services through effective operations and community development initiatives

Preserve: Asset Stewardship – Invest in renewing and maintaining high-quality, sustainable, and resilient buildings

Expand: A Sustainable Approach to Growth – Leverage land holdings and financial capacity to accelerate delivery of affordable rental housing across the region

Investing in Renewal and Growth

Most Metro Vancouver Housing homes were built in the 1980s, and many mortgages are now reaching maturity. This creates an opportunity: surplus revenues can be reinvested to preserve existing homes and build new non-market rental housing.

Over the next 10 years, Metro Vancouver Housing will commit at least $150 million to renew and expand its portfolio. These investments will deliver at least 2,000 new and redeveloped homes, along with major renewals of older buildings.

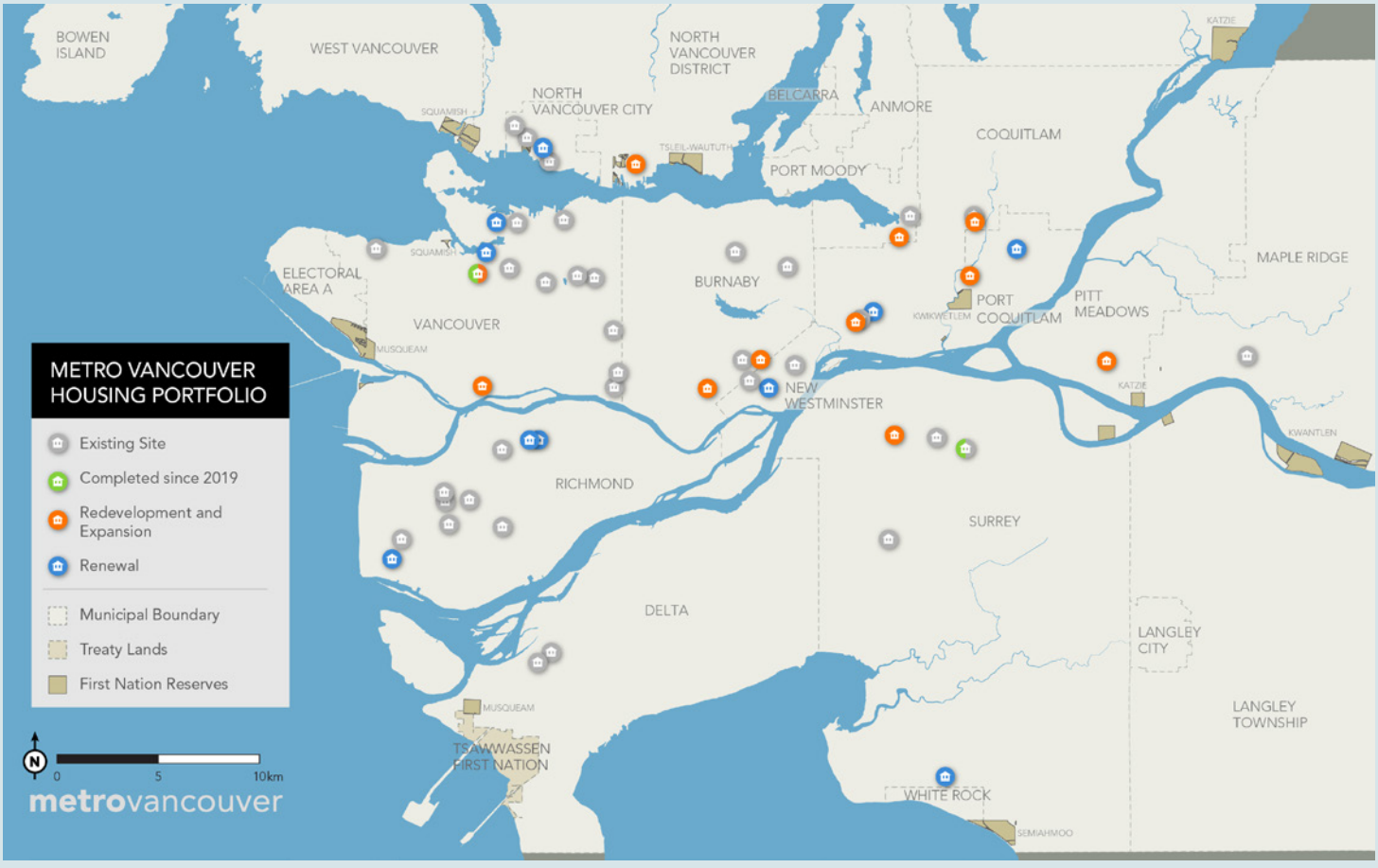
To make every dollar go further, this investment will be leveraged with partnerships with federal and provincial governments and member jurisdictions. With an extensive land base and the ability to contribute equity, Metro Vancouver Housing is a reliable partner for scaling affordable rental housing, backed by a proven track record in development and operations.

Since 2023, the Memorandum of Understanding between BC Housing and Metro Vancouver has catalyzed new expansion projects, enabling more than 2,000 new and redeveloped homes over ten years. The Metro Vancouver Housing 10-Year Plan positions the organization to continue this trajectory of 200 new and redeveloped homes per year through its portfolio-based approach and strong alignment with federal and provincial priorities for scaling non-market housing supply.

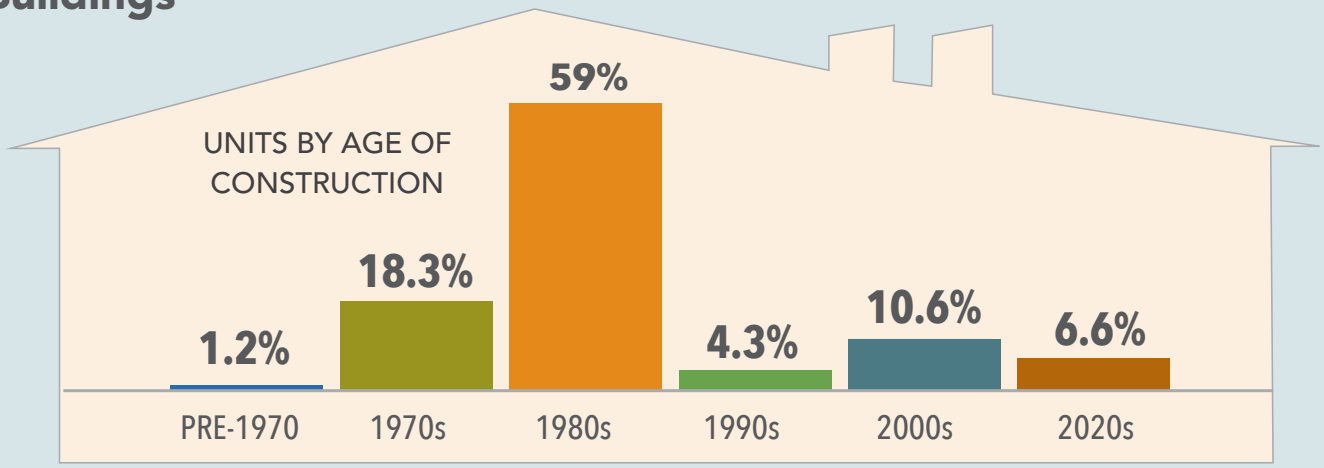
Portfolio[1]

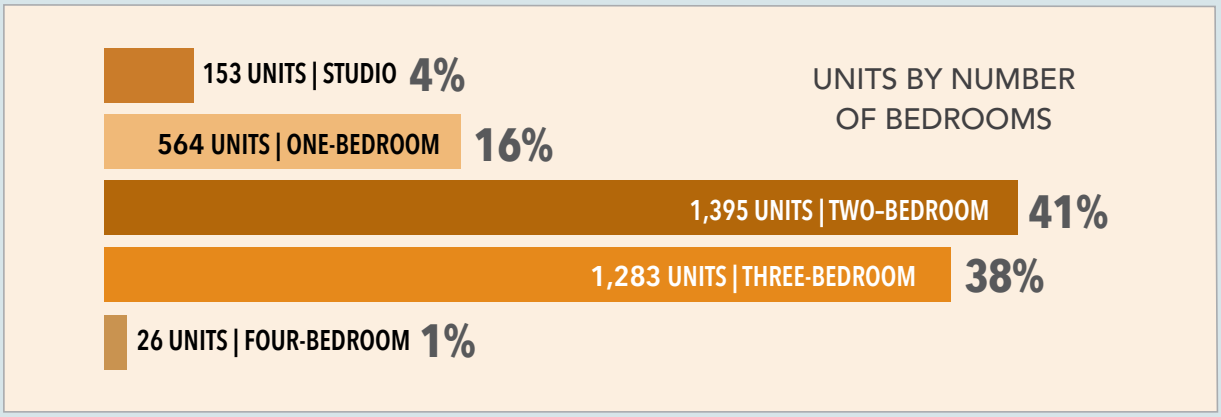
CURRENT PORTFOLIO	LAND BASE	PORTFOLIO VALUE
53 sites in **13 member jurisdictions** (existing and in progress), including **34** Metro Vancouver Housing-owned sites and **19** leased sites	**678,000 square meters** with significant potential for future development.	**$923 million**
CURRENT STOCK & GROWTH UNDERWAY	By 2035, the portfolio is projected to grow to more than 5,100 homes, strengthening Metro Vancouver Housing's role as a regional leader in affordable housing.	
3,421 existing non-market rental homes, **474 units** under construction, and nearly **1,500 net new homes** planned in the coming years.		

1. As of December 2025.

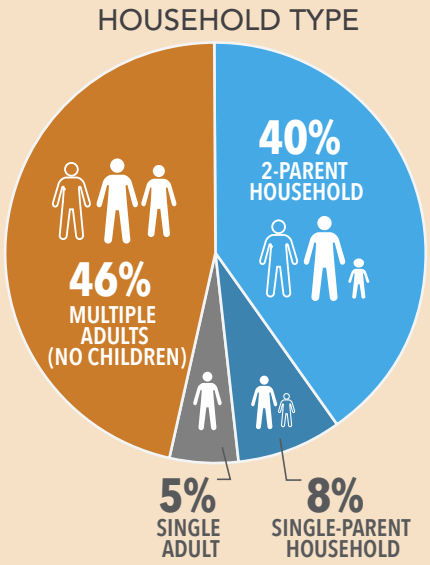


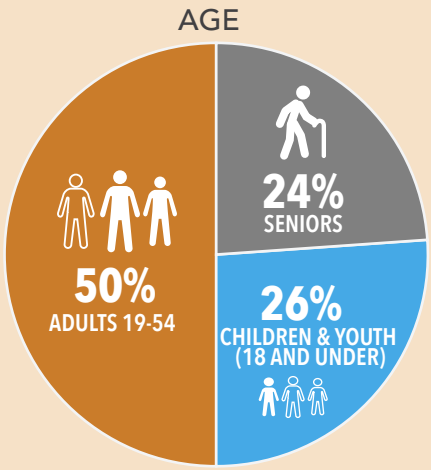
Buildings





Tenants



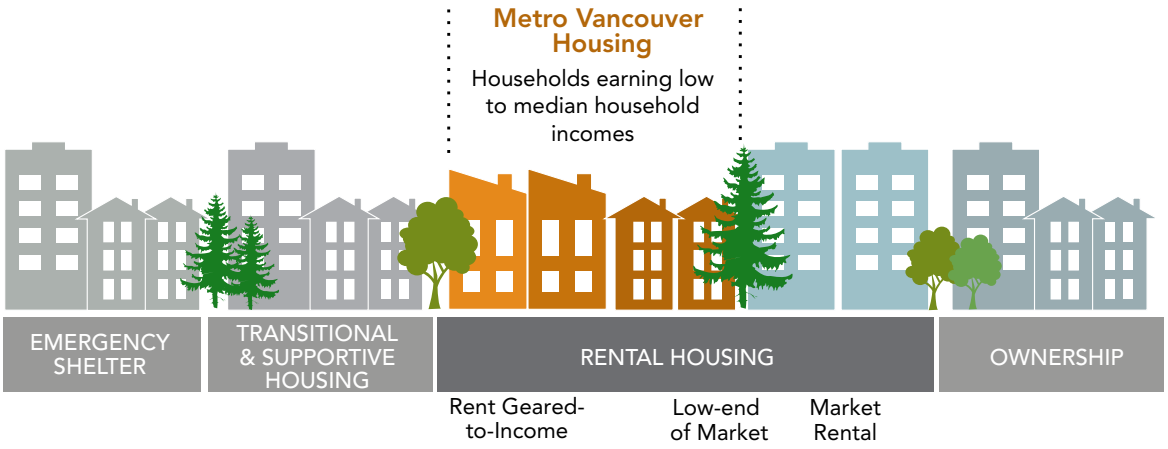


Metro Vancouver Housing serves almost 10,000 tenants across the region. Tenants include families with children, seniors, and people with disabilities. The goal is to create inclusive, healthy communities that meet a wide range of needs.

Affordability

All Metro Vancouver Housing units are rented at below market rates, with varying levels of affordability to meet the needs of households with low to moderate incomes.

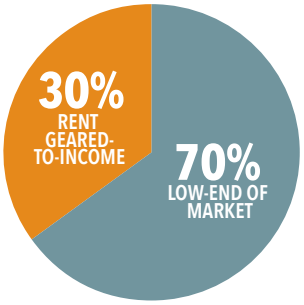
METRO VANCOUVER HOUSING AND THE HOUSING CONTINUUM



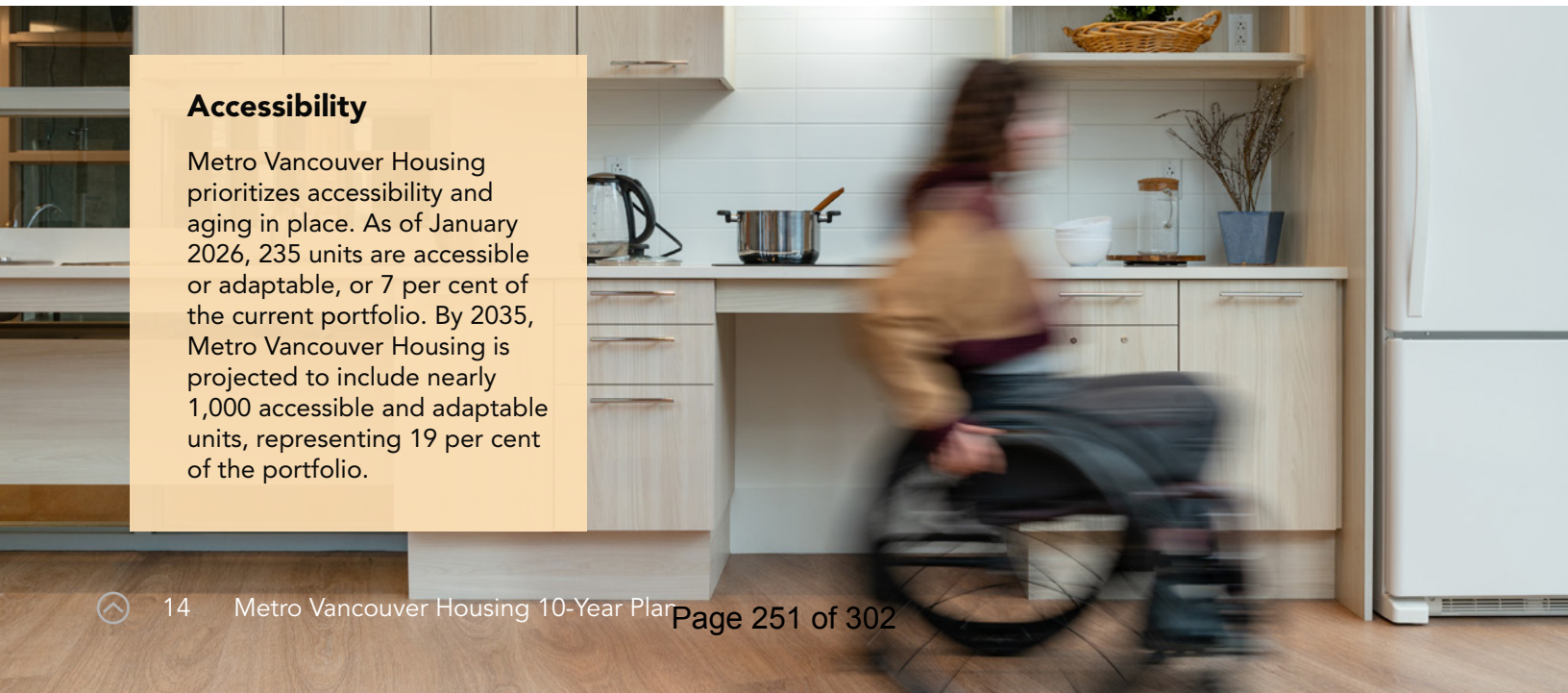
Metro Vancouver Housing has a portfolio target of 30% Rent-Geared-to-Income (RGI) housing and, with the remaining units Low-End-of-Market (LEM).

RGI housing is for households with lower incomes selected from the BC Housing's Housing Registry. Rents are set at 30 per cent of a household's gross annual income. Maximum household income limits are set by BC Housing. RGI housing includes shelter rate housing for households on Income or Persons with Disabilities Assistance.

LEM housing is for households earning low-to-moderate incomes who do not qualify for the Housing Registry but face financial challenges in the rental market. Rents are typically 10 to 20 per cent below typical market rental rates. Applicants apply directly to Metro Vancouver. Maximum household incomes are set by BC Housing.



PORTFOLIO AFFORDABILITY



Accessibility

Metro Vancouver Housing prioritizes accessibility and aging in place. As of January 2026, 235 units are accessible or adaptable, or 7 per cent of the current portfolio. By 2035, Metro Vancouver Housing is projected to include nearly 1,000 accessible and adaptable units, representing 19 per cent of the portfolio.

Community Development

The Metro Vancouver Housing Five Pillars Model for community development is a leading approach to building social cohesion and positive interactions grounded in best practices and lessons learned. It is embedded in all aspects of operations to foster social cohesion and positive interactions among tenants, staff, and neighbours.

INTEGRATING THE FIVE PILLARS INTO OUR COMMUNITIES

Spaces for joy-based connection and healing	Enabling joy, trust, and community cohesion by prioritizing spaces and programming that address loneliness and support emotional well-being, human connection, and overall quality of life.
Community responsibility to a culture of kindness	Embedding kindness into the fabric of community life by creating a culture of respect and shared accountability and advancing social equity and anti-racism.
Ecosystem of support	Creating a cohesive network of support for residents within an independent living model by aligning our approach to community development with our network of service providers and community partners.
Investments in youth social capital	Supporting youth by prioritizing programs that cultivate connection and resilience and that bridge gaps in education, recreation, and emotional well-being, including after-school clubs, bursaries, and community gardens.
Poverty alleviation and food security infrastructure	Reducing poverty and food insecurity through community gardens, a food rescue and food security program, financial literacy workshops, bursaries, and ongoing programs to support emotional well-being and resilience.

Sustainability and Climate Resilience

Rising temperatures, wildfire, and unpredictable weather can affect tenant health and building performance. Metro Vancouver Housing is adapting to a changing climate and integrating climate mitigation and adaptation strategies into projects. This includes:

- **Building to high standards:** New buildings will meet a minimum of BC Energy Step Code 3 standards with renewable energy prioritized in new construction and major renewals.
- **Protecting health and comfort:** Designs will include heat resilience and improved air quality through heat-proofing, cooling, and better ventilation.
- **Exploring efficient heating solutions:** Cost-effective heating approaches will be used to maintain year-round comfort and energy efficiency.
- **Reducing car dependency:** Projects near transit, active transportation options, and essential amenities will be prioritized to support sustainable mobility.
- **Supporting food security and waste reduction:** Through a partnership with Food Link Society, food waste is reduced and residents receive free food.

Metro Vancouver Housing aligns with Metro Vancouver's Climate 2050 strategy, including the goal of carbon neutrality by 2050. The organization is on track to meet its 2030 target of reducing greenhouse gas emissions by 45 per cent from 2010 levels and will continue to prioritize renewable energy and explore new opportunities to further reduce emission.

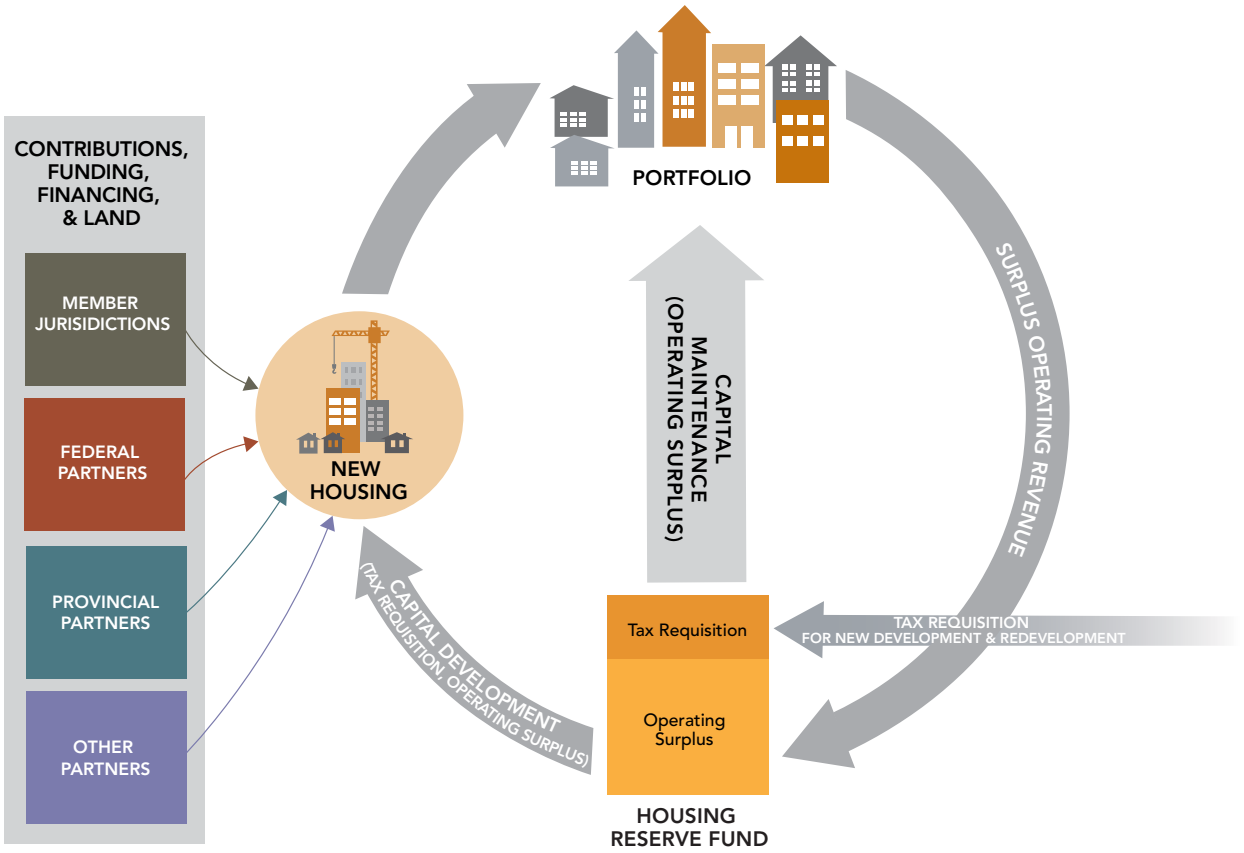
Community gardens at Kingston Gardens in Surrey

NO ANIMALS
are permitted on these premises
Soup:
Turkey Noodle
Daily Special:

Collaborative Investment Model

Overview

Metro Vancouver Housing's growth model combines rent surpluses, federal and provincial funding, and a modest annual tax requisition[3] — about $5 per household — to grow its portfolio. Over the past 50 years, funding programs have evolved, and Metro Vancouver Housing has adapted to leverage new opportunities while maintaining a sustainable, mixed-income approach. A collaborative, portfolio-based model enables scaling the delivery of affordable rental housing in partnership with member jurisdictions, federal and provincial government, and other partners.



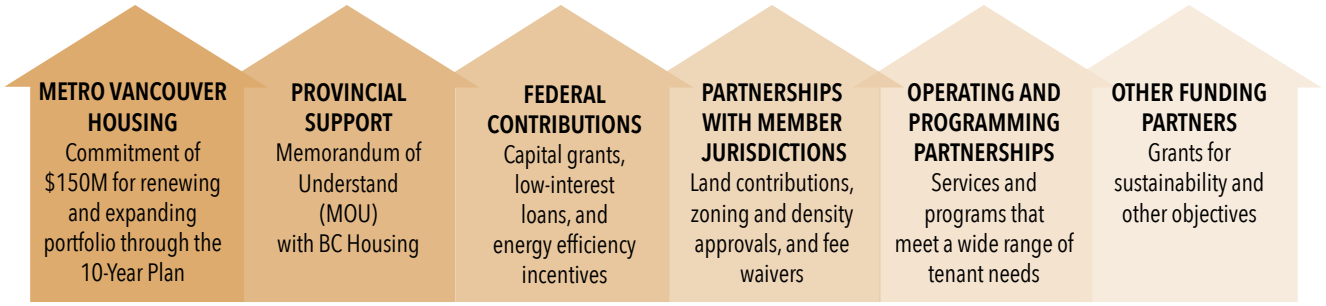
Over the next decade, Metro Vancouver Housing will focus on creating predictable and efficient mechanisms to combine investments from multiple sources — including local, provincial, and federal partners, alongside Metro Vancouver Housing equity. This approach packages and scales opportunities to deliver more affordable housing, demonstrating that more can be achieved together.

Metro Vancouver Housing will continue to strengthen its financial strategies. Financial practices will be regularly reviewed and updated to ensure efficiency and value. This includes continuing to maximize the impact of tax requisition funds to deliver more units, assessing refinancing options to identify cost savings, reviewing tax requisition levels to keep pace with population growth, and exploring philanthropic contributions to support tenant programs.

3. The annual tax requisition has historically dedicated 80 per cent of funds to expansion projects on new sites put forward by member jurisdictions and 20 per cent to redevelopment of existing Metro Vancouver Housing sites.

Partnerships

Collaboration is core to Metro Vancouver Housing's work. Partnerships with member jurisdictions, federal and provincial agencies, community organizations, and service providers help build and operate high-quality housing.



Funding Partners

- BC Housing
- BC Hydro
- Canada Mortgage and Housing Corporation (CMHC)
- CleanBC
- FortisBC
- Federation of Canadian Municipalities (FCM)
- Natural Resources Canada

Operating Partners

- Atira Women's Resource Society
- Aunt Leah's Place
- BC Indigenous Housing Society (BCIHS)
- Downtown Eastside Women's Centre
- Fraser Health
- McLaren Housing Society
- PHS Community Services Society
- Vancouver Resource Society

Programming Partners

- Food Link Society
- Family Services of Greater Vancouver
- Port Moody Seniors Friendship Society
- Seniors Services Society
- West Coast Family Centres
- West Coast Seeds

Metro Vancouver Housing works closely with member jurisdictions on land and financial contributions for new housing and tenant programming, including recreation, safety, and emergency planning.

Memorandum of Understanding with BC Housing

A memorandum of understanding (MOU) between Metro Vancouver Housing and BC Housing was signed in April 2023. It outlines a multi-year collaboration to deliver over 2,000 new and redeveloped non-market homes over ten years. Metro Vancouver Housing contributes land and cash equity and facilitates municipal partnerships, while BC Housing provides capital grant funding. The initiative emphasizes a portfolio-based approach to maximize efficiencies and affordability with targets including 30 per cent RGI homes and 70 per cent LEM homes. Projects will prioritize energy efficiency, accessibility, and may include childcare facilities.

Actions

Metro Vancouver Housing will…

1. **Position itself as a key partner in scaling affordable rental housing.** Leverage federal and provincial funding and financing through a portfolio-based approach and implement the Metro Vancouver Housing Development Plan to create a robust pipeline of viable future developments including shovel-ready projects. Bundling multiple projects will enable access to portfolio-based funding opportunities.
2. **Explore opportunities for cost savings through refinancing.** Conduct a refinancing assessment across its mortgage portfolio to identify opportunities to reduce borrowing costs and improve financial efficiency.
3. **Review funding from the annual household tax requisition by 2030.** By the end of the current financial plan (2030), present tax requisition options to the Board to support long-term growth.

Construction

4. **Combine new development and redevelopment funds into a single reserve.** Use a single reserve fund to increase flexibility in how tax requisition funds are allocated. This approach will enable more strategic investment in new projects and maximize the number of new units delivered, while balancing expansion and redevelopment priorities. Target 70 per cent of total funds to be allocated to expansion on new sites through acquisition or in partnership with member jurisdictions.

5. **Explore new funding for tenant programming.** Investigate opportunities to diversify revenue for tenant programs — including options for facilitating philanthropic contributions — and present findings to the Board for consideration.

Community activity

Provide: Tenant Operations and Community Building

Overview

Metro Vancouver Housing delivers tenant services that foster healthy, connected communities and support independent living. The service model emphasizes healthy and connected communities, inclusive, family-friendly housing, and high-quality, responsive operations.

Metro Vancouver Housing has adopted a Five Pillars Model for community development to guide its approach, promoting social cohesion and positive interactions. Grounded in best practices and informed by more than 50 years of experience, the model is embedded across all aspects of operations and supports a positive overall culture for tenants and staff.

Since 2019, programs introduced to strengthen community well-being include:

- Community gardens
- Food rescue and food security programs
- Bursaries for tenants pursuing post-secondary education
- Volunteering opportunities
- Financial literacy workshops
- Organized physical activities

Social prescribing — community-based activities that complement medical treatment — is also supported, including gardening, art programs, and walking groups. Programming and partnerships continue to deliver meaningful opportunities that support independent living and vibrant communities.

Priorities for Metro Vancouver Housing operations and community development include:

- **Building strong partnerships for tenant programs**. Metro Vancouver Housing will keep working with partners to provide high-quality programs that help tenants build social connections and a sense of community in an independent, intergenerational setting. Key priorities include engaging youth, reducing social isolation, and supporting mental health. Regular tenant feedback and better data collection will help track trends and create programs that respond to tenants' needs.
- **Maintaining affordability across the portfolio.** The region faces a significant unmet need for affordable rental housing, especially for low-income households. The mixed-income model ensures at least 30 per cent of units are Rent-Geared-to-Income (RGI), supporting deep affordability. Maintain this portfolio-wide target while allowing flexibility in individual projects to meet local needs and funder requirements. For new projects, seek opportunities that align with Metro Vancouver Housing's affordability model to streamline administration and provide flexibility for tenants.
- **Prioritizing housing for families.** Metro Vancouver Housing will maintain its target of at least 70 per cent of units as two-bedroom or larger, supporting families while creating more options for seniors and households looking to downsize.
- **Advancing accessibility in all new buildings.** All new buildings will include at least 5 per cent fully accessible units, with all other units built to BC Building Code adaptability standards. This long-term approach supports aging in place and changing mobility needs. Dedicated resources will also be available for unit-level accessibility upgrades.
- **Continuously improving systems and service delivery.** Improvements will be made to streamline the tenant application process, digitize the work order system, and enhance tracking and reporting on key performance indicators. These improvements will help deliver better service and respond faster to inquiries and issues.

Targets

Unit mix (portfolio-wide)	Minimum **70%** two-bedroom units or larger
Unit mix (new buildings)	Minimum **50%** two-bedroom units or larger
Affordability (portfolio-wide)	Minimum **30%** Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	Minimum **5%** accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design

Actions

Metro Vancouver Housing will…

1. **Continue advancing the Five Pillars Model**. Implement the Five Pillars Model throughout operations and programming and monitor impact to inform future program decisions.
2. **Update accessibility targets.** Include at least 5 per cent fully accessible units in all new buildings, with all remaining units built to BC Building Code adaptable dwelling unit standards.
3. **Expand investment in accessibility.** Allocate program and annual capital resources for unit-level improvements that support aging-in-place and changing tenant needs (such as installing accessible plumbing fixtures, reinforcing bathtub walls for handrails, and other supports).
4. **Improve tenant data to support development and programming planning.** Use voluntary, confidential surveys at move-in and at regular intervals to better understand demographics and tenant satisfaction.
5. **Review staffing ratios periodically**. Identify opportunities for continuous improvement, ensuring staffing aligns with service needs and cost-effectiveness for scalable operations.
6. **Establish a customer service standard**. Create clear guidelines for tenant interactions.

Resident event

7. **Enhance the online application process.** Automate document checks to help applicants submit all required documentation, improve communications to prospective tenants, and improve data collection to track trends in applications.
8. **Implement a digital tenant portal.** Enable rent payments, maintenance requests, and communication in one centralized platform.
9. **Strengthen tenant supports through partnerships.** Expand programming with service providers based on clear criteria. Engage strategically with care facilities and health agencies to support aging-in-place, mental health and substance use referrals, and transitions to assisted and independent living.
10. **Review major operating cost centres.** Regularly assess key operating areas to identify opportunities for process improvements and efficiencies, ensuring that operating costs remain competitive with peer organizations while maintaining Metro Vancouver Housing's service standards and housing quality.
11. **Expand tenant amenities.** Integrate features such as community gardens, little libraries, and tool and equipment libraries in major renewal projects and smaller initiatives where possible.

Manor House building renewal

Preserve: Asset Stewardship

Overview

Metro Vancouver Housing is committed to developing and maintaining high-quality, sustainable, environmentally-friendly buildings. With a large and aging portfolio, this requires sustained investment, innovation, and monitoring throughout the full building lifecycle — from development to maintenance to renewal. Well-maintained buildings support tenant wellbeing, reduce long term costs, and advance Metro Vancouver's climate and environmental goals.

A significant portion of the portfolio is approaching end-of-life and will require major investment in renewal or redevelopment. This work will be a core priority over the next decade and beyond.

Priorities for maintaining Metro Vancouver Housing assets include:

1. **Investing in renewal and maintenance.** Investments in capital maintenance and major renewal projects will keep the portfolio in good repair (FCI of 20 per cent or lower), advance sustainability goals, and provide healthy, sustainable homes. This includes continued collaboration with partners such as CMHC, BC Housing, BC Hydro, Fortis BC, and BC Non-Profit Housing Association to move projects forward.
2. **Increasing resiliency and efficiency in buildings through renewal projects.** Metro Vancouver Housing will continue to implement low-carbon building practices across the portfolio, pursue electrification where possible (or use Renewable Natural Gas where necessary), and adopt resilient strategies like heat-proofing, cooling, and improved ventilation to enhance building performance and tenant comfort.
3. **Prioritizing strategic asset management.** Assets will be renewed through a long-term, portfolio-based approach that will balance building life space, performance quality, energy efficiency, and fiscal responsibility.

4. **Minimizing tenant disruption during major projects.** Metro Vancouver Housing prioritizes keeping tenants in their homes whenever possible during renewal projects and maintains clear, ongoing communication throughout renewal and renovations processes.
5. **Streamlining systems for efficiency.** This includes adopting new technologies — such as centralized work order systems, energy management platforms, and equipment controls — for operational efficiency, long-term performance, and cost control.
6. **Evolving the Metro Vancouver Housing renewal strategy.** This includes shifting toward reduced reliance on planned borrowing and increased use of reserve funds and external funding. Future projects will prioritize portfolio-based funding approaches and internal cash reserves.

Facility Condition Index

Facility Condition Index (FCI) is an industry standard asset management tool. Metro Vancouver uses FCI to monitor asset condition, using BC Housing's condition ratings for facilities.[4] A portfolio-wide target is set to keep FCI within a fair-to-good range, supporting effective long-term asset management.

Targets

Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites)[5]	Fair-to-good range (FCI **20% or less**)
Energy consumption and greenhouse gas emissions	**100%** carbon neutral portfolio by 2050 Reduce energy consumption by **25%** in major renewal projects Reduce greenhouse gas emissions by **45%** by 2030 (from 2010 levels)

4. BC Housing. (2021). *Facility Condition Index*. Retrieved from https://www.bchousing.org/publications/Facility-Condition-Index-Asset-Management-Tool.pdf.
5. Sites scheduled for near-term redevelopment will continue to receive life safety upgrades and regular maintenance. Tenant health and safety are never compromised.

Actions

Metro Vancouver Housing will…

1. **Create a five-year asset renewal schedule.** Integrate the schedule into the asset management plan for better planning and delivery. Derive five-year asset renewal schedule from asset management plan for better planning and delivery. Implement triple bottom line analysis for decision-making and prioritization.
2. **Scale major renewal projects through standardization and prefabrication.** Introduce greater standardization in renewal projects using repeatable components tailored to common building archetypes, such as side-by-side and stacked townhomes and apartments up to six storeys. Use modern, energy-efficient building components such as prefabricated panels, upgraded windows and doors, improved heating and ventilation systems, electrical upgrades, and roofs designed for future solar installations.
3. **Provide supports for tenants during renewal projects.** Prioritize keeping tenants in their homes and maintaining early and frequent communication about projects.
4. **Build to a minimum of BC Energy Step Code 3 standard in all new buildings and major renewal projects.**
5. **Pursue electrification in all new buildings and major renewals.** Where electrification is not possible, invest in renewable natural gas.
6. **Explore cost reductions.** Use bulk purchasing, maintain a pre-approved list of contractors and vendors to achieve efficiencies of scale.

7. **Explore energy generation opportunities.** Identify where on-site energy generation can be implemented.
8. **Adopt portfolio-wide standards for climate resilience, such as extreme heat and wildfire air quality.** Include measures such as mechanical and passive cooling, indoor air quality protection, and envelope upgrades to limit overheating.
9. **Enhance project management systems.** Create standards, guides, and systems to support improved processes and efficiency with delivery of capital maintenance and renewal projects.
10. **Maintain a pipeline of shovel-ready renewal projects.** Ensure readiness for advocacy and external funding opportunities.
11. **Implement a centralized digital work order system.** Use real-time dashboards to improve response times and to support continuous improvement over time.
12. **Implement an energy management system.** Improve efficiency and oversight across the portfolio.
13. **Regularly update Interior Renovation Standards.** Keep standards current and aligned with best practices and relevant for the evolving rental market.
14. **Advocate for more streamlined municipal** approvals and reduced municipal fees. Work with member jurisdictions to lower costs for building renewal projects and reduce project completion timelines.

Riverside Drive, North Vancouver

Expand: A Sustainable Approach to Growth

Overview

Affordable rental housing is a critical need for the region and a priority across all levels of government. Metro Vancouver Housing — built on regional leadership and collaboration — plays a key role in delivering affordable homes and setting a model for quality housing and communities.

With more than 50 years of experience, Metro Vancouver Housing is a trusted partner. In recent years, federal and provincial funding programs have enabled leveraging rent surpluses and the annual tax requisition to launch significant new projects and expand the portfolio.

Strategic use of current assets and exploration of new opportunities for expansion and acquisition will continue. Metro Vancouver Housing is investing in redevelopment and new sites. Continued partnership and leadership from federal and provincial governments is essential to scale this investment and meet the region's affordable housing needs.

Tenant Relocation Strategy

Metro Vancouver Housing's Tenant Relocation Strategy supports tenants who must relocate due to redevelopment or major renovations requiring vacant units. It complements the Residential Tenancy Act (RTA) and municipal tenant relocation policies, ensuring a consistent, equitable approach across projects. When a project requires relocation, Metro Vancouver Housing creates a detailed relocation plan, communicates early and often with tenants, offers personalized support, provides moving assistance and compensation, offers right of first refusal, and keeps units affordable. This approach aligns with efforts to prioritize tenants and create positive communities.

Malaspina Village, Coquitlam

Herons Nest, Pitt Meadows

Priorities for the sustainable growth of Metro Vancouver Housing include:

- **Growing the housing portfolio**. Work will build on the successes since 2019 by focusing on targeted redevelopment and new construction. Key strategies include leveraging the existing land base, securing external funding, accelerating project delivery, and strengthening partnerships with member jurisdictions, the provincial government, and the federal government.
- **Advancing climate leadership.** All new buildings will meet BC Energy Step Code 3 standards. Sites near transit and active transportation will be prioritized to reduce car dependency, and adaptation strategies such as improved cooling and air quality systems will be integrated.
- **Enhancing community amenities**. Amenities like childcare and complementary services will be explored for new projects. These features provide significant community benefits but may require updates to Metro Vancouver Housing's enabling documents to allow flexibility while maintaining the core mandate of affordable rental housing.
- **Strengthening governance and operations.** Governance, development capacity, and operational systems will be redefined to meet the needs of a larger portfolio.

The Steller, Burnaby

- **Maximizing impact of land contributions.** The most effective contributions are zoned and approvals-ready sites with local government support and alignment with Metro Vancouver Housing priorities, such as affordability and use of standardization and prefabrication. These factors allow projects to be delivered faster and more efficiently.
- **Prioritizing tenant supports during redevelopment.** Metro Vancouver Housing's Tenant Relocation Strategy works to support tenants during the entire redevelopment process, including providing secure, equitable, and affordable rehousing options; limiting disruption; preserving community connections; providing coordination and support; and maintaining open and ongoing communication. Most tenants who are rehoused remain within the Metro Vancouver Housing portfolio.
- **Pursuing strategic acquisitions.** Metro Vancouver Housing will continue to acquire inclusionary housing units or existing rental buildings where scale and cost efficiency are favourable, including opportunities with at least 40 units. Acquisitions will be prioritized when financially efficient, operationally viable, and strategically aligned, and do not compromise the ability to fund redevelopment and new construction on Metro Vancouver Housing's own land base.

Targets

Completions of new and redeveloped homes	**2,000** units over 10 years (average 200 units per year)

Actions

Metro Vancouver Housing will…

1. **Conduct a growth readiness review**. Assess organizational capacity across staffing, governance, systems, technology, and expertise to ensure anticipated growth is effectively supported.
2. **Leverage Metro Vancouver Housing's land base strategically.** Maintain a two-stream project approach to support responsiveness to new opportunities:
   - **Stream 1:** Pipeline of projects with immediate viability (completed concept plans and due diligence, supportive regulatory environment, funding opportunity, partnership, and other conditions are in place)
   - **Stream 2:** Pipeline of projects with completed concept plans and site due diligence that require additional supports to move into Stream 1 (rezoning, securing funding, favourable financing or other market conditions, etc.)
3. **Strengthen the impact of new land contributions.** Shift to a rolling intake model for new land contributions from member jurisdictions and apply clear selection criteria to prioritize sites that can be delivered faster and with low equity contributions. Metro Vancouver Housing will work with member jurisdictions on an ongoing basis to identify and advance opportunities for expansion.
4. **Enhance the rent-up program.** Support faster occupancy of new units by expanding marketing and better deploying resources during initial tenant selection and occupancy.

5. **Advance standardization and off-site construction**.
   a. Adopt the DASH (digitally accelerated standardized housing) model for wood frame housing projects to reduce costs and risks, and accelerate delivery
   b. Use standardized, pre-approved designs and Design for Manufacture and Assembly principles for modular and panelized construction
   c. Integrate DASH-ready designs into development planning
   d. Partner with manufacturers to ensure supply chain readiness
6. **Pursue strategic acquisitions.** Acquire inclusionary housing units or existing rental buildings where scale and cost efficiency are favourable, including opportunities with at least 40 units.
7. **Enhance tenant amenities.** Establish a standard amenity package for new developments.
8. **Prioritize transit-oriented projects.** Focus on sites near transit and active transportation corridors with reduced parking requirements to support sustainable living and reduce reliance on personal vehicles.
9. **Review enabling documents.** Position Metro Vancouver Housing to undertake more complex developments by reviewing and, if necessary, updating its letters patent, constating documents, and related policies. The review should clarify the extent of non-residential uses permitted and identify appropriate structures for implementation. This is particularly important for large sites that could support mixed use development with commercial components or incorporate public amenities — such as childcare — where funding opportunities align with Metro Vancouver Housing's mission and permitted secondary uses.

Kingston Gardens construction

Tracking Progress

Targets

The *Metro Vancouver Housing 10-Year Plan* identifies seven key portfolio targets that will guide Metro Vancouver Housing projects and investments.

MEASURE	TARGET
Average completion of new and redevelopment homes	**2,000** units over 10 years (average 200 units per year)
Unit mix (portfolio-wide)	Minimum **70%** two-bedroom units or larger
Unit mix (new buildings)	Minimum **50%** two-bedroom units or larger
Affordability (portfolio-wide)	Minimum **30%** Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	Minimum **5%** accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites)[6]	**20%** or lower (fair to good condition as per BC Housing's definition of FCI)
Energy consumption and greenhouse gas emissions	**100%** carbon neutral portfolio by 2050 Reduce energy consumption by **25%** in major renewal projects Reduce greenhouse gas emissions by **45%** by 2030 (from 2010 levels)

6. Sites scheduled for near-term redevelopment will continue to receive life safety upgrades and regular maintenance. At no time is tenant health compromised.

Kingston Gardens

Key Performance Indicators

Additional key performance indicators (KPIs) will be collected and reported on annually through the *Metro Vancouver Housing Impact Report*. KPIs will monitor trends on key priorities, track trends, and support setting future targets. Combined with reporting on completed actions, they will provide transparency and accountability for the Board, tenants, and the public.

INDICATOR
Tax requisition fund allocation
Percentage staff turnover
Total value of affordability provided across the portfolio (based on the difference between average market rents and rent levels offered by Metro Vancouver Housing)
Percentage of units by length of tenancy
Vacancy rate
Accessibility • Total accessible and adaptable units across portfolio • Number of tenant-requested accessibility upgrades in current year
Average monthly turnover rates by affordability level and bedroom count
Operating staff per 100 active units
Tenant reported satisfaction (survey to be completed every two years)
Number of tenant programs offered and number of participants
Number of active program partnerships
Operating expense ratio (excluding debt) – portfolio-wide and for newer buildings only
Facility Condition Index
Energy consumption across portfolio
Number of major renewal projects completed
Number and types of capital maintenance projects completed

INDICATOR
Value of Metro Vancouver Housing equity applied to expansion projects
Development project pipeline (number of units at each stage): • Stream 2: Pipeline of projects with completed concept plans and site due diligence that require additional supports to move into Stream 1 (rezoning, securing funding, favourable financing or other market conditions, etc.) • Stream 1: Pipeline of projects with immediate viability (completed concept plans and due diligence, supportive regulatory environment, funding opportunity, partnership, and other conditions are in place) • Under construction • Completions of new and redeveloped homes (handover to Operations team)
Average project duration (5-year rolling average) • Design (including rezoning if necessary) • Construction • Handover to Operations team • Rent-up (achieving full occupancy)
Pre-manufactured value (PMV) — off-site and prefabricated elements as a percentage of project hard costs

Glossary

The following terms are defined within the context of the *Metro Vancouver 10-Year Housing Plan*.

Accessible Housing

Housing with design features that accommodate persons with disabilities, including mobility constraints, a person in a wheelchair, or people with visual or hearing impairments. Accessible housing includes both units designed for accessibility and units retrofitted with accessibility features.

Adaptable Housing

Housing designed and built to allow later modification for accessibility at minimal cost to meet changing accessibility needs (e.g., wider doorways, extra reinforcement in bathroom walls to install grab bars as needed). In the context of this document, adaptable housing refers to housing build to BC Building Code adaptable dwelling unit standards.

BC Energy Step Code

The BC Energy Step Code ("Step Code") is a component of the BC Building Code that outlines progressive steps for higher levels of energy efficiency in new construction development. Step Code 1 indicates a home performs as well as or better than minimum energy efficiency requirements in the BC Building Code and Step Code 5 indicates that the home produces as much energy as it consumes. The BC Step Code can be adopted voluntarily as a standard by local governments or used to set targets by the housing sector. Funders often indicate a minimum step that must be achieved to receive funding.

Facility Condition Index

Facility Condition Index (FCI) is an industry standard asset management tool. Metro Vancouver uses FCI to monitor asset condition, using BC Housing's condition ratings for facilities. A portfolio-wide target is set to keep FCI within a fair-to-good range, supporting effective long-term asset management.

Housing Reserve Fund

A fund used by Metro Vancouver Housing to support capital maintenance and development. Tenant rents are used to cover operating costs; any surpluses go into the Housing Reserve Fund and are reinvested back into existing or new housing.

Inclusionary Housing Policy

Municipal housing policy that requires new developments to provide a certain amount of housing that is considered affordable (requirements vary by municipality).

Low-End-of-Market (LEM)

Metro Vancouver Housing units in which rents are set at the low end of average market rents (generally 10-20 per cent below buildings in the surrounding neighbourhood of a similar age and similar amenities). Tenants apply through Metro Vancouver Housing and submit income information at the time of placement. LEM housing is intended for moderate-income households.

Market Rent

Rent that is not subsidized and is comparable to rental buildings in the surrounding neighbourhood of a similar age and similar amenities.

Non-Market Housing (also Social Housing, Public Housing, Below market housing)

Housing managed by a public or non-profit housing provider and subsidized to provide rents below market rates. Tenants go through an application process that requires submitting their household incomes.

Rent-Geared-to-Income (RGI)

Metro Vancouver Housing units in which rents are set to 30 per cent of a tenant's gross household income. Tenants apply through the BC Housing Registry and are selected and placed by Metro Vancouver. RGI housing is intended for very low- and low-income households and tenants must submit annual income information.

Universal Design (also called Barrier-Free Design)

A building is designed to be safe, functional, and accessible to a wide range of people, regardless of age, size, ability or disability.

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

From:	Clerk"s Office
To:	Clerk"s Office
Subject:	FW: Help Shape TransLink"s 2026 Accessibility Plan
Date:	Wednesday, April 15, 2026 9:08:01 AM
Attachments:	image004.png 2026-04-02_Accessibility Plan-Poster.pdf

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From: Government Relations <GovernmentRelations@Translink.ca>
Sent: Tuesday, April 14, 2026 3:10 PM
To: David Chesney <DChesney@whiterockcity.ca>; Elaine Cheung <echeung@whiterockcity.ca>; Bill Lawrence <blawrence@whiterockcity.ca>; Christopher Trevelyan <CTrevelyan@whiterockcity.ca>; Megan Knight <mknight@whiterockcity.ca>; Susan Bains <sbains@whiterockcity.ca>; Anthony Manning <amanning@whiterockcity.ca>
Subject: Help Shape TransLink's 2026 Accessibility Plan

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.

Good afternoon Mayor Knight and Council,

We are updating TransLink's Accessibility Plan to ensure our transit network, facilities, and workplace remain inclusive and easy to navigate for everyone.

Our 2023 Accessibility Plan identified actions and strategies to improve accessibility, based on input from TransLink's accessibility committees and public feedback. The 2026 update will report on our progress and identify new actions and strategies.

We want to hear directly from the public and our customers—especially those with lived experience—to help us identify where we are succeeding and where there are opportunities to improve. The feedback will help shape the 2026 update to the Accessibility Plan.

Learn more about TransLink's Accessibility Plan at translink.ca/accessibilityplan

Feedback can be submitted to Access Transit until May 8:

- By email: access.transit@translink.ca
- By phone: 778.375.7740

We have attached a poster and would appreciate your support in sharing the opportunity to provide feedback with your constituents.

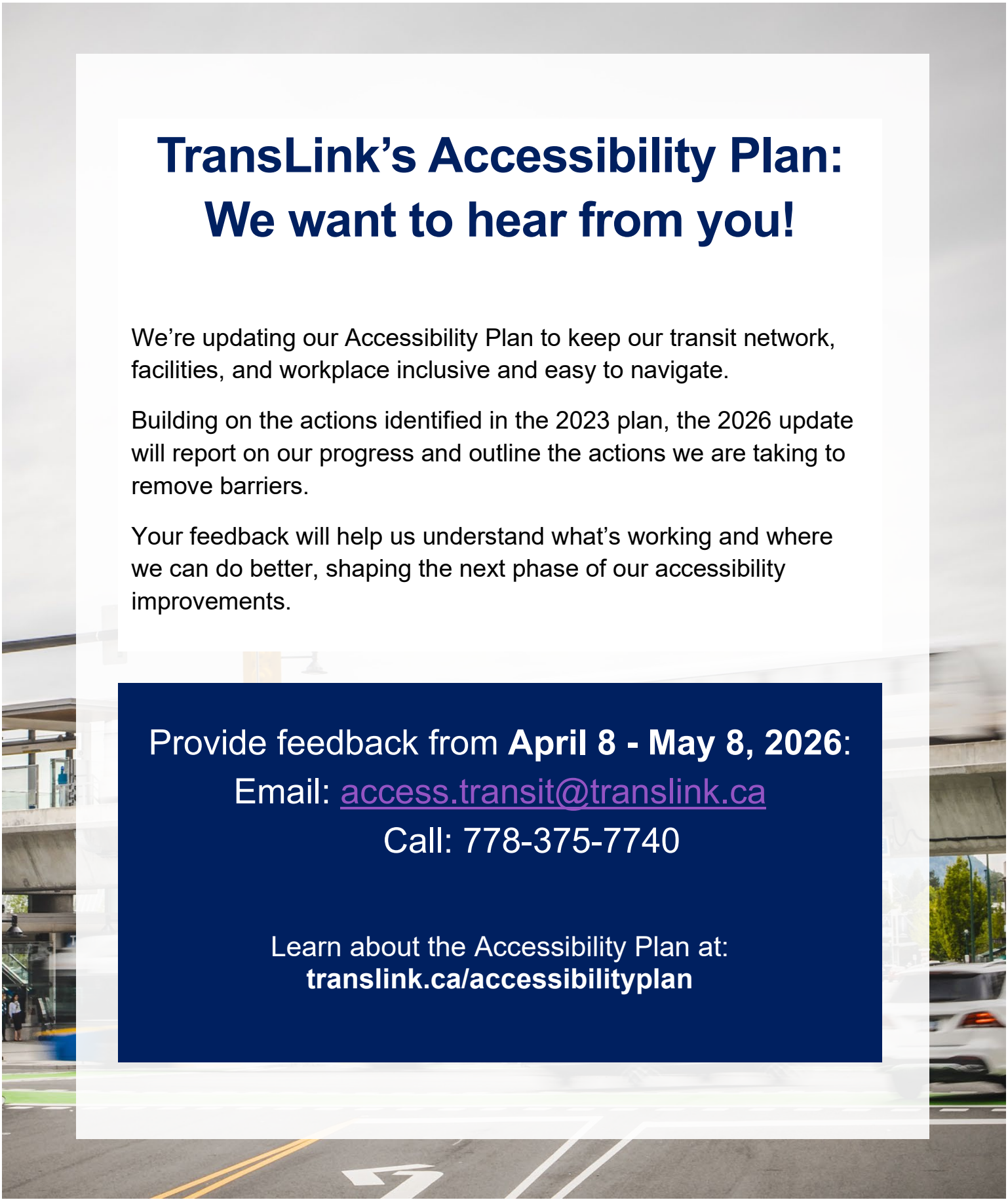
If you have any questions, please reach out to our Government Relations team at Governmentrelations@translink.ca.

Warm regards,

Government Relations
TransLink
400-287 Nelson's Court, New Westminster, BC, V3L 0E7, Canada

Together all the way

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.



TransLink's Accessibility Plan: We want to hear from you!

We're updating our Accessibility Plan to keep our transit network, facilities, and workplace inclusive and easy to navigate.

Building on the actions identified in the 2023 plan, the 2026 update will report on our progress and outline the actions we are taking to remove barriers.

Your feedback will help us understand what's working and where we can do better, shaping the next phase of our accessibility improvements.

Provide feedback from **April 8 - May 8, 2026**:

Email: access.transit@translink.ca

Call: 778-375-7740

Learn about the Accessibility Plan at:
translink.ca/accessibilityplan

From: Chris Magnus
To: Clerk"s Office
Subject: May is MS Awareness month in Canada
Date: Wednesday, April 15, 2026 10:20:18 AM
Attachments: image.png
MS Canada Flag Raising Request WR.docx
MS Canada Proclamation Request-WR.docx
image001.png

CHRIS MAGNUS
Executive Assistant to Mayor and CAO
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1A6
T: 604-541-2124 Cell: 604-787-4709
www.whiterockcity.ca

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From: Patricia Wilson [redacted]
Sent: Tuesday, April 14, 2026 10:10 PM
To: White Rock Council <whiterockcouncil@whiterockcity.ca>; Megan Knight <mknight@whiterockcity.ca>
Subject: May is MS Awareness month in Canada

You don't often get email from [redacted] 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.

City of White Rock, Mayor and Council

Dear Mayor Knight and Council Members,

As a resident of nearby Langley, I encourage the City of White Rock to proclaim May as MS Awareness Month.

I am just one of the people living in the close community of

Langley, whose life has been touched by MS some 20 years ago. I do know there are many living in your city that are dealing with the diagnosis of Multiple Sclerosis.

I have attached a proclamation request, hoping that your city will agree to Proclaim/Declare, the month of May as MS Awareness month to show support for MS Canada

As well, I am very pleased that my request to light up your famous WR Pier for World MS Day on May 30 has been approved.

Additionally, I have attached a MS Canada Flag Raising request, to fly an MS Canada flag the month of May 2026 for MS Canada.
Last May, your office graciously flew our MS Canada flag and I am hoping for the same flag to fly outside your City Hall again this year. If you do need a new flag, please reach out and we will supply one.

Thank you for your support of MS Awareness Month,

Patricia Wilson, MS Ambassador for MS Canada

MS Ambassador
A face and voice for the MS community.
MS Multiple Sclerosis Canada

MS Canada

250 Dundas Street W.,
Suite 500
Toronto, ON M5T 2Z5

416-922-6065
Toll Free:
1-800-268-7582

mscanada.ca

2026/04/13

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

Dear *Mayor Knight*

Good day,

I am writing to submit a request on behalf of MS Canada to have the MS Canada flag raised for the month of May, 2026, for MS Awareness

Canada has one of the highest rates of MS in the world. Over 90,000 Canadians live with MS and on average, 12 Canadians are diagnosed with the disease every day.

Having the MS Canada flag raised for the Month of May 2026 will significantly raise public awareness of MS, its effects on Canadians living with it, and the work of MS Canada to connect and empower the MS community to create positive change.

MS is a neurological disease of the central nervous system, which includes the brain, spinal cord, and optic nerves. Each person is affected by MS differently. The most common MS symptoms include fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes.

No one needs to face MS alone. In communities across Canada, MS Canada provides information, support, education and other resources for people affected by MS and their support networks.

Thank you,
Patricia Wilson MS Ambassador – MS Canada [redacted]

MS Canada

Sample Online Application Form

Name of organization: MS Canada

Organization's website: https://mscanada.ca/

Organization's social media:
Facebook: @MSCanadaOfficial
Instagram: @MSCanadaOfficial
Twitter/X: @MSCanOfficial

Organizational phone number: 1-800-268-7582

Organizational address: *Some request forms ask for an organizational address. We've provided our primary mailing address at the top. If you do need to provide a more local/provincial address, you can also use one of the addresses below. Please provide one of the following, depending on your location:*

MAILING ADDRESS:
MS Canada
250 Dundas Street West, Suite 500
Toronto ON, M5T 2Z5

British Columbia: 301-3450 Uptown Blvd, Victoria, BC, V8Z 0B9

Contact name: *Patricia Wilson*

Contact email address: [redacted]

Name of flag: MS Canada flag

Duration of flag raising: for May 1- 30

Please provide a picture of the requested flag:

MS Canada

Purpose of flag raising/description of cause: Canada has one of the highest rates of multiple sclerosis (MS) in the world. Over 90,000 Canadians live with MS and on average, 12 Canadians are diagnosed with the disease every day. Every year on May 30, we celebrate global solidarity and hope for the future of people living and affected by MS through World MS Day (https://worldmsday.org/). For more information about MS and MS Canada, visit mscanada.ca

Are you also requesting a ceremony alongside the flag raising? *If you're planning to organize a flag raising ceremony as well, answer "yes" and provide any additional details, if required or applicable.*

MS Canada

250 Dundas Street W.,
Suite 500
Toronto, ON M5T 2Z5

416-922-6065
Toll Free:
1-800-268-7582

mscanada.ca

2026/04/13

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

Dear *Mayor Knight*

MS Canada is asking the City of White Rock to officially declare the month of May as MS Awareness Month. This declaration will significantly raise public awareness of the disease and its effects on the over 90,000 Canadians living with multiple sclerosis (MS), plus the work of MS Canada to connect and empower the MS community to create positive change.

MS is a neurological disease of the central nervous system, which includes the brain, spinal cord, and optic nerves. Each person is affected by MS differently. The most common MS symptoms include fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes.

Approximately 1 in every 400 Canadians live with MS and on average, 12 Canadians are diagnosed with MS every day. Canada has one of the highest incidence rates of MS in the world and most of us know someone who is affected by the disease.

No one needs to face MS alone and we are here to help. In communities across Canada, MS Canada provides information, support, education and other resources for people affected by MS and their support networks.

Attached is the Proclamation document for your consideration and we thank you in advance for helping to recognize May 2026 as MS Awareness Month. We look forward to hearing from you.

Thank you,
Patricia Wilson MS Ambassador – MS Canada

MS Ambassador
A face and voice for the MS community.

MS Multiple Sclerosis Canada

MS Canada

Enclosure

PROCLAMATION

WHEREAS, multiple sclerosis is a neurological disease affecting approximately 1 in 400 Canadians and over 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely, and the disease may cause symptoms such as fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes; and

WHEREAS, MS is thought to be caused by a combination of genetic, environmental, and lifestyle risk factors; and

WHEREAS, MS Canada is the only national organization in Canada that supports both MS research and services for people affected by MS; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A&W Canada's Burgers to Beat MS campaign support programs to enhance the lives of people affected by multiple sclerosis and help support MS research in Canada; and

WHEREAS, since 1948, MS Canada has provided over $224 million for MS research; and is grateful for the dedication and commitment of supporters and volunteers that have made this possible; and

WHEREAS, together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis,

NOW, THEREFORE, I **Megan Knight**, Mayor of the City of White Rock of the Province of British Columbia, Canada, do hereby proclaim this month of May 2026 to be MS Awareness Month for MS Canada.

_____
(signature)

Celebrating Over 40 Years of Serving the Community

Peace Arch Hospice Society
...a special kind of caring

April 1, 2026

Request for City of White Rock PROCLAMATION – May is National Hospice Month

Your Worship Mayor Megan Knight and Members of Council,

We write to ask that you please acknowledge **May as National Hospice Month** on your regular Council Agenda. We have enclosed a Request for Proclamation. If you do not make official proclamations, we would be grateful for it to be added as an Item of Correspondence at a Council Meeting so this event and cause are made aware for public information.

Peace Arch Hospice Society has supported South Surrey and White Rock residents for over 40 years, *free of charge* (so that our programs and services are accessible by all), and we would like to continue to celebrate our history of serving our community.

If and when, would you please let us know at which Council Meeting the Proclamation would be announced as we would love to have a representative present – as we have in the past.

Thank you for your consideration and support.

Sincerely,

Amanda McNally
Executive Director
Peace Arch Hospice Society

Celebrating Over 40 Years of Serving the Community

Peace Arch Hospice Society
...a special kind of caring

Request for City of White Rock PROCLAMATION – May is National Hospice Month

Dear Mayor Megan Knight,

Peace Arch Hospice Society will be hosting our 23nd Annual **Hike for Hospice** fundraiser on Sunday, May 3rd, 2026 at beautiful Blackie Spit Park in Crescent Beach. Each year the community comes to support this event, which helps raise awareness and funds for our much needed professional grief and palliative programs and services that we offer free of charge.

We ask that Mayor Knight please proclaim, **'May is Hospice Month'.**

Whereas	May is National Hospice Month
Whereas	Hospices across Canada will host their annual Hike for Hospice on Sunday, May 3rd
Whereas	2026 marks the 44th year of Peace Arch Hospice Society serving South Surrey and White Rock residents
Whereas	Peace Arch Hospice Society plays an important role in the well-being of our communities by offering professional grief and palliative support programs and services free of charge

Thank you for your consideration and support.

Sincerely,

Amanda McNally
Executive Director
Peace Arch Hospice Society

April 17, 2026

1328304

Via email: cmagnus@whiterockcity.ca

Their Worship Megan Knight
Mayor of the City of White Rock
15322 Buena Vista Ave
White Rock BC V4B 1Y6

Dear Mayor Megan Knight:

Thank you for your letter of February 11, 2026, regarding the 2026 BC Farmer's Market Nutrition Coupon Program. I am responding on behalf of the Honourable Josie Osborne, Minister of Health. I appreciate your patience, and apologize for the delay in responding, as year-end funding decisions could not be confirmed or communicated until after March 31, 2026.

I am pleased to advise that the BC Association of Farmers' Markets (BCAFM) has been provided with $4.25 million enabling the Farmer's Market Nutrition Coupon Program to continue delivery in 2026.

Thank you for writing to the Ministry of Health on this matter. Should you have any questions or require further information, please contact the BCAFM as shown below:

Email: info@bcfarmersmarket.org
Mailing Address:
BC Association of Farmers' Markets
208 - 1089 West Broadway
Vancouver, BC V6H 1E5
Phone: 604-734-9797

Sincerely,

Maryna Korchagina
Assistant Deputy Minister
Population and Public Health Division

THE CORPORATION OF THE

CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

POLICY TITLE: ANTI-RACIAL DISCRIMINATION & ANTI-RACISM

POLICY NUMBER: HUMAN RESOURCES - 406

Date of Council Adoption: November 23, 2020	*Last Amendment:*
*Council Resolution Number:*2020-574	
Originating Department: Human Resources	*Date last reviewed by the Governance and Legislation Committee:* November 9, 2020

Policy:

1.0 Purpose

The purpose of this policy is to publicly acknowledge the existence of racism in all its forms; recognize the racial diversity in our community; commit to respecting the fundamental rights, personal worth and human dignity of People of Colour and Indigenous Peoples; commit to conducting the day to day operations and governance of local government in a manner free of racism and racial discrimination; and commit to breaking down barriers, deconstructing biases and fostering and promoting an inclusive, respectful and welcoming environment for all who work, volunteer, do business and interact with the local government.

This policy is not intended to supersede or supplant Council Policy 405 – Respectful Workplace or other processes available to individuals or groups wishing to pursue avenues of formal complaint or redress under other City policies.

2.0 Principles

The City of White Rock recognizes the diversity of our community and believes that all members of our community including, but not limited to, residents, elected officials, employees, volunteers and visitors of colour and Indigenous Peoples have the right to live, work, do business and play in an environment that asserts and supports their fundamental rights, personal worth and human dignity.

The City acknowledges and recognizes the existence in our community of racism in all its forms, including Cultural, Environmental, Institutional, Systemic and Individual.

The City is committed to breaking down barriers, deconstructing biases and fostering and promoting an inclusive, respectful and welcoming environment for all, one that is free from racial discrimination and racism.

The City of White Rock acknowledges its role and responsibility in protecting every person's right to be free from racial discrimination and racism.

The City is further committed to respecting and upholding the vision and principles of British Columbia's Human Rights Code and the implementation of the Calls to Action of the Truth and Reconciliation Commission.

This policy is intended to demonstrate the City of White Rock's commitment to conducting the day to day operations and governance in an anti-discriminatory and anti-racist manner and environment. The implementation of this policy is a public commitment that the City will continue to make best efforts to ensure that all who work and interact with the City are able to do so in an environment and manner free of racism and racial discrimination.

3.0 Scope

This policy applies to all employees, elected officials, contractors, volunteers, and students working or volunteering for the City of White Rock or providing professional services to it.

This policy applies to the interpretation and application of current and new bylaws, regulations, policies, procedures, contracts, procurements and activities carried out by the City, all of which will be required to be compliant with the principles and particular requirements specified within this policy.

The scope of this policy includes all aspects of the City activities, including its working environment, procurement, services, meetings and various public events. In addition, this scope will include ongoing relationships with individuals, businesses, community groups and contractors as well as with other local governments and public and private bodies.

This policy is intended to supplement and support British Columbia's Human Rights Code and related White Rock Council policies such as the Respectful Workplace policy.

4.0 Responsibilities

Council

Have the responsibility to:

- Take leadership to model inclusive behaviour and language and not participate in racist or racially discriminatory conduct;

- Support, promote and foster the principles of this policy in all their work and interactions;
- Participate in training at the beginning of their term and become familiar with this policy;
- Ensure that Management is trained on this policy and is implementing it;
- Immediately report incidents of racial discrimination or racism experienced or witnessed in accordance with Council Policy 405 – Respectful Workplace

Management

Have the responsibility to:

- Ensure that the workplace and the business of the local government is free from racial discrimination and racism in accordance with Council Policy 405 – Respectful Workplace and ensure the principles of this policy are reflected in the execution of their duties, operational policies and practices within their area of responsibility;
- Model inclusive behaviour and language and not participate in racist or racially discriminatory conduct;
- Support, promote and foster the principles of this policy in all their work and interactions and participate in training on this policy;
- Ensure Council members are provided training on this policy at the beginning of each term of office and provided additional refresher training during their term, if necessary;
- Train all new employees and students on this policy in their first year of employment and provide refresher training periodically thereafter;
- Inform any new contractors and volunteers of the policy;
- Promptly respond to or investigate all incidents or allegations in a manner consistent with Council Policy 405 – Respectful Workplace.

Employees, Students, Volunteers and Contractors

Have the responsibility to:

- Not engage in racial discrimination or racism and conduct oneself and speak in an inclusive manner;
- Immediately report incidents of racial discrimination or racism experienced or witnessed in accordance with Council Policy 405 – Respectful Workplace;
- Participate in training and become familiar with this policy.

Unions

The City will work proactively with the unions representing city employees to play an active role as partners in supporting, promoting and fostering the principles of this policy in all their work and interactions with their members, management and Council.

5.0 Confidentiality

Allegations of racial discrimination and racism often involve the disclosure of sensitive personal information. It is imperative that confidentiality is maintained, not only from a legal standpoint but it is essential in order to ensure people feel comfortable to come forward and confident that their personal information will not be shared.

Subject to any limits or disclosure requirements imposed by law or required by Council Policy 405 – Respectful Workplace, all information, oral and written, created, gathered, received or compiled through the course of a complaint will be maintained in confidence by any party that may be privy to the information.

6.0 Rationale

This policy articulates the position of the City of White Rock and demonstrates its support and commitment to an environment that is free of racial discrimination and racism. It is not intended to supersede or supplant other processes.

THE CORPORATION OF THE

CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

POLICY TITLE: **TERMS OF REFERENCE: PUBLIC ART & CULTURE ADVISORY COMMITTEE**

POLICY NUMBER: **COUNCIL POLICY 174**

Date of Council Adoption: May 15, 2023	*Date of Last Amendment: June 26, 2023*
Council Resolution Number: 2023-212; 2023-249; 2023-274; 2026-069	
Originating Department: Recreation and Culture / Corporate Administration	*Date last reviewed by Council: January 26, 2026*

1. Mandate

The purpose of the Public Art & Culture Advisory Committee (the "Committee") is to provide advice to Council regarding public art, visual and performing arts, community arts, heritage and placemaking activities in White Rock; and to enhance White Rock's profile, community identity, and civic pride to achieve the benefits of a community that connects and engages by integrating culture into the daily life of the City.

2. Role

- Raise awareness and understanding of the importance of public art, culture and placemaking in the City.
- Support City programs, initiatives and events that advance public art, culture and placemaking in the City.
- Review and advise on strategies, policies, and programs to achieve excellence in public art, culture and placemaking in the public realm.
- Provide input on strategies and services as well as identify opportunities that would enhance capacity, sustainability and programming of culture based not-for-profit and professional organizations in White Rock
- Review and submit recommendations to Council on public art project plans.
- Recommend to Council allocation of the Community Amenity Contribution Reserve related to public art.

- Consider proposed gifts, donation, bequests, deaccession, movement and loans of artworks regarding the City's public art collection.

- Consider and make recommendation to Council on any matters referred to the Committee by Council

3. General Terms

Appointments will be made by Council for a two (2) year term. The term appointments will not exceed the current Council term. A list of recommended candidates will be provided by staff for Council consideration.

Subsequent appointments by Council to the Committee will be preferred to address the replacement of members who resign mid-term. The Chairperson and Vice-Chairperson will determine if it is necessary that further recruiting is required for anything other than mid-term appointments.

4. Membership

The Committee will consist of up to nine (9) voting members. These members would be in addition to the two (2) Councillors, who will be named as Chairperson and Vice-Chairperson (non-voting members) and two (2) staff liaisons.

- Chairperson – non-voting (member of Council);
- Vice-chairperson – non-voting (member of Council);
- Staff Liaisons – non-voting (Director of Recreation and Culture and Manager, Cultural Development);
- Representative of the White Rock Museum & Archives Society;
- Representative of the Semiahmoo Arts Society;
- A senior's representative, or representative from a senior's organization in the community;
- A youth representative, or representative from a youth organization in the community; and,
- Up to (5) members at large who represent a variety of professions with expertise in arts, culture and heritage. These could include Artists, Culture Administrators, Art and Human History Historians, Curators, Conservators, Architects, Design Professionals, Engineers, Business owners, events and program specialists and the Semiahmoo First Nation.

The following considerations will be made by Council when appointing members to the Committee s: diversity including age, gender, ethnicity, etc.

Note: Anyone that has been removed from the Committee due to a breach in the Code of Conduct will not be considered for future appointments to committees, under the current Council term.

5. Chairperson/ Vice-Chairperson

The two (2) members of Council on the Committee will serve as the Chairperson and Vice-Chairperson. The positions of Chairperson and Vice-Chairperson will alternate on an annual basis between the two (2) Councillors and will serve as non-voting members on the Committee.

6. Meetings

a) The Committee will meet monthly.

b) Corporate Administration will distribute a meeting schedule at the first meeting to be reviewed and adopted. The meeting schedule will be published and updated as needed by the Committee Clerk.

c) The agenda will be created and distributed by Corporate Administration.

d) If there are no agenda items for the meeting received by noon on the day that is one (1) week prior to the meeting, the meeting will be cancelled. The Committee Clerk will inform the Chairperson, Vice-Chairperson, staff liaison(s) followed by committee members.

e) Staff will inform the Chairperson and Vice-Chairperson in the circumstance a meeting must be cancelled prior to an official notice going to the Committee. A meeting may be called, cancelled or rescheduled by the Chairperson. Notice of a meeting, cancellation or rescheduling must be received by the Committee Clerk by 8:30 a.m. the day prior to the proposed meeting.

f) Committee members must advise the Committee Clerk of their intent to attend or to be absent from a meeting. If the majority of members indicate that they will not be attending the meeting, the Committee Clerk will cancel the meeting by first attempting to notify the Chairperson, Vice-Chairperson and staff liaison(s), followed by informing all members.

g) On occasion, Corporate Administration may be required to cancel or reschedule meetings. On such occasions, notice will be given to all members following notification of the Chairperson and staff liaison, followed by all members.

h) At the initial Committee meeting:

An orientation process for new members will be prepared for presentation at the first meeting after appointments are made by Council. Including but not limited to within the orientation:

- Summary of the mandate;
- Recent successes;

- How the Committee fits within the broader organization of the City;
- Overview of the correlating supplemental material (ex: Master or Strategic Plans);
- Summary of Council's Priorities in relation to the mandate;
- Process and procedures in meeting conduct; and
- Overview of the City's Code of Conduct, Respectful Workplace Policy and Anti-Racial Discrimination and Anti-Racism Policy;

i) All meetings will be open to the public and held in person unless designated as closed to the public pursuant to Sections 90 and 93 of the *Community Charter.*

j) The public may attend meetings to observe only. Members of the public must maintain decorum at all times. Interruptions of any kind are not permitted while the meeting is in progress.

k) When deemed relevant to the discussion of a particular item of business under consideration, the Committee will take into account the meeting business, the permitted time to conduct the remaining business and the Chairperson may, with majority consent of those committee members in attendance, give permission to a member of the public in attendance to speak to the item. The speaker will deliver their comment(s) within a limited time as determined by the Chairperson.

l) Meetings shall last no longer than two (2) hours, except under extraordinary circumstances as agreed to by the committee members present.

m) Members are expected to attend all regularly scheduled meetings. Corporate Administration will keep an attendance log and notify the Chairperson where there have been three (3) consecutive absences without knowledge/ reason. Council may determine that prolonged unexcused absences may result in the removal of the member.

n) Any person with particular expertise, including staff, may be invited by the Chairperson or staff liaison(s) to attend a meeting in order to provide information or advice.

o) The Committee must hear and consider representations by any individual, group or organization on matters referred to the Committee by Council.

p) The Committee does not have the authority to commit funds, enter into contracts or commit the City to a particular course of action.

q) The Committee cannot direct staff to act without the endorsement of Council. They cannot direct staff to take any action which is contrary to existing policies or directives or establish policies for the City.

   i. Any such action must be referred to Council for consideration and adoption; and
   ii. Staff liaisons may advise of existing policies or Council directives, and the need to refer the matter to Council prior to taking any action.

r) On broader matters, such as organizing or setting up major/ unusual events or projects which do not have budget implications, the Committee must receive prior approval from Council.

s) Where a Member, their family, employer, or business associates have any interest in any matter being considered by the Committee, that member will absent themselves from all aspects of consideration of that matter by declaring a Conflict of Interest. In this circumstance they are not to participate in any discussion nor the vote on the matter.
t) Members are not permitted to speak directly with the media on behalf of the Committee.

u) Members will not represent themselves as having any authority beyond that delegated in the Terms of Reference approved by Council.

7. Meeting Quorum

a) Quorum for meetings shall be a majority of all voting members. Quorum is the minimum number of voting members who must be present in order to conduct meeting business. Actions cannot be taken without quorum.

   If during the meeting the Chairperson is aware that there is no longer a quorum present then they must announce the fact that quorum has been lost before taking a vote or presenting another motion and conclude the meeting.

   - 9 members (majority) = five (5) voting members
   - 7 members (majority) = four (4) voting members
   - 6 members (majority) = four (4) voting members
   - 5 members (majority) = three (3) voting members
   - 4 members (majority) = three (3) voting members
   - 3 members (majority) = two (2) voting members

b) If there is no quorum present within 15 minutes of the scheduled start time, the Committee Clerk will:

   i. Record the names of the members present, and those absent; and
   ii. Conclude the meeting until the next scheduled meeting.

8. Meeting Minutes

a) The meeting minutes will be action based and will only include:
   i. Attendance
   ii. Items discussed
   iii. Resolutions that were adopted
   iv. Action Items that were directed
   v. Recommendations that were directed or adopted by the Committee.

9. Staff Support

a) The Recreation & Culture Staff will provide the staff liaison(s), Director of Recreation & Culture and Manager, Cultural Development and technical support. Support functions include:

i. Participate in the orientation of Committee members at the beginning of each term, and to new members as they are appointed, in regard to the mandate, work plan suggestions of Council, or adopted work plan, previous successes, how the Committee fits within the organization and supplemental materials given for information purposes;
ii. Forward all agenda items to Corporate Administration at least one (1) week prior to the meeting date for agenda preparation and to post on the Public Notice Posting Place;
iii. Prepare reports on behalf of the Committee;
iv. Review and return draft minutes to Corporate Administration prior to adoption;
v. Report back with status updates agenda items as required; and
vi. Prepare an Annual Report to be submitted to Council for information. The report will be forwarded to the Committee prior to going to Council so their feedback can be considered.

b) Corporate Administration will provide meeting management and recording support. Support functions include:

i. Provide members with orientation at the beginning of each term, and to new members as they are appointed, in regard to meeting process and procedures including review of the City's Code of Conduct, Respectful Workplace Policy and the Anti-Racial Discrimination and Anti-Racism Policy;
ii. Receive and prepare correspondence;
iii. Maintain a list of outstanding issues for action (Action Tracking);
iv. Organize and prepare meeting agendas, in conjunction with the Chairperson and staff liaison
v. Receive and organize all agenda-related presentation materials and/or hand-outs;
vi. Distribute agenda packages to members;
vii. Post all notices, agendas and minutes for the public record;
viii. Prepare and provide minutes to the Director of Corporate Administration and staff liaison;
ix. Provide minutes, with recommendations, to Council;
x. Update the Terms of Reference policy; and
xi. Create, amend and post, as needed, the Committee meeting calendar.

10. Procedures

Unless otherwise provided for in these Terms of Reference, the procedures of the Committee will be governed by the City's Council and Committee Procedure Bylaw.

Sub-Committees and Working Groups (as noted in the City's Council and Committee Procedure Bylaw)

a) Sub-committees: A committee may appoint members to a sub-committee to inquire into matters and to report and make recommendations to the committee for a specific purpose. A sub-committee may be formed in the circumstance there is a heavy workload and there are items that can be broken down and worked on with the sub-committee's advice and recommendations coming back to the originating committee. Meetings of the sub-committee are open to the public (subject to statutory closed meeting matters under s. 90 *Community Charter*), must include agenda, meeting minutes and be posted as a AC meeting held by the City of White Rock.

   Note: Dedication of resources may be difficult to provide in view of competing priorities by staff.

b) Working Groups: A committee or sub-committee may form a working group (2 or 3 persons) as an alternate to sub-committees for the limited purpose of:
   i. Gathering, summarizing or preparing a presentation of information, including research and analysis, to deliver to the originating Advisory Body of Council, or
   ii. Carrying out a specific prescribed activity (e.g. parade float production, taking available information and placing it into a specified format for the originating Committee).

c) Due to the limited nature of the working group, they would perform their work on their own. If a working group provides advice and recommendations or an opinion on matters of policy to Council, the Committee then may be characterized as a sub-committee and not a mere working group – this type of work is to be done in the committee or sub-committee format so the public have the opportunity to see and hear how recommendations to Council are formed. A working group does not meet in formal circumstances (i.e. no agenda, meeting minutes, meeting notice is required).

11. Code of Conduct

Committee members will be required to sign a statement agreeing that they have read, understood, and will conform to the City's Code of Conduct as defined in the Council policy regarding Code of Conduct for Committee Members, the Respectful Workplace and Anti-Racial Discrimination and Anti-Racism policies. This will be required immediately upon appointment. The statement / agreement for signature is attached to, and forming, part of this policy.

Note: Anyone that has been removed from the Committee due to a breach in the Code of Conduct, under the current Council term, will not be considered for future appointments to a committee.

CITY OF WHITE ROCK
COMMITTEE CODE OF CONDUCT
STATEMENT / AGREEMENT

This will confirm that as of _____ (DATE), I have read the following policies adopted by City Council:

- Policy 174, Public Art and Culture Committee Terms of Reference;
- Policy 120, Code of Conduct for Committee Members;
- Policy 405 Respectful Workplace Policy; and
- Policy 406 Anti-Racial Discrimination and Anti-Racism.

I understood the policies and I will conform to the City's Code of Conduct as outlined in these policies.

_____
(PRINT NAME)

_____
(SIGNATURE)