

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, September 20, 2021, 7:00 p.m.

City Hall Council Chambers

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

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca
T. Arthur, Director of Corporate Administration

Pages

1. CALL MEETING TO ORDER

1.1. FIRST NATIONS LAND ACKNOWLEDGEMENT

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.

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for September 20, 2021 as circulated.

3. ADOPTION OF MINUTES

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RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the following meeting minutes:

- July 26, 2021

4. QUESTION AND ANSWER PERIOD

Due to the COVID-19 global pandemic, Question and Answer Period will be taking place both in person at the meeting, as well as electronically through email.

If you wish to participate in person, there will be a Speaker's List available, each speaker will be given two (2) minutes and one (1) opportunity to ask a question(s) or make a comment

If you wish to have your question submitted electronically you may forward questions and comments to Mayor and Council by emailing ClerksOffice@whiterockcity.ca with Question and Answer Period noted in the subject line.

Question period shall be 15 minutes. Question and Answer Period is noted in the record and once the minutes are adopted, the questions and answers will be available on the [Question and Answer Period webpage](#).

As of 8:30 a.m., September 15, 2021, there were no Question and Answer period submissions received.

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).

RECOMMENDATION

THAT Council receive for information the correspondence submitted for Question and Answer Period by 8:30 a.m. September 20, 2021, **including "On-Table"** information provided with staff responses that are available at the time.

4.1. CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1. DELEGATIONS

None

5.2. PETITIONS

5.2.a. CONSTRUCTION NOISE UPTOWN WHITE ROCK

37

Petition received July 29, 2021 with 25 signatures. The following statement was noted at the top of the petition pages "*The construction noise at 7 am is too early. White Rock has seniors and this is detrimental to their health. The preference is 8 am. The law is 7:30 am but, many construction sites are starting earlier which is illegal*".

Note: The City's Noise Bylaw currently allows construction during the following hours:

- Monday to Friday – 7:30am – 7:00 pm
- Saturday – 9:00am – 7:00pm
- Sundays and Statutory Holidays – Not Permitted

*Construction work conducted by the City and its agents (e.g. road construction) is exempt from the Noise Bylaw. Further, where it is impossible / impracticable to complete work within these hours (e.g. crane removal or large concrete pours that require a continuous period longer than 12 hours), an applicant may apply for work outside the standard construction work hours. It is the responsibility of the builder to notify adjacent properties when they are approved for noise extensions.

RECOMMENDATION

THAT Council receive a petition with 25 signatures received July 29, 2021 with the following statement noted on top of the petition pages "The construction noise at 7 am is too early. White Rock has seniors and this is detrimental to their health. The preference is 8 am. The law is 7:30 am but, many construction sites are starting earlier which is illegal".

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

6.1.a. COMMUNITY IN YOU(TH) - WHITE ROCK MUSEUM PROJECT

Members of Community in You(th) to attend to inform of the Youth White Rock Museum Project regarding community stories on the solidarity and sense of community recognized during COVID-19.

6.1.b. BABEETA CHHABRA - SISTER CITY IDEAS/ CULTURAL EVENTS IN THE COMMUNITY

39

Babeeta Chhabra, community member, to attend to propose ideas to Council regarding Sister City opportunities and cultural events and festivals for White Rock.

Note: the City's Sister City policy is attached for information purposes

6.2. CORPORATE REPORTS

6.2.a. COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief to provide a verbal update regarding the COVID-19 global pandemic.

6.2.b. CONTRACT AWARD - RUTH JOHNSON PARK RAVINE RESTORATION

44

Corporate report dated September 20, 2021 from the Director of Engineering and Municipal Operations titled "Contract Award - Ruth Johnson Park East Ravine Restoration".

RECOMMENDATION

THAT Council approve the award of a contract for the Ruth Johnson Park East Slope Remediation to GDM Construction Ltd. for the total tender amount of \$ 1,354,227 (excluding GST).

6.2.c. TREE MANAGEMENT ON CITY LANDS POLICY 611

48

Corporate report dated September 20, 2021 from the Director of Engineering and Municipal Operations titled "Tree Management on City Lands Policy 611".

RECOMMENDATION

THAT Council approve:

1. The revised Tree Management on City Lands Policy 611 and shown as Appendix B; and
2. Adding a section to the Corporate Report Template to include implications for tree preservation and tree canopy enhancement where applicable.

6.2.d. MACCAUD PARK IMPROVEMENTS

64

Corporate report dated September 20, 2021 from the Director of Engineering and Municipal Operations titled "Maccaud Park Improvements".

RECOMMENDATION

THAT Council:

1. Approve the Maccaud Park Improvements Concept 2A, as it will provide an overall refresh of the Park, offer additional passive amenities, result in less tree removal, and it will retain the Park character; and
2. Direct staff to proceed with detailed design and construction of Concept 2A.

6.2.e. COSMIC ALLEY - BYLAW UPDATE

73

Corporate report dated September 20, 2021 from the Director of Engineering and Municipal Operations titled "Cosmic Alley - Bylaw Update".

Note: Corresponding bylaw for consideration is noted later in the agenda as Item 8.1.h.

RECOMMENDATION

THAT Council support the Street Naming and House Numbering By-law, 1988, No. 992, Amendment No. 3, Bylaw 2021, No. 2399 to enable a section of the laneway, north of Marine Drive between Martin Street and Finlay Street, to be renamed to Cosmic Alley.

6.2.f. WHITE ROCK FINANCIAL PLAN (2021-2025) BYLAW, NO. 2377, AMENDMENT NO. 1, 2021 NO. 2394

75

Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 1, 2021 No. 2394".

Note: Corresponding bylaw noted later in the agenda as Item 8.1.a

RECOMMENDATION

THAT Council receive for information the corporate report dated July 26, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394.

6.2.g. FIVE (5) CORPORATE REPORTS REGARDING PERMISSIVE TAX EXEMPTIONS

The following five (5) reports dated September 20, 2021 are presented by the Acting Director of Financial Services and have corresponding bylaws for consideration noted later in the agenda as items 8.1.b (a-e).

6.2.g.a. 2022-2026 Permissive Tax Exemptions Peninsula Productions Society Bylaw, 2021, No. 2389

84

Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389".

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389" regarding bylaw approval and adoption.

6.2.g.b.	2022-2026 Permissive Tax Exemptions, White Rock Tennis Club Bylaw 2021, No. 2390	93
	Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "2022-2026 Permissive Tax Exemption White Rock Tennis Club Bylaw, 2021, No. 2390".	
	<p><u>RECOMMENDATION</u> THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 - 2026 Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390" regarding bylaw and adoption.</p>	
6.2.g.c.	2022 Permissive Tax Exemptions Centre for Active Living Bylaw 2021, No. 2391	102
	Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "2022 Permissive Tax Exemptions Centre for Active Living Bylaw 2021, No. 2391".	
	<p><u>RECOMMENDATION</u> THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 Permissive Tax Exemption Centre for Active Living Bylaw 2021, No. 2391" regarding bylaw approval and adoption.</p>	
6.2.g.d.	2022-2032 Permissive Tax Exemptions, Peace Arch Curling Club Bylaw 2021, No. 2396	111
	Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "2022-2032 Permissive Tax Exemption Peace Arch Curling Bylaw 2021, No. 2396".	
	<p><u>RECOMMENDATION</u> THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396" regarding bylaw approval and adoption.</p>	
6.2.g.e.	2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392	122
	Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392".	
	<p><u>RECOMMENDATION</u> THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 Annual Permissive Tax Exemptions Bylaw, 2021, No. 2392" regarding approval and adoption.</p>	

- 6.2.h. **FEES AND CHARGES BYLAW REPORT, 2020, NO. 2369, AMENDMENT NO. 3, 2021, NO. 2398** 131
- Corporate report dated September 20, 2021 from the Acting Director of Financial Services titled "Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398".
- Note:** Corresponding bylaw noted later in the agenda as Item 8.1.g
- RECOMMENDATION**
THAT Council receive for information the September 20, 2021 corporate report from the Acting Director of Financial Services, titled "Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398".
- 6.2.i. **COMPLETION OF DEVELOPMENT PRE-REQUISITES FOR ZONING AMENDMENT BYLAW AND MINOR DEVELOPMENT PERMIT, 15496 THRIFT AVENUE (ZON&MIP 19-018)** 135
- Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Completion of Final Adoption Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON & MIP 19-018)".
- Note:** Corresponding bylaw noted later in the agenda as Item 8.1.f.
- RECOMMENDATION**
THAT Council receive the September 20, 2021, corporate report from the Director of Planning and Development Services, titled "Completion of Development Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON&MIP 19-018)".
- 6.2.j. **COMPLETION OF DEVELOPMENT PRE-REQUISITES FOR ZONING AMENDMENT BYLAW, TEMPORARY USE PERMIT, AND CANNABIS LICENSE REFERRAL, 15053 MARINE DRIVE (LL/ZON/TUP, 20-018)** 138
- Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Completion of Development Pre-Requisites for Zoning Amendment Bylaw, Temporary Use Permit, and Cannabis License Referral, 15053 Marine Drive (LL/ZON/TUP, 20-018)".
- Note:** Corresponding bylaw noted later in the agenda as Item 8.1.e, and corresponding Temporary Use Permit noted as Item 8.2.a.

RECOMMENDATION

THAT Council direct staff to forward a copy of the February 8, 2021 Land Use and Planning Committee report, titled “Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018),” to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following licensing conditions:

- a. The hours of retail (cannabis) sale shall be limited to the following:**
- b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.**
- c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet).**

6.2.k. STATUS UPDATE OF COUNCIL'S 2021-2022 TOP FIVE (5) PRIORITIES

Council's 2021 - 2022 Top five (5) Priorities with new activity comments provided for information:

- **The Official Community Plan (OCP) Review:** No update at this time
- **Solid Waste Pickup for Multi-Family:** Report scheduled for Council on October 4, 2021 to amend the solid waste bylaw. Legal resources are drafting text amendments to the bylaw so the City will be able to manage multi family and commercial solid waste collection services beginning on March 27, 2023. A tender will be issued in mid 2022 for a single contractor to provide the multi family and commercial solid waste collection
- **Housing Needs / Affordable Housing:** Work on the Housing Needs Report continues, including compilation of the data and stakeholder engagement undertaken in summer 2021, however as the Director of Planning and Development Services position will be under recruitment there may be some delays in this process. The consultant, City Spaces Consulting, has been retained to draft the final Housing Needs Report within the original budget provided by the UBCM grant for this work.
- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - Bay Street Beach Access Ramp: Work is underway, rip rap seawall in place. Contractor is doing final grading and gravel placement on subgrade in anticipation of installation of the precast panels
 - Emerson Park: Mandatory site meeting held with 11 proponents as part of RFP process
 - Maccaud Park Upgrade: Report scheduled for September 20, 2021
 - Centre Street Walkway Upgrade: Staff are continuing to work with residents, some of whom are very unhappy about losing their encroachments. Specific concerns related to parking pads and access.
- **The City's Relationship with the Semiahmoo First Nation:** No update at this time.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1. STANDING AND SELECT COMMITTEE MINUTES

150

RECOMMENDATION

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

- Governance and Legislation Committee - July 26, 2021;
- Land Use and Planning Committee - July 26, 2021;
- Finance and Audit Committee - July 28, 2021;
- Environmental Advisory Committee - July 22, 2021;
- Housing Advisory Committee - July 27, 2021;
- At-Risk and Priority Population Task Force - July 29, 2021; and
- At-Risk and Priority Population Task Force - September 2, 2021.

7.2. STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a. GOVERNANCE AND LEGISLATION COMMITTEE (COUNCILLOR TREVELYAN, CHAIRPERSON)

7.2.a.a. POLICY 511: DENSITY BONUS/ AMENITY CONTRIBUTION POLICY RELATED TO THE OFFICIAL COMMUNITY PLAN AMENDMENT

180

Note: The noted policy 511 with tracked changes is included for reference purposes

RECOMMENDATION

THAT Council endorse the proposed revisions to Council Policy 511: Density Bonus / Amenity Contribution Policy.

7.2.b. FINANCE AND AUDIT COMMITTEE (COUNCILLOR CHESNEY, CHAIRPERSON)

7.2.b.a. CHAIRPERSON FOR FINANCE AND AUDIT COMMITTEE

186

Note: Council Policy 145: Terms of Reference: Finance and Audit Committee with tracked changes is included for reference purposes

RECOMMENDATION

THAT Council amend the Council Terms of Reference 145 - Terms of Reference Finance and Audit Committee to reflect the Mayor appoint the Chairperson using the approved Deputy Mayor rotation.

8. BYLAWS AND PERMITS

8.1. BYLAWS

- 8.1.a. **BYLAW 2394 - WHITE ROCK FINANCIAL PLAN (2021-2025) Bylaw, 2021, No. 2377. Amendment No. 1, 2021, No. 2394** 188

Bylaw 2394 - A Bylaw to amend the White Rock Financial Plan to update Schedules A, B, and C. This Bylaw is being presented for consideration of first, second and third reading.

Note: Bylaw 2394 was the subject of a corporate report on this agenda under Item 6.2.f.

RECOMMENDATION

THAT Council gives first, second and third reading to "*White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394*".

- 8.1.b. **FIVE (5) BYLAWS REGARDING PERMISSIVE TAX EXEMPTIONS**

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 - Municipal Property Tax Exemptions. These bylaws were the subject of corporate reports considered earlier in the agenda regarding Permissive Tax Exemptions as Items 6.2.e (a-e).

- 8.1.b.a. **BYLAW 2389 - 2022-2026 PERMISSIVE TAX EXEMPTIONS PENINSULA PRODUCTIONS SOCIETY BYLAW 2021, NO. 2389** 193

Bylaw 2389 is presented for consideration of first, second and third reading.

Note: Bylaw 2389 was the subject of a corporate report on this agenda under Item 6.2.g.a.

RECOMMENDATION

THAT Council give first, second and third reading to "*2022-2026 Permissive Tax Exemptions Peninsula Productions Society Bylaw 2021, No. 2389*".

- 8.1.b.b. **BYLAW 2390 - 2022-2026 PERMISSIVE TAX EXEMPTIONS WHITE ROCK TENNIS CLUB BYLAW 2021, NO. 2390** 196

Bylaw 2390 is presented for consideration of first, second and third reading.

Note: Bylaw 2390 was the subject of a corporate report on this agenda under Item 6.2.g.b.

RECOMMENDATION

THAT Council give first, second and third reading to "*2022-2026 Permissive Tax Exemptions White Rock Tennis Club Bylaw 2021, No. 2390*".

- 8.1.b.c. **BYLAW 2391 - 2022 PERMISSIVE TAX EXEMPTIONS CENTRE FOR ACTIVE LIVING BYLAW 2021, NO 2391** 199
- Bylaw 2391 is presented for consideration of first, second and third reading.
- Note:** Bylaw 2391 was the subject of a corporate report on this agenda under Item 6.2.g.c.
- RECOMMENDATION**
THAT Council give first, second and third reading to "2022 Permissive Tax Exemptions Centre for Active Living Bylaw 2021, No. 2391".
- 8.1.b.d. **BYLAW 2396 - 2022-2032 PERMISSIVE TAX EXEMPTIONS PEACE ARCH CURLING CLUB BYLAW 2021, NO. 2396** 202
- Bylaw 2396 is presented for consideration of first, second and third reading.
- Note:** Bylaw 2396 was the subject of a corporate report on this agenda under Item 6.2.g.d.
- RECOMMENDATION**
THAT Council give first, second and third reading to "2022-2032 Permissive Tax Exemptions Peace Arch Curling Club Bylaw 2021, No. 2396".
- 8.1.b.e. **BYLAW 2392 - 2022 ANNUAL PERMISSIVE TAX EXEMPTIONS BYLAW 2021, NO. 2392** 204
- Bylaw 2392 is presented for consideration of first, second and third reading.
- Note:** Bylaw 2392 was the subject of a corporate report on this agenda under Item 6.2.g.e.
- RECOMMENDATION**
THAT Council give first, second and third reading to "2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392".
- 8.1.c. **COUNCIL AND COMMITTEE PROCEDURE BYLAW, 2021, NO. 2393** 206
- Bylaw 2393 - A Bylaw to establish the rules of procedure for Council and Committee meetings.
- This Bylaw was the subject of a corporate report considered earlier in the evening at the Governance and Legislation Committee meeting and is presented for consideration of first, second and third reading at this time.
- RECOMMENDATION**
THAT Council give first, second and third reading to "Council and Committee Procedure Bylaw, 2021, No. 2393".

WHITE ROCK ZONING BYLAW, 2012, AMENDMENT (CD-66 COMPREHENSIVE DEVELOPMENT ZONE (1539 MAPLE STREET)) BYLAW, 2021, NO. 2397

Bylaw 2397 - bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" to rezone the subject property to CD-66 to permit a three storey 53 unit development comprised of a mix of ground-oriented and stacked townhouses. This Bylaw is presented for first and second reading at this time.

Note: A corporate report on this topic was provided at the Land Use and Planning Committee held earlier this evening. Recommendations from the report have been added to the agenda should Council wish to consider them at this time.

RECOMMENDATION

THAT Council give first and second reading to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397*” and direct staff to schedule a Public Hearing.

RECOMMENDATION

THAT Council:

1. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;
 - a. Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
2. Pending adoption of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397*”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.

WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT BYLAW, 2021, NO. 2375 (15053 MARINE DRIVE)

Bylaw 2375 - A Bylaw to amend City of White Rock Zoning Bylaw, 2012, No. 2000 to enable the establishment of a cannabis store at 15053 Marine Drive. This Bylaw was given first and second reading on February 8, 2021 and went to Public Hearing on March 1, 2021. Third reading was provided on March 8, 2021 and is presented for consideration of final reading at this time.

Note: A corporate report on this topic was provided earlier in the agenda (Item 6.2.j)

RECOMMENDATION

THAT Council gives final reading for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment Bylaw, 2021, No. 2375*".

- 8.1.f. **WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RT-1 15496 Thrift Avenue) BYLAW, 2021 NO. 2366** 253

Bylaw 2366 - A bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone' to allow for the construction of a duplex. The project/ bylaw was given first and second reading and the November 9, 2020 Regular Council meeting. The public hearing was held February 1, 2021. Third reading was given on February 8, 2021. The bylaw is presented for consideration of final reading at this time.

Note: Bylaw 2366 was the subject of a corporate report on this agenda (Item 6.2.i.)

RECOMMENDATION

THAT Council gives final reading for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 15496 Thrift Avenue) Bylaw, 2021, No. 2366*".

- 8.1.g. **BYLAW 2398 - FEES AND CHARGES BYLAW, 2020, NO. 2369, AMENDMENT NO. 3, 2021, NO. 2398** 255

Bylaw 2398 - A Bylaw to amend Schedule "K" of the Fees and Charges Bylaw, 2020, No. 2396 in regards to Parking fees. This bylaw is presented for consideration first, second and third reading.

Note: Bylaw 2398 was the subject of a corporate report on this agenda under (Item 6.2.g.)

RECOMMENDATION

THAT Council gives first, second and third reading for "*Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398*".

- 8.1.h. **BYLAW 2399 - WHITE ROCK STREET NAMING AND HOUSE NUMBERING BYLAW, 1988, NO. 992, AMENDMENT, NO. 2399** 257

Bylaw 2399 - A Bylaw to amend the Street Naming and House Numbering Bylaw to add Cosmic Alley.

Note: Bylaw 2399 was the subject of a corporate report on this agenda (Item 6.2.e)

RECOMMENDATION

THAT Council give first, second and third reading for "*White Rock Street Naming and House Numbering Bylaw, 1988, No. 992, Amendment, No. 2399*".

8.2.	PERMITS	
8.2.a.	TEMPORARY USE PERMIT NO. 20-018 FOR SEED & STONE (WHITE ROCK) RETAIL LTD.	258
	A Temporary Use Permit (TUP), and a cannabis license referral that, if approved, would enable the establishment of a cannabis store at 15053 Marine Drive. This item was brought forward to a Public Hearing held on March 1, 2021.	
	Note: TUP was the subject of a corporate report on this agenda (Item 6.2.j.)	
	RECOMMENDATION	
	THAT Council approves Temporary Use Permit No. 20-018 for Seed & Stone (White Rock) Retail Ltd.	
9.	CORRESPONDENCE	
9.1.	CORRESPONDENCE - RECEIVED FOR INFORMATION	262
	Note: Further action on the following correspondence items may be considered.	
	Council may request that any item be brought forward for discussion, or may propose a motion of action on the matter or refer the matter to staff for consideration and response.	
	RECOMMENDATION	
	THAT Council receive for information correspondence as circulated in the agenda as Items 9.1.a - 9.1.d.	
9.1.a.	METRO VANCOUVER - BOARD IN BRIEF	282
	Board in Brief – July 30, 2021	
9.1.b.	METRO VANCOUVER: CARING FOR THE AIR 2021 - ANNUAL REVIEW OF AIR QUALITY AND CLIMATE CHANGE	302
	Publication forwarded August 13, 2021 from Metro Vancouver titled "Caring for the Air 2021" regarding their annual review of air quality and climate change.	
	Note: A copy has been forwarded to the Director of Engineering and Municipal Operations for information purposes.	
9.1.c.	EMERGENCY PARAMEDICS AND DISPATCHERS: WHO WE ARE AND WHAT WE DO! - AMBULANCE PARAMEDICS	327
	Correspondence dated September 3, 2021 from Ambulance Paramedics providing an overview of the work they do in the community.	

9.1.d. LOWER MAINLAND INTER CITY RAIL

329

Correspondence dated September 7, 2021 from G. Webber that was sent to the province with information regarding Lower Mainland Inter City Rail passenger service from Vancouver to Chilliwack and Inter City Rail from Vancouver to Seattle Washington and an Inter City Rail from Vancouver to Whistler.

10. MAYOR AND COUNCILLOR REPORTS

10.1. MAYOR'S REPORT

10.2. COUNCILLORS REPORTS

11. MOTIONS AND NOTICES OF MOTION

11.1. MOTIONS

11.1.a. CONVERTIBLE "OUTDOOR TABLE SPACE TO ROAD SPACE" MARINE DRIVE AND MARTIN STREET

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

RECOMMENDATION

With the removal of the ATM machine on Marine Drive and Martin Street:

THAT Council directs a corporate report be brought forward exploring the possibility of making the area convertible from outdoor table space to road space; the latter with the goal of being able to re-route traffic up to Victoria Avenue to allow for easy temporary close of Marine Drive between Vidal Street and Martin Street for special events or festivals; including a review of traffic flow and the possibility of a sign or light being erected at Martin Street and Victoria Avenue.

11.2. NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

13. OTHER BUSINESS

14. CONCLUSION OF THE SEPTEMBER 20, 2021 REGULAR COUNCIL MEETING

Regular Council Meeting of White Rock City Council

Minutes



July 26, 2021, 7:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Jacquie Johnstone, Director of Human Resources
Eric Stepura, Director of Recreation and Culture
Shannon Johnston, Manager of Budgets and Accounting
Elizabeth Keurvorst, Manager, Cultural Development
Ed Wolfe, Fire Chief
Kale Pauls, Staff Sargent
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer
Donna Kell, Manager of Communications and Government Relations

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:10 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.

2. MOTION TO CONDUCT THE REGULAR MEETING OF COUNCIL WITHOUT THE PUBLIC IN ATTENDANCE

Motion Number: 2021-295 It was MOVED and SECONDED

THAT White Rock City Council:

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Order No. 192 requires an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT White Rock City Council authorizes the City of White Rock to hold the July 26, 2021 Regular Council meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

3. ADOPTION OF AGENDA

Motion Number: 2021-296 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for July 26, 2021 as circulated.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

4. ADOPTION OF MINUTES

Motion Number: 2021-297 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock adopt the following meeting minutes:

- **July 12, 2021- Special Council meeting - West Beach Business Owners/ Operators;**
- **July 12, 2021 - Special to Close meeting (Financial Planning Policy Task Force dissolved); and**
- **July 12, 2021 - Regular Council meeting.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

5. QUESTION AND ANSWER PERIOD

Due to the COVID-19 global pandemic, in-person Question and Answer Period has been temporarily suspended until further notice. You may forward questions and comments to Mayor and Council by emailing ClerksOffice@whiterockcity.ca with Question and Answer Period noted in the subject line. Your questions and comments will be noted along with answers and placed on the City's website. You will be notified directly once this has been completed.

As of 8:30 a.m., July 26, 2021 there were **no** Question and Answer period submissions received.

6. DELEGATIONS AND PETITIONS

6.1 DELEGATIONS

None

6.2 PETITIONS

None

7. PRESENTATIONS AND CORPORATE REPORTS

7.1 PRESENTATIONS

7.1.a WHITE ROCK RCMP Q2 REPORT AND POLICING UPDATE

Staff Sargent Pauls, White Rock RCMP provided an update / PowerPoint regarding the Second Quarter (Q2) report for policing.

7.2 CORPORATE REPORTS

7.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief provided a verbal update regarding the COVID-19 global pandemic.

MOTION TO VARY THE AGENDA

Motion Number: 2021-298 It was MOVED and SECONDED

THAT Council:

- 1. Vary the agenda at this time to discuss Item: 10.1.b E-Comm Board of Directors Nomination - 2021-2022 Term;**
- 2. Appoints Fire Chief Edward Wolfe as the City of White Rock Representative for a two-year term beginning with the E-Comm Annual General Meeting of 2021; and**
- 3. Endorse the individual(s) as appointed by the City of Surrey and the Township of Langley.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

7.2.b 2021 CULTURE DAYS WELCOME BACK SPECIAL EVENT

Corporate report dated July 26, 2021 from the Director of Recreation and Culture titled "2021 Culture Days Welcome Back Special Event".

MOTION TO VARY THE AGENDA

Motion Number: 2021-299 It was MOVED and SECONDED

THAT Council:

1. Vary the agenda at this time to discuss and consider Item: 8.2.a.a. Arts and Cultural Advisory Committee recommendation #1 due to staff availability to speak to the item; and
2. Endorse future planning applications, that could potentially host an arts and cultural space, be circulated to the Manager of Cultural Services for consideration of incorporating this element, which aligns with the Creative City by the Sea Strategic Plan.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

Motion Number: 2021-300 It was MOVED and SECONDED

THAT Council receives for information the corporate report dated July 26, 2021, from the Director of Recreation & Culture, titled 2021 Culture Days Welcome Back White Rock Special Event.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

7.2.c WHITE ROCK LAWN BOWLING CLUB LOAN REQUEST

Corporate report dated July 26, 2021 from the Acting Director of Financial Services titled "White Rock Lawn Bowling Club Loan Request".

Motion Number: 2021-301 It was MOVED and SECONDED

THAT Council:

1. Receive for information the corporate report dated July 26, 2021 from the Acting Director of Financial Services, titled "White Rock Lawn Bowling Club Loan Request;"
2. Approve the Partnering & Loan Agreement and the Licence Extension Agreement with the White Rock Lawn Bowling Club substantially in the form attached as Appendix A;

3. **Provide direction to proceed with a public notice of the City's intent to lend \$62K to the White Rock Lawn Bowling Club, in accordance with Sections 24 and 94 of the *Community Charter*; and**
4. **Authorize the Mayor and Director of Corporate Administration to sign the Partnering & Loan Agreement and the Licence Extension Agreement following the expiration of the notice period.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

7.2.d OXFORD STREET ASSESSMENT

Corporate report dated July 26, 2021 from the Director of Engineering and Municipal Operations titled "Oxford Street Assessment".

Motion Number: 2021-302 It was MOVED and SECONDED

THAT Council:

1. **Receive for information the corporate report dated July 26, 2021 from the Director of Engineering and Municipal Operations Department, titled "Oxford Street Assessment;"**
2. **Direct Staff to further research HFST and supplier availability before potential inclusion in an upcoming Financial Plan; and**
3. **Direct Staff to process and proceed with the installations of signs.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

7.2.e STATUS UPDATE OF COUNCIL'S 2021-2022 TOP FIVE (5) PRIORITIES

Council's 2021 - 2022 Top five (5) Priorities with new activity comments provided for information:

- **One-Way Marine Drive (Extend Restaurant Patio Space):** Council directed that the lane closure barricades be removed no sooner than August 7th. Staff are contacting the contractor to see if they can be removed for Wednesday, August 11th. This will give the first three (3) days of the week for restaurants to remove the patios. Once staff receive confirmation that the date works for the contractor, staff will advise the patio permit holders.
- **The Official Community Plan (OCP) Review:** On July 12, 2021, the current OCP Review process has concluded with City Council adopting Official Community Plan Amendment Bylaw No. 2387, the bylaw that updates the City's OCP. Several changes have been made to the OCP, including limiting the scale (height and density) of development in the Town Centre, Town Centre Transition, and Waterfront Village land use designations, as well as introducing new definitions for affordable rental housing as they relate to density bonus incentives for projects that include affordable rental housing.
- **Solid Waste Pickup for Multi-Family:** A number of milestones need to be met in order to convert multi-family and commercial solid waste hauling to a single contract administered by the City. Staff are currently identifying the legal and financial challenges of converting over 400 private contracts to a City administered utility paid for through user solid waste fees. Milestones in the process are:
 - Council report to discuss legal steps, process steps to set up utility, consultation, bulky waste collection and estimated user fees. **October 2021**
 - Enact Bylaw to set up Solid Waste Utility for commercial and multi-family collection starting in 2023. **November 2021**
 - Budget submission for Solid Waste Coordinator position. **December 2021**
 - Retain Solid Waste Coordinator. **Spring 2022**
 - RFP for single solid waste contractor. **Summer 2022**
 - Conversion of over 400 contracts to City administered collection. **Summer and Fall 2022**

- Start of City administered collection of all solid waste in White Rock. **Spring 2023**

Note: Solid Waste Pick Up: concern was noted in regard to the proposed timeline

- **Housing Needs / Affordable Housing:** July 12, 2021, the current OCP Review process has concluded with City Council adopting Official Community Plan Amendment Bylaw No. 2387, the bylaw that updates the City's OCP. Several changes have been made to the OCP, including limiting the scale (height and density) of development in the Town Centre, Town Centre Transition, and Waterfront Village land use designations, as well as introducing new definitions for affordable rental housing as they relate to density bonus incentives for projects that include affordable rental housing.

On July 27, 2021, staff expect to bring forward the engagement summary from CitySpaces Consulting to the Housing Advisory Committee, describing what was heard from the public and stakeholders during the recent workshops held in support of preparation of the Housing Needs Report.

- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - **- Bay Street Beach Access Ramp:** Signs advising of the construction are placed at Cypress Street and Bay Street ramps. Large project signs to be installed within the coming weeks. Construction scheduled for mid-August. Crews are scheduled to relocate rocks blocking the egress from the ramps on July 14th as an interim measure to assist with access until the construction project starts.
 - **- Emerson Park Playground Upgrade:** Project Engineer is preparing scope of design build proposal for playground installation in Spring 2022.
 - **- Maccaud Park Upgrade:** The Project Engineer is reviewing the consultants design proposals and costing prior to presentation to Council for consideration in September.

- **Centre Street Hillside Walkway Upgrade:** Consultant is finalizing the drawings. We expect the encroachment letters to go out in two (2) weeks. We are asking the residents to remove their encroachments by the end of the year. If they fail to do so, it gives the City time to do the work before bird nesting season (March 15).

Note: Centre Street Hillside Walkway Upgrade: It was confirmed the letters have not yet gone out but will send to the property owners along the Centre Street walkway who are encroaching on City land (there was a delay from the last meeting)

- **The City's Relationship with the Semiahmoo First Nation:**
No new updates

8. MINUTES AND RECOMMENDATIONS OF COMMITTEES

8.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2021-303 It was MOVED and SECONDED

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

- **Governance and Legislation Committee - July 12, 2021;**
- **At-Risk and Vulnerable Population Task Force - June 30, 2021;**
- **Arts and Cultural Advisory Committee - July 8, 2021;**
- **Public Art Advisory Committee - July 13, 2021;**
- **Economic Development Advisory Committee - July 14, 2021; and**
- **At-Risk and Vulnerable Population Task Force - July 15, 2021.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

8.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

8.2.a ARTS AND CULTURAL ADVISORY COMMITTEE (COUNCILLOR MANNING, CHAIRPERSON FOR JULY 8, 2021 MEETING)

8.2.a.a RECOMMENDATION #1 - ARTS AND CULTURAL SPACE INCLUDED IN NEW DEVELOPMENTS

Note: This Recommendation / Item was amended when considered earlier in the meeting (under Item 7.2.b) *THAT Council endorses that the Advisory Design Panel incorporate arts and cultural space, whether public art and/or arts programming space in new developments aligned to the Creative City by the Sea Cultural Strategic Plan.*

8.2.a.b

RECOMMENDATION #2 - PRIORITY ITEMS FOR 2021/2022 WORK PLAN

Note: Staff noted the workplan items align with the City's Cultural Strategic Plan and to three (3) of Council's Strategic Priorities in terms of Economy, Infrastructure and Community.

Motion Number: 2021-304 It was MOVED and SECONDED

THAT Council endorses that the following items be identified as priority items within the Arts and Cultural Committee 2021/ 2022 Work Plan:

- **1.3.1 - Explore the options for creating an Arts Endowment Fund to provide a pool of arts development money available to groups;**
- **2.1.1 - Conduct an Arts and Culture Opportunity and Needs Assessment (including City owned, leased or privately owned dedicated arts spaces). As well as the possibility of merging a new seniors' programming facility with arts and cultural needs. Access grants if possible; and,**
- **2.1.2 - Follow up the Needs Assessment with a concept plan and construction drawings for the provision of an Arts and Cultural Facility to meet community requirements including the possibility of merging a new seniors' programming facility with arts and cultural needs. Be shovel ready and access grants and create budget.**

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

9. BYLAWS AND PERMITS

9.1 BYLAWS

None

9.2 PERMITS

9.2.a Major Development Permit Application - 1454 Oxford Street (14-009)

Consideration of this permit is in regard to the applicable Development Permit Area guidelines for a 121-unit multi-family development including two residential towers (i.e., 21 and 24 storeys) and a shared two-storey podium. The subject development proposal was considered by the City upon receipt of OCP and zoning amendment applications in 2014. These applications, in addition to a Phased Development Agreement, were approved by the City in 2017, including site-specific (CD-46) zoning parameters that determine the location, size and siting of buildings on the property. The Phased Development Agreement also requires the owner to provide 0.92 acres of treed area on the east side of the property to the City for the protection of the natural environment before the issuance of a development permit, and this treed area has now been transferred to the City. This development permit application pertains to the appropriateness of the form and character of the buildings and the protection of the natural environment, as considered against the applicable Development Permit Area guidelines.

NOTE: This item was the subject on the Land Use and Planning Committee meeting held earlier in the evening.

It was noted that the current Council are not supportive of the proposal, concerns were noted with height, density and location; however, due to there being a ten (10) year Phased Development

Agreement already set in place by the previous Council this is legally binding on the City's part.

Motion Number: 2021-305 It was MOVED and SECONDED

THAT Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.

Voted in the negative (1): Councillor Kristjanson

Absent (1): Councillor Johanson

Motion CARRIED (5 to 1)

Motion Number: 2021-306 It was MOVED and SECONDED

THAT Council directs prior to a Building Permit being issued for 1484 Oxford Street that Council receive an update on the 2017 Hemmera - Hydrogeological Review report.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

Motion Number: 2021-307 It was MOVED and SECONDED

THAT Council directs a Joint Task Force be formed with the City of Surrey and other impacting municipalities nearby, studying the impacts of potential development to the City's aquifer.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

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.

Motion Number: 2021-308 It was MOVED and SECONDED

THAT Council receive correspondence Items 9.1a - 9.1.g as circulated in the agenda.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

10.1.a MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY

Responding correspondence dated July 7, 2021 from Ministry of Environment and Climate Change Strategy, to the City's April 27, 2021 inquiry regarding enforcement on the Foreshore - Intertidal Area (Semiahmoo Bay).

Note: The correspondence informs that other municipalities have entered into agreements with the Conservation Officer Service for enhanced service level in this regard, whereby the municipality financially support enhanced compliance and enforcement operations.

Motion Number: 2021-309 It was MOVED and SECONDED

THAT Council refer to staff the responding correspondence dated July 7, 2021 from the Ministry of Environment and Climate Change Strategy (including the element regarding the City possibly financing enhanced compliance and enforcement of the Foreshore - Intertidal Area).

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

10.1.b E-COMM BOARD OF DIRECTORS NOMINATION - 2021-2022 TERM

Correspondence dated July 9, 2021 from E-Comm 9-1-1 requesting Council to put forward an E-Comm Board of Director designates for the 2021-2022 term. E-Comm is looking for direction through a recommendation on the White Rock representative to be appointed. The Annual General meeting will be held virtually on September 23, 2021.

The schedule adopted February 11, 2019 for the shared seat on the E-Comm Board is as follows:

- City of Langley- two-year term (beginning at the 2019 AGM);
- City of White Rock- two-year term (beginning at the 2021 AGM); and
- Township of Langley - four-year term (beginning at the 2023 AGM).

Note: This Item was considered earlier in the meeting (under Item 7.2.a) whereby Fire Chief Wolfe was designated the City Representative to the E-Comm Board for a two (2) year term beginning with the E-Comm Annual General Meeting of 2021.

10.1.c MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT - MODERNIZING FOREST POLICY 0 LOCAL GOVERNMENT ENGAGEMENT SESSIONS

Correspondence dated July 7, 2021 from Ministry of Forests, Lands, Natural Resource Operations and Rural Development providing an invitation for local government engagement sessions for the Modernizing Forest Policy. A regional virtual engagement session will be held until July 27, 2021 at 1:30 p.m.

10.1.d OPIOID RESPONSE TEAM, HEALTH CANADA - OPIOID OVERDOSE CRISIS IN CANADA

Responding correspondence dated July 14, 2021 from the Opioid Response Team, Controlled Substances and Cannabis Branch, Health Canada in regard to the City's February 19, 2021 correspondence. Information is provided that outlines the current approach guided by federal drug strategy - the Canadian Drugs and Substances Strategy.

10.1.e CITY OF VANCOUVER - REQUEST FOR SUPPORT DECRIMINALIZATION EXEMPTION

The City of Vancouver has requested the City of White Rock's support in their moving ahead so new approaches to the overdose crisis can be trialed with decriminalization of simple possession of illicit drugs (health-focused approach to substance use).

Link to the release: <https://www.newswire.ca/news-releases/mayors-from-seven-cities-across-british-columbia-call-on-the-government-of-canada-to-support-vancouver-s-application-to->

decriminalize-simple-possession-891002970.html [newswire.ca]

Link to the submission: <https://vancouver.ca/people-programs/decriminalizing-simple-possession-of-illicit-drugs-in-vancouver.aspx>

Note: Council requested that this item be deferred from the July 12th meeting to the next meeting. Staff Sargent Pauls was in attendance to speak to this item / answer questions.

Motion Number: 2021-310 It was MOVED and SECONDED

THAT Council support the City of Vancouver's submission to Health Canada for a decriminalization of simple possession of illicit drugs (moving away from criminal sanctions and towards instead a health-focused approach to substance use).

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

10.1.f DRAFT METRO 2050: REFERRAL FOR COMMENT

Correspondence dated July 14, 2021 from Metro Vancouver regarding the Draft Metro 2050 regional growth strategy.

To view the growth strategy please visit the following link:

<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/DraftMetro2050.pdf>

Note: Metro Vancouver will be providing a presentation to Council on the Draft Metro 2050 regional growth strategy later this fall.

Motion Number: 2021-311 It was MOVED and SECONDED

THAT Council refer to staff the July 14, 2021 information provided by Metro Vancouver regarding the Draft Metro 2050 for their review and comments to bring forward for Council consideration.

Absent (1): Councillor Kristjanson

Motion CARRIED (6 to 0)

10.1.g MP PETER JULIAN - CLIMATE CHANGE INITIATIVES

Correspondence dated July 20, 2021 from MP Peter Julian (New Westminster-Burnaby) requesting endorsement for two (2) legislative initiatives: Motion M-2 for a Green New Deal and Motion M-94 to stop the Trans Mountain pipeline project.

Motion Number: 2021-312 It was MOVED and SECONDED

THAT Council support proposed Motion M-1 for a Green New Deal and Motion M-94 to stop the Trans Mountain Pipeline Project , brought to their attention by MP Peter Julian.

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Johanson

Motion CARRIED (5 to 1)

11. MAYOR AND COUNCILLOR REPORTS

11.1 MAYOR'S REPORT

- July 13, Councillor Chesney joined me to co-host the White Rock's "Facebook Live" session
- July 13, two (2) interviews, one with Grace Ke from Global BC and later with Jawn Jang for the "Jill Bennett Show" on CKNW to discuss the upcoming reopening of Marine Drive
- July 14, TransLink Mayors' Council on Regional Transportation's Joint Finance and Governance Committee meeting
- July 14, Visited the Fraser Health Authority and TransLink's Mobile Vaccine Bus initiative that took place at a parking lot on East Beach to support immunization efforts and making it more accessible
- July 15, Surrey Board of Trade's virtual webinar session "A Conversation with BC's Green Party's Leader Sonia Furstenu" on BC's economic recovery from the pandemic
- July 15, Metro Vancouver's Liquid Waste Committee meeting
- July 15, Annual White Rock Pride Society's Pride Flag raising
- July 18, Rotary Club's District Team Installation Ceremony for the 2021-22 District Leadership Team

- July 19, South Surrey White Rock Community Overdose Prevention & Response meeting
- July 19, Interview with Anchor, Jennifer Burke for CTV News to discuss the recent Canada US Border announcement
- July 21, Video messaging for a Welcome Video for Explore BC and a second video to promote White Rock Museum & Archive's "The Long Pier: White Rock, Its Pier & Community Identity Exhibit"
- July 21, "Renters Vulnerability in White Rock" to hear from Jonquil Hallgate of the Peninsula Homeless to Housing (PH2H) Task Force and Friendship Boulevard Foundation
- July 22, TransLink's Joint Mayors' Council & Board Workshop
- July 23, Fraser Health Authority's CEO Update
- July 23 White Rock Pride Society's 2nd Annual Pride Parade

11.2 COUNCILLORS REPORTS

Councillor Manning noted the following:

- July 14, Economic Development Advisory Committee meeting
- July 15, At-Risk and Vulnerable Population Task Force meeting
- July 16, Snowbirds Display over White Rock
- July 15, Annual White Rock Pride Society's Pride Flag raising
- July 19, South Surrey White Rock Community Overdose Prevention & Response Remote meeting
- July 23, White Rock Pride Society's 2nd Annual Pride Parade

Councillor Fathers noted the following:

- July 14, Economic Development Advisory Committee meeting
- Metro Vancouver Zero Waste meeting
- July 23, White Rock Pride Society's 2nd Annual Pride Parade

Councillor Chesney noted the following:

- Tuesdays, Rotary Feed the City (Lunch program)
- July 15, Annual White Rock Pride Society's Pride Flag raising

Councillor Kristjanson noted the following:

- July 15, Annual White Rock Pride Society's Pride Flag raising
- July 22, Environmental Advisory Committee

Councillor Treveylan noted the following:

- July 13, Public Art Advisory Committee
- July 15, Annual White Rock Pride Society's Pride Flag raising
- July 16, Snowbirds Display over White Rock
- July 23, White Rock Pride Society's 2nd Annual Pride Parade

12. MOTIONS AND NOTICES OF MOTION

12.1 MOTIONS

None.

12.2 NOTICES OF MOTION

None.

13. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

14. OTHER BUSINESS

14.1 CLOSING THE WEST BEACH PARKADE TOP FLOOR (EXCLUDING LONG WEEKENDS IN THE SUMMER)

Councillor Manning requested that this item be placed on the agenda for discussion.

It was noted that there were complaints when the parkade is not busy that it can become a hang out.

Motion Number: 2021-313 It was MOVED and SECONDED

THAT Council directs staff to bring forward a corporate report regarding the utilization of the parkade through the year in relation to a possible closure of the top floor being closed except during long week-ends (busier times when it may be required).

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

14.2 MARINE DRIVE FOLLOW-UP: SURVEY CONTENT AND FORMING WORKING GROUP/ TASK FORCE TO REVIEW AND RECOMMEND FUTURE IMPROVEMENTS

Councillor Manning requested that this item be placed on the agenda for discussion.

Note: The Draft Survey was included on the agenda for review and opportunity for discussion.

The Manager of Communications and Government Relations reviewed the draft survey and proposed communications plan for the survey.

The following discussion points were noted:

- Would like to ensure there is an open-ended question where ideas / comments can be given as to how this can be enhanced
- The time noted to conduct the survey of 10 - 20 minutes appears to be long

Motion Number: 2021-314 It was MOVED and SECONDED

THAT Council endorse, in addition to what has been noted for communications plan of a Survey regarding the One-Land Closure on Marine Drive, that there also be a city mailout/ postcard done to inform of the survey; and staff be authorized to spend the approximate cost of \$2,000 to conduct this mailout/postcard; and as a second purpose for the mailout/ postcard will be to inform the public of the upcoming 2021 Culture Days Welcome Back Special Event to be held in September.

Voted in the negative (1): Councillor Trevelyan

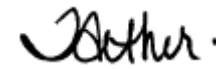
Absent (1): Councillor Johanson

Motion CARRIED (5 to 1)

15. **CONCLUSION OF THE JULY 26, 2021 REGULAR COUNCIL MEETING**

The meeting was concluded at 8:44 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate
Administration

Unapproved

152 & Bluff Rd.

MAX
M. McKee
778-881-5401

CONSTRUCTION NOISE UPTOWN WHITE ROCK

The construction noise at 7am is too early. White Rock has seniors and this is detrimental to their health.

The preference is 8 am.

The law is 7:30 am but, many construction sites are starting earlier which is illegal.

Please sign petition

Dorothy Lovato

Joe Osimo

M. McKee

Diana Landry

K. Brady

Jane Feltz

Adrian Lovett

Jan Binter

M. Kibbhand

Carol Farr

Pat Lyons Ramsey

Barry Foster

RECEIVED

JUL 29 2021

CITY OF WHITE ROCK
ADMINISTRATION

Brought in by: Max McKee

778-881-5401

**WHITE ROCK CONSTRUCTION NOISE WHITE ROCK ELEMENTARY
SCHOOL**

The construction noise at 7am is too early. White Rock has seniors and this is detrimental to their health.

The preference is 8 am.

The law is 7:30 am but, many construction sites are starting earlier which is illegal.

Please sign petition

Max McKee

Rosita Dietz

Pat Lyons-Ramirez

Pat Quackenbush 309

L. Mallette

Kim Ly

Jeremy

Margaret Graham

Patricia Vodnick

Carol DeBoeck

A. Connelly

B. BURNETT

Trudy Bishop

**THE CORPORATION OF THE
CITY OF WHITE ROCK**
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



**POLICY TITLE: SELECTION AND MAINTENANCE OF SISTER CITY
/FRIENDSHIP CITY RELATIONSHIPS**

POLICY NUMBER: ADMIN - 215

<i>Date of Council Adoption: September 14, 2015</i>	<i>Date of Last Amendment: February 6, 2017</i>
<i>Council Resolution Number: 2015-308, 2017-063; 2020-156</i>	
<i>Originating Department: Leisure Services</i>	<i>Date last reviewed by the Governance and Legislation Committee: March 9, 2020</i>

Policy: Selection and Maintenance of Sister City Relationships

Policy Statement

The City of White Rock will consider establishing Sister City relationships with other municipalities that offer potential benefits to the City of White Rock and the broader community through economic development, cultural, educational and friendship exchanges.

Purpose

The purpose of this policy is to establish guidelines within which Sister City relationships with other municipalities may be established, maintained or terminated. A Sister City relationship is intentionally created by two (2) or more city governments through a formal agreement. In order to foster a meaningful exchange the City will only commit to one (1) Sister City and one (1) Friendship City Agreement at one (1) time.

Objective

The primary objective of White Rock's Sister City Program is to foster mutual understanding and meaningful cultural and commercial connections with designated Sister Cities in the interests of our citizens. Staff will be cognizant to realizing direct beneficial opportunities and / or relationship(s) that from time to time may present themselves, these initiatives will be forwarded to Explore White Rock for consideration.

Background

Sister City relationships between communities can foster a wide range of cultural, educational, recreational and economic benefits and opportunities. Council may, through application of the criteria and procedures in this policy, receive, review and decline or approve proposals for the establishment of new Sister City relationships. The policy also provides for management of the relationships once established, through liaison, reporting and sponsorship agreements with local organizations primarily responsible for Sister City activities.

Levels of Sister City Agreements

The City of White Rock will support two (2) levels of international exchange relationships:

1. Sister Cities
2. Friendship Cities

Definition of Terms

The terms used in international partnerships describe the cooperative agreements between cities in the global community to promote cultural and commercial exchange. For the purposes of clarification, the following definition of terms is provided:

Sister City: A city that has entered into a formal relationship with the City of White Rock through a Sister City Agreement.

Sister City Agreement: A formal, long-term agreement that involves the commitment of municipal resources (i.e. staffing and financial) to achieve specific goals and objectives. Sister City Agreements usually involve participation in projects and/or exchanges that promote cultural awareness, joint educational opportunities, or trade and economic development.

Friendship City: Generally a demonstration of goodwill between two (2) cities that does not carry the same level of commitment or obligation as a formal Sister City arrangement.

Friendship City Agreements: An informal agreement which typically involves the signing of a Memorandum of Understanding (MOU) by the Mayors of two (2) communities to promote friendship and cooperation between their communities.

Sponsor Organization: A local organization that will manage the Sister City relationship. The organization must be based in White Rock and be either a select committee of Council, a sub-committee or a registered non-profit society.

Sponsor Agreement: A Memorandum of Understanding (MOU) between the City of White Rock and the sponsor organization outlining the requirements for managing the Sister City relationships.

Procedures

The Corporate Administration Department will be responsible for overseeing the City's Sister City program. The City's Economic Development Advisory Committee of Council will act as the Sponsor Organization to administer the Sister City Program on behalf of the City.

Each Sister City relationship will be reviewed at a minimum of every five (5) years to determine if the City's Sister City Program objectives are being met. Should it be determined that a Sister City relationship is not meeting the City's objectives, the Director of Corporate Administration along with City's Economic Development Advisory Committee of Council, will re-evaluate the situation and make recommendations to Council to either terminate the relationship, re-establish the relationship, or retain the status quo.

Role and Responsibilities of the Sponsor Organization

The Sponsor Organization is responsible for:

1. Reviewing Sister City and Friendship City proposals and making recommendations to Mayor, Council and City Administration.
2. Recommending to Council an annual budget for the Sister City/Friendship City Program.
3. Recommending to Council an Annual Plan for engagement with the Sister City / Friendship City in correlation with the suggested annual budget.
4. Ensuring that the number of Sister City/Friendship City relationships the City of White Rock enters into do not exceed available resources.
5. That goals and objectives be established with each Sister City and Friendship City in order to evaluate whether the relationship is meeting the needs of the City of White Rock.
6. Determining the number and duration of official visits, subject to budget limits established annually by Council.
7. Determining which individuals, groups and organizations could best participate and benefit from fostering ongoing relationships with their Sister City counterparts.

Staff Responsibilities

City of White Rock staff are responsible for:

1. Coordinating all official visits to and from White Rock.
2. Arranging delegations in consultation with counterparts in Sister Cities.
3. Providing resources and advice to the Sponsor Organization about responsibilities and protocol.
4. Providing advice to local organizations and businesses which are extending invitations and seeking exchanges with reciprocal organizations in existing or potential sister cities.
5. Providing advice about responsibilities and protocol to individuals and groups that are participating in official and unofficial visits.
6. Coordinating the collection of all Sister City and Friendship City proposals, and forward them to the Sponsor Organization for their review.

Selection Criteria for Consideration of Sister City and Friendship City Requests

The Sister City model is based on community to community relationships. Proposals for Sister City relationships with the City of White Rock will be assessed based upon the following criteria:

Similarity – there are identifiable similarities or mutual interest between the City of White Rock and the proposed Sister City (examples size of population, similar geography, similar commercial bases etc.).

Exchange – there is potential for cultural, educational, recreational and/or economic exchange.

Reciprocity – as a Sister City there are reciprocal benefits and opportunities for both parties to develop relationships through cultural, educational, recreational and economic activities.

Community Driven – there is endorsement, active leadership, involvement and support by the community, through an existing organization or business, to both establish and maintain the relationship.

Strategic Benefit – the short-term and long-term benefits of the relationship outweigh the public costs of entering into or maintaining the relationship.

Exclusivity & Proximity – the City of White Rock does not have a Sister City relationship with any other municipality in the same country or within close proximity of a proposed Sister City location.

Political Stability – the country in which the Sister City is situated has a stable political climate as determined by the Department of Foreign Affairs and International Trade (DFAIT).

Financial Implications – the reciprocal relationship must be realistic and financially achievable within allocated annual budget resources.

History - is there any common history or linkages with the community or region?

The Proposal Review Process

Prior to consideration of Sister City proposals by Council, the Sponsor Organization must submit to Corporate Administration a detailed written proposal including the following information:

- Name of municipality and country of the proposed Sister City
- Demographic profile of the proposed Sister City
- Outline the short and long termed benefits to both cities
- Describe identifiable similarities and areas of mutual interest
- Prepare a three (3) year work plan including the process and timeline for formalizing the relationship
- Develop a budget for the work plan (including a fundraising plan if required)
- Describe the proposed Sister City's expectations for the relationship
- A letter of invitation from the Mayor of the proposed Sister City and the Sponsor Organization

Upon receipt of a proposal, City staff will review the proposal against the criteria in this policy and provide recommendations to City Council.

The Proposal Implementation Process

If the Sister City relationship has been recommended by Corporate Administration staff and given approval to proceed by City Council, the following implementation process will be followed:

- The Sponsor Organization and the proponent will be notified in writing.
- A formal letter of interest will be sent from the Mayor of White Rock to the Mayor of the proposed Sister City;
- A Sister City Agreement is developed with the Sister City for an initial term of three (3) years with provision for renewal;
- The final agreement will be presented to Council with a recommendation to formally establish a Sister City relationship, and a formal signing ceremony will be arranged by City staff;
- The hosting of official delegations will cover 100% of the cost of gifts, ceremonial dinners, transportation within the City, translation fees and similar acts of hospitality, but does not cover other delegate costs such as transportation to White Rock, meals, accommodation or translation services.
- All Sister City relationships may benefit from ongoing base budget allocated specifically for expenses associated with:
 - The City of White Rock hosting visiting delegations from Sister Cities;
 - Purchase of gifts to be given by City of White Rock Council members when visiting Sister City hosts; and
 - 100% of the costs of the official delegation for transportation, accommodation, translation fees and meals.

Annual Council Representation

For circumstances where there are to be expected closed meetings between Council and the Sister City representatives, in order to ensure there is not a quorum of Council where the possibility of an illegal meeting is held, annually there will be Council Appointments made as follows:

- **Mayor**
- **Two (2) Members of Council**
- **One (1) Alternate Member of Council**

The Mayor and the appointed two (2) members of Council will represent the City in this circumstance.

Rationale:

This policy has been developed to set guidelines within which Sister City relationships with other municipalities may be established, maintained, declined or terminated. The policy also provides for management of the relationships once established, through liaison, reporting and sponsorship agreements with a local Sponsor Organization primarily responsible for Sister City Program activities.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Jim Gordon, Director, Engineering and Municipal Operations

SUBJECT: Contract Award - Ruth Johnson Park East Ravine Restoration

RECOMMENDATIONS

THAT Mayor and Council:

1. Receive for information the corporate report dated September 20, 2021 from the Director of Engineering and Municipal Operations, titled "Contract Award - Ruth Johnson Park East Ravine Restoration;" and
 2. Approve the award of a contract for the Ruth Johnson Park East Slope Remediation to GDM Construction Ltd. for the total tender amount of \$1,354,227 (excluding GST).
-

INTRODUCTION

In January 2020, the City of White Rock experienced a record rainfall event. This event subsequently created a major landslide in the east portion of the Ruth Johnson Park ravine where the trail system connects to the dead-end roads off the 14700 block Oxford Street.

The City of White Rock hired GeoWest Engineering, a geotechnical engineering firm, to assess the damage and create a remediation plan. One of the first steps taken was to build an access road down to the slide area in the ravine. Removing the trail system leading to the slide area was necessary to install slope monitoring shafts to document and record the earth movement.

The City also immediately applied for Disaster Funding Assistance (DFA) through the Province of BC and has subsequently been working with DFA to substantiate the claim for assistance. This program is a part of the Emergency Management British Columbia program.

Once data was derived from the monitors, a repair strategy was formulated to stabilize the slope and repair the trail system. Given how extensive the damage was to the trail system, the City needed to retain an Environmental consulting firm and a Civil/Structural Engineer consulting firm in addition to the Geotechnical Engineer consultant to ensure the restoration works comply with all senior government regulations and codes.

The Environmental Consultant was hired to provide full time environmental monitoring as well as to ensure the application and notification process is followed. The Civil/Structural Engineer was necessary to design all new stairs and bridges that make up the trail system in the east side of the park.

PAST PRACTICE / POLICY / LEGISLATION

As per the City of White Rock procurement policy, Council approval is needed to award the contract to GDM Construction Ltd. in the amount of \$1,354,227 (excluding GST) for the Ruth Johnson Park East Slope Remediation.

ANALYSIS

On August 27, 2021 the City of White Rock posted a Request for Proposals (RFP) on the BC BID website. The RFP closed on September 3, 2021 and two (2) bids were received. GeoWest Engineering and City of White Rock staff analyzed the submissions and recommend awarding the contract to GDM Construction Ltd., the lowest bidder, in the amount of \$1,354,227 (excluding GST).

	Ruth Johnson Park East Slope Remediation	Amount (Excluding GST)
1.	GDM Construction Ltd.	\$1,354,227.45
2.	RTR Terra Contracting Ltd.	\$1,683,141.80

BUDGET IMPLICATIONS

The City of White Rock is approved for Disaster Funding Assistance (DFA) through the Province of BC. This program is a part of the Emergency Management British Columbia program.

The framework of the DFA allows municipalities to be eligible for 80% of the cost recovery of restoring infrastructure that was damaged during a recorded environmental event.

The trail repair portion of the project will be eligible for DFA funding as the trails are classified as infrastructure. The slope stabilization portion of the project will not be eligible for DFA funding as the slope is not classified as infrastructure. However, this work is necessary to protect the homes and city infrastructure above the slope and to ensure the area is safe for park users.

Funding of \$1.656M is available through the 2021 Financial Plan. This funding includes \$740K from DFA, \$434K in reserve funding from the cancelled Coldicutt Ravine repair project, \$278K in reserve funding for Duprez Ravine Repairs and \$204K from Capital Contingency.

Project Cost Breakdown	Budget	Cost
Ruth Johnson Park East Ravine	\$1,656,000	
Trail Repair Portion		
Consultants		\$73,000
GDM Construction – trail repair		\$853,000
15% Construction Contingency		\$128,000
Total Trail Repair Costs		\$1,054,000
Slope Stabilization Portion		
Consultants		\$26,000
GDM Construction – slope stabilization		\$501,000
15% Construction Contingency		\$75,000
Total Slope Stabilization Repair Costs		\$602,000
Total Project Cost		\$1,656,000
Eligible for DFA Funding for Trail Repair Infrastructure		
	Cost	Eligible Portion (80%)

Consultant Cost	\$73,000	\$58,000
Contractor Cost	\$853,000	\$682,000
Total	\$925,500	\$740,000

RISK MANAGEMENT

Currently the trail is closed however, many park users are trespassing and the potential risk for injury and liability is high. In the interests of public safety, the repairs should be started as soon as possible. If started in late September, work is scheduled to be completed by year end.

If the hillside is not stabilized, there is a possibility of damage to city infrastructure at the top of the slope and the homes on the edge of the ravine are in danger if the slide continues to move.

ENVIRONMENTAL/CLIMATE

This ravine is a natural setting used by many in the community to exercise and offers health benefits from being outdoors through the utilization of its many trail systems. In addition, the ravine supports the City's tree canopy and wildlife. Stabilizing the slope will reduce risk to this environment from further slides.

OPTIONS

The following option is available for Council consideration:

1. Not approve the award of the contract which would delay Ruth Johnson Park East Ravine improvements leading to further deterioration resulting in more expensive and environmentally damaging repairs, operating inefficiencies and negatively impacting the quality of life for residents.

Staff recommend approval of the award of a contract for the Ruth Johnson Park East Slope Remediation to GDM Construction Ltd. for the total tender amount of \$ 1,354,227 (excluding GST).

CONCLUSION

By completing the east portion of Ruth Johnson Park, the City will be able to safely allow visitors to enjoy trails on both the west and east side of the park. Additionally, the landslide will be repaired, and the City infrastructure will be secured at the top of the slope

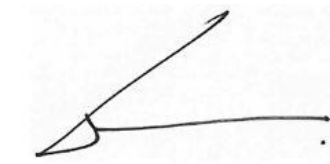
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Gordon', written over a light gray rectangular background.

Jim Gordon
Director, Engineering and Municipal Operations Department

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

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Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

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

SUBJECT: Tree Management on City Lands Policy 611

RECOMMENDATIONS

THAT Council approve:

1. The revised Tree Management on City Lands Policy 611 and shown as Appendix B; and
 2. Adding a section to the Corporate Report Template to include implications for tree preservation and tree canopy enhancement where applicable.
-

EXECUTIVE SUMMARY

In July 2019, Council requested the Environmental Advisory Committee (EAC) to review White Rock's principal tree management instruments, Tree Management Bylaw 1831 (Bylaw) and Tree Management on City Lands Policy 611 (Policy). The record of this referral underscores Council's concerns regarding both decision-making processes and the effectiveness of the City's tree protection efforts – the latter against the background of City and Metro assessments documenting a serious decline in White Rock's tree canopy over the past two decades.

The EAC provided Council with 19 recommendations that will result in enhanced tree protection and expanded opportunities for tree planting. Some of these recommendations can be incorporated in an amended Bylaw and an amended Policy. However, other more fundamental changes likely to shift the balance between views and tree protection were not approved by Council at the Governance and Legislation Committee meeting on April 26, 2021. Other changes introduced additional requirements for residents modifying their properties or addressing on site tree concerns.

This report is a follow up to the April 26, 2021 Governance and Legislation meeting concerning tree policies on City lands (Policy 611). A separate report will discuss proposed changes to the City Tree Bylaw 1831. A revised Tree Management on City Lands Policy 611 is attached as Appendix B.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Governance & Legislation Committee April 26, 2021 Motion # 2021-G/L-031	THAT the Governance and Legislation Committee directs the following be removed from staff bringing forward with potential bylaw amendment: <i>Limit the criteria under which applications for pruning, crown thinning, or width reductions are approved to those where the property owner has clearly demonstrated that the tree has increased in size to completely obscure a previously existing view from the applicant's property.</i>
Governance & Legislation Committee April 26, 2021 Motion # 2021-G/L-032	THAT the Governance and Legislation Committee directs the following be removed from staff bringing forward with potential bylaw amendment: <i>Prohibit the topping or removal of city trees for the re-establishment of views.</i>

INTRODUCTION/BACKGROUND

In July 2019, Council requested the EAC to review White Rock's principal tree management instruments, Tree Management Bylaw 1831 (Bylaw) and Tree Management on City Lands Policy 611 (Policy). The record of this referral underscores Council's concerns regarding both decision-making processes and the effectiveness of the City's tree protection efforts – the latter against the background of City and Metro assessments documenting a serious decline in White Rock's tree canopy over the past two decades. This report addresses tree preservation on City lands through proposed amendments to Policy 611 while a separate report will address the Tree Bylaw (Bylaw 1831) and trees on private properties.

Council considered the recommendations from the EAC concerning trees on City lands and Policy 611 on April 26, 2021. It was noted that the next step was for staff to bring back a new Policy 611 with the EAC recommendations along with direction given at the meeting. In addition to the EAC recommendations, specific direction is outlined in the two approved motions shown above.

Appendix A details the recommendations from the EAC concerning Policy 611. Appendix B is a proposed revised Tree Management on City Lands Policy 611. Appendix C discusses tree preservation and tree canopy enhancement initiatives proposed by the EAC; many of these will be subject to Council's future direction that may also consider budget and staffing priorities.

DISCUSSION

The Governance & Legislation Committee approved proposed changes to Policy 611 which are incorporated into a new Tree Management on City Lands Policy 611 in Appendix B. Appendix C details tree preservation and tree canopy enhancement initiatives proposed by the EAC. Many of these are subject to future Council direction and budgets as noted in Appendix C; however, the following are highlighted:

1. **Tree Canopy Target** – It is suggested that an explicit target be identified (such as 27% vs current estimate of 19%) by 2045; however, setting a target without fundamentally changing the policy relationship between trees and views and increased Council support for tree planting will not increase the tree canopy. Continuing the current practices and balances between trees and views, albeit with the recommendations in this report, will likely result in a slight reduction in the tree canopy as private properties are redeveloped with larger homes.

2. Council Report Template – The committee suggested that a section be included in the Corporate Report Template to discuss implications for tree protection and canopy enhancement. If Council directs, this can be done.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The work of the EAC in preparing the extensive document related to tree preservation and canopy enhancement reflects community input into tree matters as does Council consideration of delegations related to trees and views.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Planning and Development Department also worked with the EAC on tree preservation and canopy enhancement but within the context of Bylaw 1831 that regulates activities related to trees on private properties. A report regarding the EAC recommendations for Bylaw 1831 is forthcoming.

CLIMATE CHANGE IMPLICATIONS

Increasing the focus on tree preservation in White Rock is a small, but important step in the fight against climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

The EAC suggesting improvements to bylaws and policies to protect the tree canopy is a Council Strategic Priority, as is a review of Policy 611 Tree Management on City Lands.

OPTIONS / RISKS / ALTERNATIVES

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

1. Remain with the status quo and not adopt the recommended changes to Policy 611 or the report template as proposed. There would be a diminished focus on tree protection and canopy enhancement.
2. Reverse the April 26, 2021 decision of the Governance and Legislation Committee and adopt the EAC recommendation shifting the balance between trees and views. This would result in more pushback from residents and delegations to Council related to views.

CONCLUSION

Council considered the recommendations from the EAC concerning trees on City lands and Policy 611 on April 26, 2021. Attached as Appendix B is a revised Tree Management on City Lands Policy 611 containing the EAC recommendations along with direction given at the Governance and Legislation Meeting.


Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Gordon', written over a light blue grid background.

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

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', written over a light blue grid background.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Environmental Advisory Committee Recommendation Details Concerning Tree Management on City Lands Policy 611
- Appendix B: Revised Tree Management on City Lands Policy 611
- Appendix C: Tree Preservation and Tree Canopy Enhancement Initiatives proposed by the Environmental Advisory Committee

APPENDIX A

Environmental Advisory Committee Recommendation Details Concerning Tree Management on City Lands Policy 611

Following are EAC recommended changes to Policy 611 Tree Management on City Lands:

1. EAC recommendation 1 - *Change the title of the Policy to "Tree Protection, Canopy Enhancement and Management on City Lands.*
2. EAC recommendation 2 – Policy Primary heading 1: Replace with “*In managing trees on City land, it is the priority of the City of White Rock to protect existing trees and increase the number of healthy trees and amount of tree canopy and thus enhance and ensure the sustainability of the City’s urban forest and realization of the environmental and esthetic benefits it provides. In this context, the interest of property owners in preserving or restoring private views obstructed by City trees will be addressed through procedures outlined in **this Policy 611.***” The intention of the EAC was to create a policy annex to describe the process in detail, but this was never accomplished. Instead of the reference to the Annex, reference is made to Policy 611 as shown above in red text.
3. EAC recommendation 3 - Primary heading 3, secondary heading a: Insert as tertiary heading 1 “*For the overriding purposes of protecting existing trees and increasing the number of healthy trees and amount of tree canopy*” Renumber the existing tertiary headings.
4. EAC recommendation 4 - Primary headings 5,6,7 and 8: The intention of the EAC was to develop an Annex to the Policy to incorporate the content of these primary headings; however, this was not done. It is recommended to leave these clauses in place and include further EAC recommendations within these existing clauses where feasible, subject to Council approval.
5. EAC recommendation 5: The EAC recommended “*Limit the criteria under which applications for pruning, crown thinning, or width reductions are approved to those where the property owner has clearly demonstrated that the tree has increased in size to completely obscure a previously existing view from the applicant’s property.* The Governance and Legislation Committee did not approve this recommendation.
6. EAC recommendation 6: *Prohibit the topping or removal of city trees for the re-establishment of views.* The Governance and Legislation Committee did not approve this recommendation.
7. EAC recommendation 7: *Remove references to "narrow corridor" and "single object" views in the definition of “view/view corridor.*
8. EAC recommendation 8: *Allow for the siting, species selection, and planting of new or replacement trees on City lands in all locations where future growth is not expected to completely obscure established views.* Even though approving this recommendation would be inconsistent with the two approved April 26, 2021 recommendations from the

Governance and Legislation Committee, the G&L Committee did not give direction on this recommendation.

9. EAC recommendation 9: *Provide that “significant trees” on City lands, to be defined pursuant to a “Significant Tree Policy” to be developed and presented to Council by Staff, will not be removed for other than safety reasons or as approved by Council. [R6]* Significant Tree Policy could be developed by staff subject to Council resource priorities.
10. EAC recommendation 10: *Require that, when the City is evaluating initiatives that might result in tree removal on City lands, all possible ways to protect the trees should be considered, and specify ambitious replacement requirements for trees that must be removed. [R8]* Staff will continue to investigate all ways to protect trees and will pursue ambitious tree replacement strategies. This could result in potential conflicts with residents who do not wish trees as per recent Council rejection of tree planting on Cypress Street.
11. EAC recommendation 11: *Require that notice of, and opportunity to comment on, any application or proposal to remove a “City tree” be provided to property owners within 100 metres of the affected tree at least 14 days in advance of a decision. [R15]* The EAC confirmed that this would not relate to the removal of hazardous or dead trees.
12. EAC recommendation 12: *Require that City Arborists visit and inspect all sites under consideration for a tree permit. [R16(b)]* This practice will continue.
13. EAC recommendation 13: *Incorporate criteria established in the revised Bylaw 1831 to govern decisions taken by officials regarding the management of trees on City lands. [R17(b)]* Staff to endeavor to ensure that Bylaw changes are consistently reflected in updates to Policy 611.
14. EAC recommendation 14: *Incorporate any amendments, consistent with the EAC’s recommendations, that may be needed to ensure currency and clarity and consistency with other policies and bylaws. [R19]*

APPENDIX B

Revised Tree Management on City Lands Policy 611

APPENDIX B
Revised Tree Management on City Lands Policy 611

THE CORPORATION OF THE
CITY OF WHITE ROCK

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



POLICY TITLE: TREE PROTECTION, CANOPY ENHANCEMENT AND MANAGEMENT ON CITY LANDS

POLICY NUMBER: OPERATIONS / ENG. - 611

<i>Date of Council Adoption:</i> June 28, 2010	<i>Date of Last Amendment:</i> July 25, 2016
<i>Council Resolution Number:</i> 2012-008, 2013 – 134, 2016-282	
<i>Originating Department:</i> Engineering and Municipal Operations	<i>Date last reviewed by the Governance and Legislation Committee:</i> July 11, 2016

1. Policy

In managing trees on City land, it is the priority of the City of White Rock to protect existing trees and increase the number of healthy trees and amount of tree canopy and thus enhance and ensure the sustainability of the City's urban forest and realization of the environmental and esthetic benefits it provides. In this context, the interest of property owners in preserving or restoring private views obstructed by City trees will be addressed through procedures outlined in this Policy 611.

~~It is the policy of the City of White Rock to manage, preserve and enhance trees on City lands while taking into consideration established views from White Rock properties and seenie views in the City. The long term objective is ensure the sustainability of the City's urban forest assets by increasing the number of healthy trees and amount of tree canopy in the City, without negatively impacting established views that are important to City of White Rock property owners and the City.~~

2. Definitions

City Land - includes City property, *City Parkland*, public rights-of-way and easements, and property under lease to the City of White Rock.

City Parkland – means Bryant Park, Columbia & Balsam Hillside Park, Coldicutt Park, Memorial Park, Bayview Park, Oxford Street Park, Gage Park, Stager Park, Emerson Park, Upper Finlay (Davey) Park, Lower Finlay Park, Dolphin/Cliff Park, Five Corners Park, Ash Street Steps Park, Barge Park, Bergstrom Entrance Park, Hughes Park, Marine Drive Linear Park, Maccaud Park, Marine & Cypress Hillside Park, Prospect & Blackwood Hillside Park, Sanford Park, Stayte Road Entrance Park, Hodgson Park, Gogg's Park, Totem Park, Peace Arch Elementary Park, Rotary Park, Vidal & Beachview Park.

City Tree – a living, woody plant with roots and branches that has a trunk DBH greater than 6 centimeters.

DBH (Diameter at Breast Height) - means the diameter of the trunk of a tree at 1.4 metres above the base of a tree. For multi-trunk trees, each trunk shall be measured 1.4 metres above the highest point of the natural grade of the ground measured from grade and the DBH of the tree shall equal the cumulative total of the three largest trunks.

Hazardous Tree - means a tree identified in writing by a Certified Tree Risk Assessor as having significant structural defects and an extreme hazard risk which could lead to part or the entire tree falling and causing personal injury or significant property damage.

Significant Tree – means any tree on *City land* that is of particular significance to the City, due to landmark value, cultural, historical, ecological or social import and has been included in the Significant Tree Registry of the Significant Tree Policy.

Tree Topping – means an inappropriate pruning technique to remove the top portion of a tree's main leader(s), resulting in an overall reduction in the tree's height, size and potential health or life expectancy.

View/View Corridor - A three dimensional area extending out from a viewpoint. The width and depth of the view corridor depends on the focus of the view. The focus of the view may be a ~~single object, such as a mountain or a group of objects, such as a downtown skyline, which would result in a relatively narrow corridor, or a group of objects, such as a downtown skyline, which would result in a wide corridor.~~ Panoramic views, such as areas of ocean, have wider corridors.

3. Management of City Trees

a) The City manages trees on City lands:

1. For the overriding purposes of protecting existing trees and increasing the number of healthy trees and amount of tree canopy.
2. for the trimming and removal of trees for health reasons, such as thinning, spacing, pruning and treatment of diseased trees;
2. for the trimming, pruning or removal of trees for safety reasons such as hazardous, dead or diseased trees that cannot be treated;
3. for the trimming or removal of trees and vegetation that interfere with visibility at intersections and driveway entrances, the illumination of City lands by street lighting, or pose a risk for damage to infrastructure such as water, sanitary, storm, sidewalks, power lines, etc.;
4. for the control of invasive species;
5. for the maintenance of views from City viewpoints;
6. for the maintenance of slope stability and other geotechnical purposes;
7. for the planting of replacement and new trees; and
8. for the removal and replanting of trees as part of a parks or right-of-way (ROW) redevelopment plan.

- b) The pruning or removal of a City tree is the sole responsibility of the City of White Rock and its authorized agents. The pruning or removal of a City tree without a City permit is subject to fines as detailed in Section 9 of this Policy.
- c) The planting of trees, shrubs or other vegetation on City lands by White Rock property owners, residents or visitors is prohibited, unless authorized by a City Boulevard Improvement Permit. The City reserves the right to remove vegetation that has been planted on City property without a permit.
- d) Trees are considered to be joint property of the City and a property owner when any part of the tree trunk crosses a shared property line.

4. Exemptions

This policy does not apply to trees on City lands that are cut, removed or damaged, pursuant to the *Railway Safety Act*, R.S. 1985, c. 32 (4th Supp.), the *Hydro and Power Authority Act*, R.S.B.C. 1996, c. 212 or the *Pipeline Act*, R.S.B.C. 1996, c. 364.

5. Refusal of Requests to Prune or Remove Trees on City Lands

The following types of requests to remove a tree on City land will not be considered:

- a) A tree will not be pruned or removed from City lands due to concerns related to size, shade or leaf, flower, pitch or seed litter. These are naturally occurring situations inherent to a tree and will not be considered as justification for tree pruning or removal.
- b) A tree will not be pruned or removed from City lands:
 - i) during bird nesting season from February 1 to August 31,
 - ii) which has evidence of active nesting, or
 - iii) has evidence of use by raptors, as defined in the *Section 34* of the *Wildlife Act*, R.S.B.C. 1996, c. 488.
- c) A *significant tree* on City lands will not be pruned or removed.
- d) A tree on *City parkland* will not be pruned or removed.
- e) A tree in a City ravine area will not be pruned or removed in contradiction to the federal *Fisheries Act* and the provincial *Riparian Areas Regulations*.
- f) A tree will not be pruned or removed from City lands to establish a new view.
- g) A tree on City land will not be topped. The topping of a tree can cause permanent damage by promoting decay as well as leading to hazardous conditions due to unnatural, dense and weak branching structure. Previously topped trees may be

considered for re-topping, provided that the re-topping, in the opinion of the City Arborist, will not result in future hazardous conditions for the tree.

6. Applications to Permit the Pruning or Removal of a Tree on City Lands

- a) City policy is to retain trees on City lands where practical. However, residents may apply for the trimming, pruning or removal of trees on City lands as outlined below. (Application Form- Appendix A)
- b) Applications are made to the City's Department of Engineering and Municipal Operations.
- c) The pruning or removal of a healthy tree on City land is a private benefit to the property owner. All costs necessary for the approved pruning or removal of a tree on City land, as determined by the Director of Engineering and Municipal Operations, will be at the expense of the applicant.
- d) Applications to trim, prune or remove a tree on City land to re-establish a view will be considered only in those instances in which a White Rock property owner is able to clearly demonstrate that a City tree has grown over a period of time to obscure an established view from their White Rock property.

6.1 Applicant Requirements

- a) Applicants must be an owner of a property in White Rock within 30 metres of the tree under application.
- b) Applicants must have owned the property for which the application has been made for a continuous period of not less than 2 years.
- c) No more than 1 application to prune or remove a specific tree(s) will be considered from a the same property owner within a 2 year period.

6.2 Application Submission Requirements

- a) Completed tree trimming/pruning/removal application.
- b) Written rationale describing the manner in which a view has been obscured by tree growth, and the manner in which the applicant wishes to have the tree pruned or removed in order to re-establish a view.
- c) Non-refundable fee as outlined in the City of White Rock Planning and Procedures Bylaw, 2009, No. 1869.
- d) Property title demonstrating 2 years of continuous property ownership prior to the date of application.

- e) Photographic and/or graphic information that clearly demonstrates the manner in which a view has become obscured by tree growth. City staff may require a site visit to substantiate the information submitted. Refusal to allow City staff to access a property may result in the closing of the application.
- f) Funds for geotechnical/hydrological assessments, as deemed necessary by the Director of Engineering & Municipal Operations in order to review the application.

6.3 Notification Prior to Decision

The City will provide notification as follows:

- a) The City will mail letters, with an attached response form, to all White Rock property owners within 30 metres of the tree under application, notifying the property owners of the application, the rationale provided for tree pruning or removal, providing a recent photograph of the tree, and requesting that the White Rock property owners complete the response form and submit it to the Engineering and Municipal Operations Department, indicating either support or opposition to the application.
- b) Response forms indicating support or opposition to the proposed tree pruning or removal are to be received within 2 weeks of the letter delivery. Any response forms received after this time period will not be considered.

6.4 Criteria for Decision

- a) The tree under application must be clearly demonstrated to have increased in size to obscure an established view from the application property, as determined by the Director of Engineering and Municipal Operations.
- b) 65% of the response forms received by the Engineering and Municipal Operations Department from White Rock property owners within 30 metres of the tree must indicate support for the proposed tree pruning or removal. A maximum of one property owner response form will be considered from each White Rock address. Only response forms clearly indicating support or opposition to the proposed tree pruning or removal will be considered. Responses or surveys submitted on behalf of nearby property owners or residents will not be considered.

6.5 Application Approval Requirements

- a) Submission of funds for retaining systems and hydrological improvements, as determined by the Director of Engineering & Municipal Operations.
- b) Submission of tree pruning, tree removal and cleanup costs.
- c) Submission of funds for tree replacement, as follows:

- (a) 6 – 50 cm DBH tree removed - \$2,000
- (b) 51 cm to 65 cm DBH tree removed - \$9,000
- (c) 66 cm to 75 cm DBH tree - \$12,000
- (d) 76 cm to 85 cm DBH - \$15,000
- (e) Greater than 85 cm DBH tree - \$18,000

6.6 Application Decision

- a) The approval or denial of an application to prune or remove a tree on City lands will be made by the Director of Engineering & Municipal Operations, whose decision is final.
- b) A final decision on an application to prune or remove a tree on City lands will be provided in a timely manner, and in any case within 60 days of the date of application, unless extended by mutual agreement between the applicant and the Director of Engineering and Municipal Operations.
- c) Written confirmation of the decision will be provided to the applicant, all White Rock property owners within 30 metres of the tree, and Council.

7. Tree Pruning, Removal and Planting

- a) All tree pruning, removal and replacement resulting from an approved application to prune or remove a tree on City lands will be conducted by City staff and/or their designated agents.
- b) A minimum of 2 trees will be planted on City property as replacements for each tree removed as a result of an approved tree removal application, except as detailed in the following sections c) and d).
- c) Securities submitted for tree replacement may be applied to the installation of any form of vegetation, including trees, on City lands, as determined by the Director of Engineering & Municipal Operations.
- d) Trees planted as new or replacement trees will be sited and of a species such that they will not grow to obscure established views from White Rock properties.

8. Trees on City Lands Impacted by Development

Requests to prune or remove City trees that are the result of applications for rezoning, development permit, demolition permit, building permit, or subdivision of properties within 30 metres of the tree will be reviewed as Type 3 requests under Tree Management Bylaw No. 1831, in conjunction with the development proposal and forwarded to Council for decision simultaneous with the development proposal. Application fees, securities, proposals for cash-in-lieu, replacement trees, tree protection, and inspection and assessment shall be as outlined in Parts 7 to 10 of Bylaw No. 1831.

9. Fines

Any person who willfully prunes, damages or removes a tree from City lands is guilty of an offense and is liable to the fines and penalties as set forth in the City of White Rock *Ticketing for Bylaw Offences Bylaw*, 2011, No. 1929, as amended, and any penalties imposed by the Offense Act R. S. B. C. 1996, C. 338.

APPENDIX C

Tree Preservation and Tree Canopy Enhancement Initiatives proposed by the Environmental Advisory Committee

This appendix lists recommendations from the EAC to Council and subsequent staff comments. Staff are able to move forward on some of the recommendations; however, others as noted below require Council direction. The Governance and Legislation Committee did not give direction on this list during consideration on April 26, 2021:

3. Develop proposals to give tree preservation and canopy enhancement greater and more explicit priority in zoning and planning regulations and procedures throughout the City. [R1] [Comment to be addressed in report considering Bylaw 1831.](#)
4. Develop proposals for the adoption of an explicit canopy recovery target (eg, 27% canopy coverage by 2045), for increasing the currently projected maximum number of trees (2500) that can be planted on City land, and for increasing lands on which the City can plant additional trees to help meet the target. [R2(a)] [Staff will continue to administer the Bylaw 1831 and Policy 611 to minimize tree removals and to maximize tree plantings. However, without Council fundamentally changing the policy relationship between views and trees and increased Council support for tree planting, the tree canopy is not likely to increase. Setting a target without administrative policy tools to achieve the target could be considered naïve or even disingenuous.](#)
5. Investigate and report to Council on means to prevent the removal of or interference with trees, and to facility the planting of trees, by the City and BNSF on BNSF lands. [R2(c)] [If Council directs, staff could enter dialogue with BNSF.](#)
6. Review regulations and policies concerning “significant trees” and “heritage trees” and establish a consolidated definition of “significant tree”, a “Significant Tree Policy” and a “Significant Tree Registry [To be considered as part of Bylaw 1831 report.](#)
7. Review fees, securities, cash-in lieu requirements, replacement values and quotas, and fines to ensure they are commensurate with best practices conducive to preserving and increasing the number of healthy trees and the amount of tree canopy in the City. [R9] [Staff will review and make recommendations to Council as appropriate.](#)
8. Review and present any appropriate advice to Council regarding methods and resources employed to ensure effective enforcement of Bylaw 1831 and Policy 611. [R10] [Staff will continue to look to Council for support in tree planting and tree preservation efforts.](#)
9. Maintain a record of contractors that contravene Bylaw 1831 or Policy 611 and take steps to ensure that such contractors are not hired by the City, that relevant fines are levied on them, and/or that their business licences are suspended or revoked. [R11] [If Council directs, this can be done, subject to legal review.](#)
10. Review and improve methods by which residents and property owners are informed of the importance of tree preservation and the requirements of Policy 611 and Bylaw 1831, and how to notify the City when they believe the Policy and Bylaw are being contravened. [R13] [Staff will investigate increased communication to residents.](#)
11. Establish International Society of Arboriculture (ISA) certification as the sole and exclusive credential required for a business licence as an arborist. [R16(a)] [Staff will do this.](#)
12. Develop amendments to Planning Procedures Bylaw 2234 to require that all corporate and Advisory Design Panel reports and recommendations to Council regarding planning and development on private lands include a description of implications for tree protection and canopy enhancement. [R18(b)] [To be addressed as part of Bylaw 1831 report.](#)

13. Develop revisions to City policies and procedures, including Policy 611, to prescribe that:

- (i) All corporate reports and recommendations presented to Council regarding works to be conducted on City lands include a section describing any implications for tree protection and canopy enhancement. *If Council directs, this can be made part of the report template.*
- (ii) All members of Council be informed at least 14 days before the proposed removal of any “City tree”. *The EAC agreed that this would not apply to hazardous or dead tree removal.*
- (iii) Any member of Council objecting to measures arising under subparagraphs (i) and (ii) may request a Council discussion and decision on the matter. [R18(c)]

Decides to:

- 1. Monitor progress in achieving canopy recovery targets and tree planting goals through annual Tree Canopy Reports to Council that include statistics regarding tree permit applications; actions taken by the City in the management of tree on City lands including the use of revenues from tree permits and tree protection securities; and an analysis of trends and implications for the effectiveness of the City’s tree protection and enhancement efforts. [R2(b), R14(b) R18(d)] *If Council directs, a report can be made; however, reference is made to the comments in Section 2 above.*
- 2. Conduct, on an annual basis, a public discussion of Tree Canopy Reports prepared by staff. [R18(d)]

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

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

SUBJECT: Maccaud Park Improvements

RECOMMENDATIONS

THAT Council:

1. Approve the Maccaud Park Improvements Concept 2A, as it will provide an overall refresh of the Park, offer additional passive amenities, result in less tree removal, and it will retain the Park character; and
 2. Direct staff to proceed with detailed design and construction of Concept 2A.
-

EXECUTIVE SUMMARY

The purpose of this corporate report is to obtain Council direction on the Maccaud Park Improvements project.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-247 April 26, 2021	THAT Council give final reading/ adoption to the “White Rock Financial Plan (2021 – 2025) Bylaw, 2021, No. 2377”. Voted in the negative (3): Councillor Kristjanson, Councillor Manning, and Councillor Trevelyan <u>Motion CARRIED (4 to 3)</u>
2021-206 April 12, 2021	THAT Council receive the petition supplied “On-Table” petition with 100 signatures, with the following statement "I believe that Maccaud Park in White Rock BC should remain a public green space, and therefore I am opposed to the City of White Rock installing pickleball or tennis court in Maccaud Park". <u>Motion CARRIED (7 to 0)</u>
2021-205 April 12, 2021	THAT Council no longer consider tennis and pickleball courts at Maccaud Park. <u>Motion CARRIED (7 to 0)</u>

2021-170 March 29, 2021	<p>THAT Council no longer consider tennis and pickleball courts at Maccaud Park and exhaust all other avenues to put these spots elsewhere on the east side of the City.</p> <p>Voted in the negative (3): Mayor Walker, Councillor Johanson, and Councillor Kristjanson</p> <p>Absent (1): Councillor Trevelyan</p> <p style="text-align: right;"><u>Motion DEFEATED (3 to 3)</u></p>
2021-117 March 8, 2021	<p>THAT Council consider the Maccaud Park project at an upcoming priorities session to potentially allocate \$500K from Community Amenity Contributions to increase the project budget from \$250K to \$750K to include pickleball courts.</p> <p>Voted in the negative (1): Councillor Trevelyan</p> <p style="text-align: right;"><u>Motion CARRIED (6 to 1)</u></p>
2021-F&A-032 February 22, 2021	<p>THAT The Finance and Audit Committee reconfirms the project noted in the February 22, 2021 corporate report titled "Community Amenity Contribution (CAC) Project Options Update" as b. Maccaud park Improvements / 2021 / \$250,000 and bring the project forward subject to further discussion as to exact improvements at the next priority session.</p> <p style="text-align: right;"><u>Motion CARRIED</u></p>

INTRODUCTION/BACKGROUND

Maccaud Park is a community park with approximately 1.2 hectares of greenspace, containing 11 different tree species, and totaling 80 trees at the south end. The park is located on Kent Street, between Thrift Avenue and North Bluff Road, and was originally sold to the City in 1968. The project area is located at Maccaud Park south (refer to Figure 1).



Figure 1. Project Area Map

At the Regular Council Meeting on April 26, 2021, Council adopted the “White Rock Financial Plan (2021 – 2025) Bylaw, 2021, No. 2377”. The White Rock Financial Plan (2021 – 2025) includes improvements to Maccaud Park with a budget of \$250K. Furthermore, Peace Arch Hospital Foundation (PAHF) has expressed interested in donating outdoor fitness equipment to the City for use in a park setting.

The City retained R.F. Binnie and Associates to provide two conceptual designs and associated budgetary cost estimates. Within each of the two conceptual designs, there is an option for the project to incorporate four fitness stations using the donated outdoor fitness equipment from PAHF; thus, yielding a total of four different options (Concepts 1A, 1B, 2A, and 2B). The four options are shown in Appendix A.

A summary of the concept designs proposed are noted below in Table 1.

Table 1 – Summary of Concept Designs

Concept	Description	Estimated Cost	Impact to Trees	Fitness Stations
1A	Three pathways to a centralized picnic area with two double sided benches and two stations for outdoor lounge chairs.	\$148K	Remove 8 trees Plant 2 new trees	None
1B	Same as 1A with 4 fitness stations.	\$200K	Remove 8 trees Plant 2 new trees	4
2A	Four pathways to a centralized picnic area. There are six park benches throughout the pathways.	\$140K	Remove 3 trees Plant 2 new trees	None
2B	Same as 2A with 4 fitness stations.	\$192K	Remove 3 trees Plant 2 new trees	4

All four options are viable, and each have their pros and cons. Concept 2A will offer the least disturbance to the Park and still provide six benches, three picnic tables, and refreshed plantings. Concept 1A has the disadvantage that more trees need to be removed. Council may wish to consider adding fitness equipment; however, this could significantly change the feel and purpose of the Park.

Staff recommend Concept 2A, as it will refresh the park, provide additional passive amenities, and result in less tree removal while retaining the character of the Park. If Concept 2A is approved by September 30, 2021, then the detailed design process will begin in October 2021, with construction to commence in early spring 2022 and estimated to be completed by the summer 2022.

FINANCIAL IMPLICATIONS

Funding is available in the 2021 Financial Plan. Including consultant fees and contingency, all four concepts are within the total project budget of \$250,000.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Staff will work with the Communications Department to prepare and deliver project information for the public. Staff will install project signs on site to provide the public with details of the project. In addition, Staff will deliver notices to the residents located within two (2) blocks of the project area.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Recreation & Culture staff will be notified of the construction schedule to minimize disruption to the Kent Street Activity Centre.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The project is a Community Amenity Contribution “Shovel-in-the-Ground” project, and it is consistent with Council’s top five priorities.

OPTIONS / RISKS / ALTERNATIVES

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

1. Concept 1A pathway without any fitness stations. If this option is selected, the design will require removing eight (8) trees and planting two (2) new trees. This option is anticipated to cost \$148K before consulting fees.
2. Concept 1B pathway with outdoor fitness stations. If this option is selected, the design will have four (4) fitness stations and will require removing eight (8) trees and planting two (2) new trees. This option is anticipated to cost \$200K before consulting fees.
3. Concept 2B pathway with outdoor fitness stations. If this option is selected, the design will have four (4) fitness stations and will require removing three (3) trees and planting two (2) new trees. This option is anticipated to cost \$192K before consulting fees.

CONCLUSION

On February 22, 2021, the Finance and Audit Committee allocated \$250K for improvements to Maccaud Park with funding from the White Rock Financial Plan (2021 – 2025). The White Rock Financial Plan was subsequently approved by Council on April 26, 2021.

The consulting team developed four conceptual options to improve the south side of Maccaud Park. Staff recommend Concept 2A, as it will offer a refresh of the park, provide additional passive amenities, and result in less tree removal while retaining the character of the Park. This option also provides the best value with the least impact to the number of trees in the area.

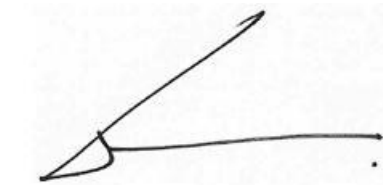
Respectfully submitted,



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

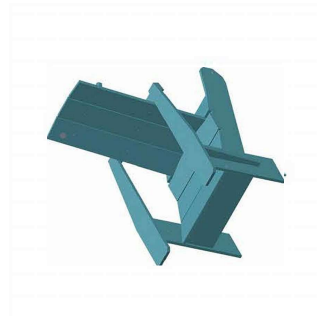
Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



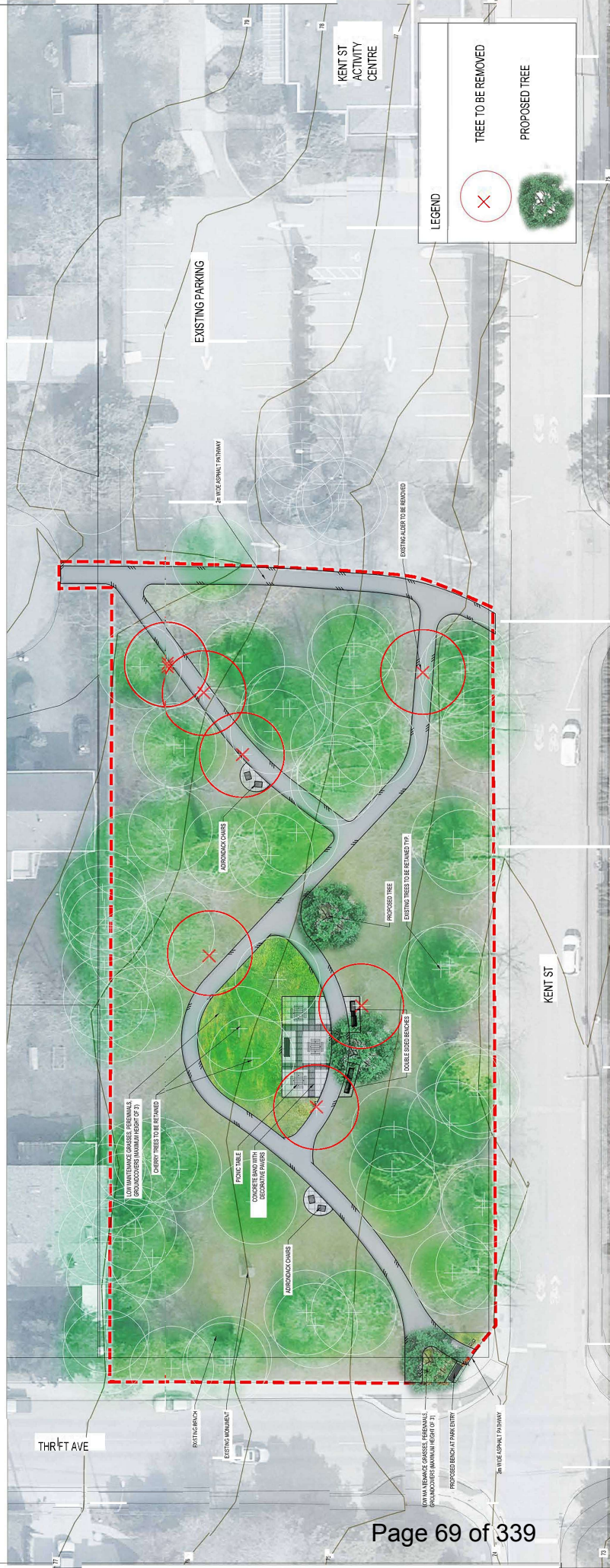
Guillermo Ferrero
Chief Administrative Officer

Appendix A: Maccaud Park Improvement Concept Options prepared by R.F. Binnie and Associates



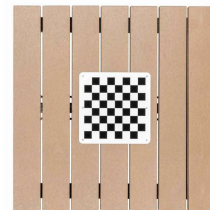
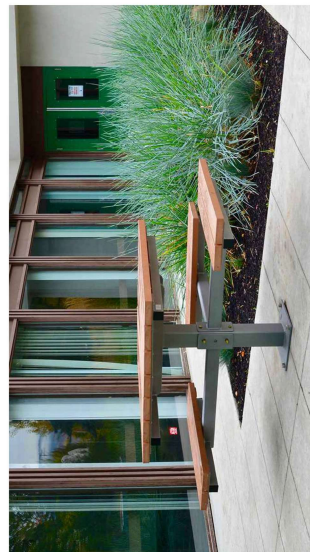
DOUBLE SIDED BENCH

ADIRONDACK CHAIR



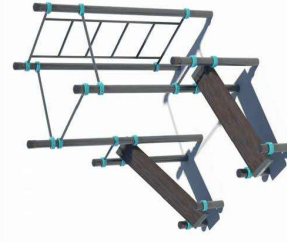
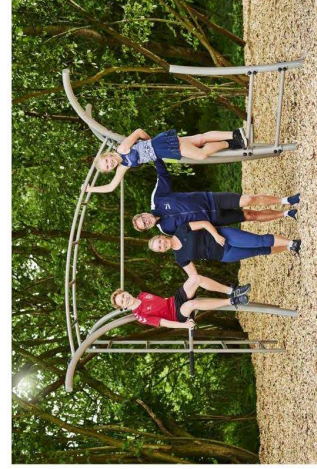


Maccaud Park
April 2021





FITNESS EQUIPMENT



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

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

SUBJECT: Cosmic Alley – Bylaw Update

RECOMMENDATION

THAT Council support the Street Naming and House Numbering By-law, 1988, No. 992, Amendment No. 3, Bylaw 2021, No. 2399 to enable a section of the laneway, north of Marine Drive between Martin Street and Finlay Street, to be renamed to Cosmic Alley.

EXECUTIVE SUMMARY

The purpose of this report is to introduce the “Street Naming and House Numbering By-law, 1988, No. 992, Amendment No. 3, Bylaw 2021, No. 2399” with respect to Cosmic Alley, which is presented to Council for consideration of first, second, and third readings.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-132 March 8, 2021	THAT Council endorses the renaming of the alleyway, behind the building on Marine Drive (starting at Martin Street and running eastward), to Cosmic Alley. <div style="text-align: right;">CARRIED</div>

INTRODUCTION/BACKGROUND

On March 8, 2021, Council endorsed the renaming of the laneway, behind the building on Marine Drive at Martin Street and running eastward, to Cosmic Alley.

Staff researched the process to rename the lane. The Street Naming and House Numbering By-law, 1988, No. 992, provides for the Naming of Streets and Numbering of Houses.

It is recommended that Council support the amendment of Schedule ‘A’ of the Street Naming and House Number Bylaw to include the following:

Cosmic Alley	from Martin Street to Finlay Street
--------------	-------------------------------------

OPTIONS / RISKS / ALTERNATIVES

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

1. Not support the amendment of Schedule 'A' of the Street Naming and House Number Bylaw.
If this option is selected, the City will not be able to rename the section of lane north of Marine Drive, between Finlay Street and Martin Street.

CONCLUSION

Council also endorsed the renaming of the lane, behind the building on Marine Drive at Martin Street and running eastward, to Cosmic Alley. Staff researched the process to rename the lane and it is recommended that Council support the amendment of Schedule 'A' of the Street Naming and House Number Bylaw to enable renaming a laneway to Cosmic Alley.

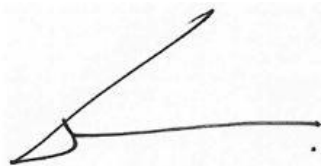
Respectfully submitted,



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

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: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021 No. 2394

RECOMMENDATION

THAT Council receive for information the corporate report dated July 26, 2021 from the Acting Director of Financial Services, titled “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394.

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394. The three amendments that are included in this Bylaw are to:

- add \$238K to the 2021 Financial Plan for the Marine Drive lane closure funded from the COVID-19 Safe Restart Reserve;
- add \$1M for the parks playground upgrades, including playground equipment approved by Council at the March 8, 2021 Council meeting funded from CAC’s; and
- remove \$1M in funding for the All Abilities Playground, to have been funded from anticipated community contributions.

PREVIOUS COUNCIL DIRECTION

Motion # and Date	Motion Details
2021-257 May 10, 2021	That Council direct staff to close the north lane of Marine Drive, as presented by the Director of Engineering and Municipal Operations this evening, until September 2021; this is to be done in consultation with the Business Improvement Association (BIA) and in order to help mitigate risk the emergency services (Fire and RCMP), in order to help businesses along Marine Drive.

Motion # and Date	Motion Details
2021-118 March 8, 2021	That Council consider \$1M in funding from Community Amenity Contributions at an upcoming priorities session for playground upgrades, including equipment.

Motion # and Date	Motion Details
2021-119 March 8, 2021	THAT Council direct staff to make the necessary amendments to the Financial Plan to reflect any approved items from this report.

INTRODUCTION/BACKGROUND

Section 165 of the *Community Charter* (Charter) requires that a municipality adopt annually, by bylaw, a five-year financial plan. This section also allows a municipality to amend the financial plan, by bylaw, at any time to provide for greater certainty.

Section 173 of the *Charter* states that:

“A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.”

The Marine Drive lane closure was temporarily funded from contingency to enable Staff to proceed expeditiously with the project. To restore that funding for other unforeseen expenditures that may arise, including supporting Council directions, Staff is adding \$238K to the operating budget funded from the COVID-19 Safe Restart Reserve.

The discussion that took place prior to Motion 2021-119 being approved on March 8, 2021 was to include funding for the playground upgrades in the 2021 to 2025 Financial Plan. The Financial Plan that Council subsequently approved on April 26, 2021, did not include funding of \$1M from CAC's for playground upgrades but did include funding of \$1M from anticipated community contributions for an all abilities playground. Numerous locations for adding an all-abilities playground to the waterfront were investigated, however none appeared viable. The White Rock Firefighters Local 2407 Charity Association, who were expected to be one of the major contributors to the all-abilities playground project, are aware that the associated funding is no longer included in the City's Financial Plan. The \$1M for the playground upgrades and playground equipment will be used at Emerson Park, Generations Playground, Barge Park and Goggs Park.

FINANCIAL IMPLICATIONS

The Financial Plan Amendment adds funding for expenses related to the Marine Drive lane closure from Reserves, removes funding for an all abilities playground funded from anticipated community contributions and adds funding for parks playground upgrades, including playground equipment funded from reserves.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public Consultation for White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394 will be conducted through opportunity for written submission. Communications staff will assist with advertisements being placed in the Peace Arch News for two (2) consecutive weeks prior Council consideration of adoption of the bylaw amending the Financial Plan (2021-2025).

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering and Municipal Operations will proceed with issuing an RFP for playground upgrades and equipment following the 2021-2025 Financial Plan Amendment No. 1 approval by Council.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not applicable.

OPTIONS / RISKS / ALTERNATIVES

Section 173 of the *Charter* states that:

“A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.

To comply with the *Charter*, it is advisable to adopt a bylaw amending the 2021 – 2025 Financial Plan that includes the Marine Drive lane closure expenses and adds funding for playground upgrades, prior to the awarding of a contract to complete the upgrades.

CONCLUSION

It is recommended that Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No. 2394 be given first, second and third readings.

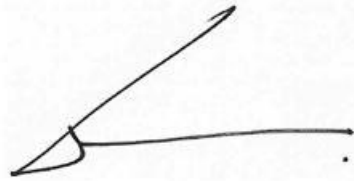
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Shannon Johnston', with a stylized, cursive script.

Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

The corporate report is provided for council's information.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', with a stylized, cursive script.

Guillermo Ferrero
Chief Administrative Officer

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2394**



A Bylaw to adopt a Financial Plan for 2021 to 2025

WHEREAS the City Council of the Corporation of the City of White Rock is empowered by the provisions of Section 165 of the "Community Charter" to adopt a Financial Plan for the five-year period ending the thirty-first day of December 2025.

AND WHEREAS it is necessary for such Financial Plan to be amended

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

1. Schedules "A", "B", and "C" attached hereto and forming part of the "White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377", are hereby repealed and replaced by the Schedules "A", "B" and "C" attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the "White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No.2394".

RECEIVED FIRST READING on the	day of	, 2021
RECEIVED SECOND READING on the	day of	, 2021
RECEIVED THIRD READING on the	day of	, 2021
ADOPTED on the	day of	, 2021

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule 'A' to Bylaw No. 2394, 2021

	2021	Budget Projections			
	Budget	2022	2023	2024	2025
REVENUE					
Municipal Taxation (see below)	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700
Utility Rates	13,326,800	13,978,600	14,663,300	15,458,600	16,296,400
Sale of Services	1,413,400	2,432,300	2,481,000	2,530,700	2,581,600
Grants from Other Governments (1)	16,620,900	558,100	526,200	859,500	865,500
Contributions (2)	4,447,200	442,300	1,321,900	1,657,200	1,364,300
Other Revenue	8,710,500	11,627,900	8,308,100	7,398,300	10,220,600
Interest and Penalties	1,284,402	1,749,663	1,761,675	1,752,830	1,810,732
Total Revenues	72,296,602	59,276,063	58,659,875	60,270,430	64,674,832
EXPENSES					
Operating Expenses	40,714,562	40,009,357	40,025,677	40,823,900	42,192,600
Interest and Bank Charges	694,700	694,700	687,000	681,300	681,300
Utility Purchases and Levies	1,832,400	2,033,700	2,273,400	2,557,300	2,966,100
Amortization	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Total Expenses	50,546,662	51,261,757	51,951,077	53,240,500	55,260,000
EXPENSES					
General Services					
Protective Services	12,667,600	13,072,500	13,391,600	13,731,500	14,078,600
Parks, Recreation and Culture	8,525,100	9,300,900	9,495,900	9,579,500	9,775,500
Transportation, Engineering and Operations	10,128,800	8,970,300	9,161,500	9,259,300	9,438,400
General Government	8,677,600	8,998,400	9,106,500	9,352,900	9,570,600
	39,999,100	40,342,100	41,155,500	41,923,200	42,863,100
Utilities Services					
Sanitary Sewer Utility	3,432,162	3,282,157	3,540,777	3,864,800	4,322,400
Drainage Utility	1,159,400	1,303,800	1,319,400	1,351,100	1,396,100
Solid Waste Utility	1,348,300	1,305,100	1,327,600	1,348,500	1,368,800
Water Utility	3,913,000	4,333,900	3,920,800	4,071,600	4,628,300
	9,852,862	10,224,957	10,108,577	10,636,000	11,715,600
Fiscal Expenses					
Interest on Debt	694,700	694,700	687,000	681,300	681,300
Total Expenses	50,546,662	51,261,757	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,749,940	8,014,306	6,708,798	7,029,930	9,414,832
Reconciliation to Financial Equity					
Amortization of Tangible Capital Assets	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Capital Expenses (Schedule B)	(57,114,000)	(13,120,000)	(15,027,000)	(12,475,000)	(19,964,000)
Debt Retirement	(725,400)	(749,000)	(773,400)	(780,600)	(805,800)
Internal Charges	(2,044,600)	(2,086,300)	(2,128,200)	(2,169,900)	(2,212,700)
Internal Recoveries	2,044,600	2,086,300	2,128,200	2,169,900	2,212,700
CHANGE IN FINANCIAL EQUITY (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Financial Equity, beginning of year	83,921,157	55,136,697	57,806,003	57,679,401	60,631,731
FINANCIAL EQUITY (Reserves), end of year	\$ 55,136,697	\$ 57,806,003	\$ 57,679,401	\$ 60,631,731	\$ 58,696,763

Notes:

(1) Includes capital grants noted on Schedule B.

(2) Includes capital contributions and DCCs noted on Schedule B.

Municipal Taxation					
Property Taxes	\$ 26,202,400	\$ 28,190,500	\$ 29,300,400	\$ 30,310,100	\$ 31,226,400
Parcel Taxes	5,200	5,200	-	-	-
Grant-in-Lieu of Taxes	263,000	268,200	273,500	278,900	284,500
Utilities 1%-in-Lieu of Taxes	22,800	23,300	23,800	24,300	24,800
	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN**

Schedule 'A' to Bylaw No. 2394, 2021

(continued)

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue purposed to be raised from each funding source. Property taxes form the largest portion of revenues. They provide a stable and consistent source of revenues to pay for many services, such as police and fire protection that are difficult or undesirable to fund on a user-pay basis.

Utilities' rates are the City's second largest reliable component of planned revenues. These revenues pay for services including water, sewer, drainage and solid waste and are charged on a user-pay basis. This basis attempts to fairly apportion utility service costs to those that make use of these services.

Other revenue sources, including sale of services, interest and penalties, government grants and contributions make up the remainder of total revenues. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Revenue Source	% Total Revenue
Taxation	37%
Utility Rates	18%
Sale of Services	2%
Gov't Grants	23%
Contributions	6%
Other Revenue	12%
Interest & Penalties	2%
	100%

Distribution of Property Taxes Between Property Classes:

The following table provides the distribution of property tax revenue between property classes. The City's primary goal is to set tax rates that are sufficient, after maximizing non-tax revenues, to provide for service delivery; city assets; and maintain tax stability. This is accomplished by maintaining the historical relationship between the property classes and applying the same annual tax rate increase across all Classes. A secondary goal is to set tax rates that are competitive within the region.

Class No	Property Class	o/o Tax Burden
1	Residential	91%
2	Utilities	<1%
5	Light Industry	<1%
6	Business	8%
8	Recreation/Non-Profit	<1%
		100%

Use of Permissive Exemptions:

The City's Annual Municipal Report contains a list of permissive exemptions granted for the year and the amount of tax revenue foregone. Permissive tax exemption is granted to not-for-profit institutions as per City policy and includes exemptions for religious institutions, service organizations and cultural institutions that form a valuable part of our community. Each year organizations can make an application for permissive exemption which are reviewed on a case-by-case basis.

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2394, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The figures in this Schedule are included in the consolidated figures in Schedule A.

	2021 Budget	Budget Projections			
		2022	2023	2024	2025
CAPITAL EXPENSES					
Municipal Engineering and Operations	\$ 8,594,400	\$ 2,411,000	\$ 3,387,000	\$ 2,955,000	\$ 6,332,000
Facilities	1,430,000	2,439,000	3,086,000	702,000	4,839,000
Vehicles	2,824,000	337,000	45,000	153,000	584,000
Parks	18,902,000	435,000	211,000	185,000	185,000
Protective Services	566,000	35,000	45,000	-	-
Information Technology	804,000	1,480,000	230,000	205,000	205,000
Parking	236,000	205,000	1,075,000	80,000	80,000
Capital Contingencies	1,100,000	1,200,000	1,300,000	1,400,000	1,400,000
Drainage Infrastructure	16,002,000	1,028,000	1,562,000	1,800,000	1,886,000
Sewer Infrastructure	2,960,000	675,000	2,223,000	2,070,000	2,023,000
Water Infrastructure	3,696,000	2,875,000	1,863,000	2,925,000	2,430,000
Total Capital Expenses	\$ 57,114,400	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000
FUNDING SOURCES					
Reserve Funds	36,861,200	12,715,100	13,760,100	10,539,500	18,341,400
Development Cost Charges	897,100	129,800	1,055,900	1,302,200	1,089,300
Grants from Other Governments	16,070,400	37,600	-	333,300	333,300
Contributions	3,285,300	237,500	211,000	300,000	200,000
Total Funding Sources	\$ 57,114,000	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED STATEMENT OF RESERVES AND DEVELOPMENT COST CHARGES
Schedule 'C' to Bylaw No. 2394, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The reserve figures in this Schedule are included in the consolidated figures in Schedule A.
Development Cost Charges are provided for information, but are deferred charges rather than reserves.
Statutory reserves were established by bylaw in accordance with BC Municipal Legislation.

FINANCIAL EQUITY (RESERVES)	2021 Budget	Budget Projections			
		2022	2023	2024	2025
Transfers (to) from:					
Operating Program	8,076,740	15,384,406	13,633,498	13,491,830	16,406,432
Capital Program	(36,861,200)	(12,715,100)	(13,760,100)	(10,539,500)	(18,341,400)
Change in Financial Equity (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Change in Financial Equity (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Financial Equity, Beginning of Year	83,921,157	55,136,697	57,806,003	57,679,401	60,631,731
Financial Equity, End of Year	55,136,697	57,806,003	57,679,401	60,631,731	58,696,763
CHANGE IN FINANCIAL EQUITY (RESERVES)					
Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(20,959,888)	463,121	1,059,199	1,615,730	(6,918,344)
Statutory Reserves					
Land Sale Reserve	4,349	4,435	4,524	4,614	4,707
Equipment Replacement Reserve	(1,492,678)	354,446	752,802	699,777	602,363
Capital Works Reserve	(1,121,254)	(944,608)	(1,405,678)	1,180,088	1,148,342
Local Improvement Reserve	673	687	701	714	729
Community Amenity Reserve	(5,250,662)	2,756,225	(572,150)	(583,593)	3,192,235
Change in Financial Equity (Reserves)	\$ (28,784,460)	\$ 2,669,306	\$ (125,602)	\$ 2,952,330	\$ (1,934,968)
FINANCIAL EQUITY (RESERVES) BALANCES					
Accumulated Surplus	\$ 8,806,060	\$ 8,841,060	\$ 8,876,060	\$ 8,911,060	\$ 8,946,060
Non-Statutory Reserves	28,925,925	29,389,046	30,447,245	32,062,975	25,144,631
Statutory Reserves					
Land Sale Reserve	221,762	226,197	230,721	235,335	240,042
Equipment Replacement Reserve	3,846,401	4,200,847	4,953,649	5,653,426	6,255,789
Capital Works Reserve	5,425,939	4,481,331	3,075,653	4,255,741	5,404,083
Local Improvement Reserve	34,338	35,025	35,726	36,440	37,169
Community Amenity Reserve	7,876,272	10,632,497	10,060,347	9,476,754	12,668,989
Total Statutory Reserves	17,404,712	19,575,897	18,356,096	19,657,696	24,606,072
Total Financial Equity (Reserves)	\$ 55,136,697	\$ 57,806,003	\$ 57,679,401	\$ 60,631,731	\$ 58,696,763
DEVELOPMENT COST CHARGES (DCC RESERVES)					
Change in Statutory DCC Reserves					
Highways DCC	\$ (112,922)	\$ 157,115	\$ (282,526)	\$ (357,766)	\$ (418,552)
Drainage DCC	(340,204)	145,568	(104,222)	(141,556)	(154,487)
Parkland DCC	468,202	487,666	507,520	517,669	517,924
Sanitary DCC	29,647	40,340	(198,729)	(252,698)	(72,922)
Water DCC	80,639	92,351	104,299	12,454	96,534
Change in Statutory DCC Reserves	\$ 125,362	\$ 923,040	\$ 26,342	\$ (221,897)	\$ (31,503)
Statutory DCC Reserves					
Highways DCC	\$ 3,392,530	\$ 3,549,645	\$ 3,267,119	\$ 2,909,353	\$ 2,490,800
Drainage DCC	2,745,545	2,891,113	2,786,890	2,645,334	2,490,847
Parkland DCC	6,653,108	7,140,774	7,648,294	8,165,963	8,683,887
Sanitary DCC	911,488	951,828	753,100	500,402	427,481
Water DCC	1,370,451	1,462,802	1,567,101	1,579,555	1,676,089
Total Statutory DCC Reserves	\$ 15,073,122	\$ 15,996,162	\$ 16,022,504	\$ 15,800,607	\$ 15,769,104

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: 2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389" regarding bylaw approval and adoption.

EXECUTIVE SUMMARY

This corporate report introduces the 2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389 to Council for approval and adoption.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions (Appendix A).

Eligible Properties

Council Policy No. 317 – Municipal Property Tax Exemptions provides for consideration of permissive tax exemption applications for Not-for-Profit Organizations under the following section:

"Section II: Types of Properties Exempted

- e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question."

Peninsula Productions Society is in the process of renewing their lease for an additional five (5) years for the City property located at 14560 North Bluff Road, for the period January 1, 2022 to December 31, 2026. The City has previously granted permissive tax exemptions on this property. The *Community Charter* and Council Policy No. 317 allow permissive tax exemptions to be

granted for up to ten (10) years. Staff recommend that a five (5) year permissive tax exemption be granted, for this lease term (2022 to 2026) based on the expectation that the lease will be successfully renewed.

In order to be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given pursuant to Sections 227 and 94 of the *Community Charter*.

FINANCIAL IMPLICATIONS

Annual estimated municipal taxes on the property occupied by the Peninsula Productions Society are \$700. This permissive tax exemption has been included in the 2021 – 2025 Financial Plan.

CONCLUSION

To be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given in accordance with Sections 227 and 94 of the *Community Charter*.

It is recommended that the 2022-2026 Permissive Tax Exemptions Bylaw Peninsula Productions Society, 2021, No. 2389 be given three readings and, after the public notice requirements have been met, be adopted.

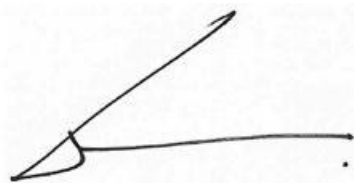
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

The corporate report is provided for information.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Council Policy No. 317 – Municipal Property Tax Exemptions

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: MUNICIPAL PROPERTY TAX EXEMPTIONS

POLICY NUMBER: FINANCE - 317

<i>Date of Council Adoption: September 28, 2015</i>	<i>Date of Last Amendment: June 24, 2019</i>
<i>Council Resolution Number: 2007-410; 2013-346, 2015-336, 2019-233, 2019-264</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Governance and Legislation: June 10, 2019</i>

Policy:

I: General

Section 224 of the *Community Charter* authorizes municipal Councils to provide a permissive tax exemption for properties and facilities owned by non-profit organizations providing services that Council considers to be a benefit to the community and directly related to the purposes of the organization. A municipal property tax exemption is a means for Council to support community organizations that further Council's objectives of enhancing quality of life (social, economic, cultural) and delivering services economically. Section 224 also authorizes tax exemptions for other properties, such as land and improvements owned or held by a municipality and certain land or improvements surrounding places of worship.

In this Policy, Council recognizes the presence of non-profit organizations in White Rock that are providing a beneficial service to the community. To assist these organizations, it is reasonable that they be eligible to apply for a permissive exemption of municipal property taxes for a specified period of time. Permissive tax exemptions do not apply to sanitary sewer, drainage, solid waste and other user utility fees, which will still be payable by the organization.

II: Types of Property Exempted

In order for an organization's property to be eligible for consideration of a Permissive Tax Exemption, it must align with one of the following categories:

- (a) The land surrounding the buildings of places of worship which have been statutorily exempt from paying property taxes, in accordance with Section 220 of the *Community Charter*

- (b) Halls that Council considers necessary to buildings of places of worship which have been exempt from property taxes in accordance with Section 220 of the *Community Charter*
- (c) Land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied
- (d) BNSF City Leased property
- (e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.
- (f) Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock
- (g) Property owned by a charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community
- (h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

Criteria for Ineligibility

Organizations that fall into the following categories shall not be eligible for a permissive tax exemption:

- (a) Organizations providing, or associated with, housing
- (b) Service clubs

III: Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised two times in the local newspaper and letters to this effect will be mailed to recipients designated in the preceding tax year.

Applications must be submitted to the Director of Financial Services, using a prescribed application form, before June 30 of each year. The Director will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of audited financial statements for the last 3 years. If not available, consideration will be given to applicants that submit financial statements which have

been reviewed by a certified accountant along with Canada Revenue Agency information returns containing relevant financial information.

- Copy of state of title certificate or lease agreement, as applicable
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, groups benefited, fees charged for participation
- Description of any third-party use of the subject land/improvements including user group names, fees charged, and conditions of use
- Demonstrated legal status as a registered charity or other not-for-profit organization
- Written confirmation that any and all revenue generated from any of the properties being exempted, even if only on a temporary basis, is being dedicated to the programs and/or service delivery of the not-for-profit organization.

The Director of Financial Services will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to Council by applicants as necessary.

IV: Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one year. Council will establish the term of the exemption in the bylaw authorizing the tax exemption. No exemption shall exceed a period of 10 consecutive years.

V: Conditions

Under Section 224 of the *Community Charter*, Council may impose conditions on land/improvements that are exempted under this Policy. These conditions will be specified in each bylaw authorizing the exemption. The conditions may include but are not limited to:

- Registration of a restrictive covenant on the property
- An agreement committing the organization to continue a specific service or program
- An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue

Section 224 of the *Community Charter* stipulates that a tax exemption bylaw under this section ceases to apply when the use or ownership of the property in question no longer conforms to the conditions necessary to qualify for exemption. After this, the property will be liable to taxation.

Penalties

Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- (a) Revoking exemption with notice
- (b) Disqualifying any future application for exemption for specific time period
- (c) Requiring repayment of monies equal to the foregone tax revenue

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2389**



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

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

The Peninsula Productions Society has leased a building located at 14600 North Bluff Road from the Corporation of the City of White Rock ("the City"). The City and Peninsula Productions Society are negotiating a second five (5) year term to commence January 1, 2022. 14600 North Bluff Road is legally described as:

Parcel Identifier: 008-523-444
Lot 97, Section 10, Township 1, Part NW 1/4.
New Westminster District, Plan 38518

(the "Lands")

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

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

1. The premise described in the lease, as shown outlined in red on Schedule A, is hereby exempt from municipal taxation for the calendar years 2022 through 2026 provided that the new five (5) year lease is successfully negotiated. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

3. This bylaw may be cited for all purposes as the “*2022 – 2026 Permissive Tax Exemption Peninsula Productions Society, Bylaw 2021, No 2389*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

SCHEDULE A



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: 2022 - 2026 Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled “2022 - 2026 Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390” regarding bylaw and adoption.

EXECUTIVE SUMMARY

This corporate report introduces the 2022 - 2026 Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390 to Council for approval and adoption.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions (Appendix A).

Eligible Properties:

Council Policy No. 317 – Municipal Property Tax Exemptions provides for consideration of permissive tax exemption applications for Not-for-Profit Organizations under the following section:

“Section II: Types of Properties Exempted

- e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.

White Rock Tennis Club has renewed their Licence for an additional five (5) years for the City property, located at 14560 North Bluff Road. The Licence period is April 1, 2021 to March 31, 2026. Previously the City has granted permissive tax exemptions on this property. The

Community Charter and Council Policy No. 317 allow permissive tax exemptions to be granted for up to ten (10) years. Staff recommend that a five (5) year permissive tax exemption be granted, for the remainder of this agreement term (2022 to 2026) based on the expectation that the license will be renewed for the remainder of 2026.

In order to be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given pursuant to Sections 227 and 94 of the *Community Charter*.

FINANCIAL IMPLICATIONS

Annual estimated municipal taxes on the property occupied by the White Rock Tennis Club are \$1K. This permissive tax exemption has been included in the 2021 – 2025 Financial Plan.

CONCLUSION

In order to be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given in accordance with Sections 227 and 94 of the *Community Charter*.

It is recommended that the 2022 - 2026 Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390 be given three readings and, after the public notice requirements have been met, be adopted.

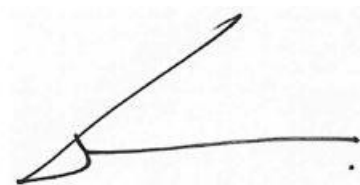
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

The corporate report is provided for information.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Council Policy No. 317 – Municipal Property Tax Exemptions

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: MUNICIPAL PROPERTY TAX EXEMPTIONS

POLICY NUMBER: FINANCE - 317

<i>Date of Council Adoption: September 28, 2015</i>	<i>Date of Last Amendment: June 24, 2019</i>
<i>Council Resolution Number: 2007-410; 2013-346, 2015-336, 2019-233, 2019-264</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Governance and Legislation: June 10, 2019</i>

Policy:

I: General

Section 224 of the *Community Charter* authorizes municipal Councils to provide a permissive tax exemption for properties and facilities owned by non-profit organizations providing services that Council considers to be a benefit to the community and directly related to the purposes of the organization. A municipal property tax exemption is a means for Council to support community organizations that further Council's objectives of enhancing quality of life (social, economic, cultural) and delivering services economically. Section 224 also authorizes tax exemptions for other properties, such as land and improvements owned or held by a municipality and certain land or improvements surrounding places of worship.

In this Policy, Council recognizes the presence of non-profit organizations in White Rock that are providing a beneficial service to the community. To assist these organizations, it is reasonable that they be eligible to apply for a permissive exemption of municipal property taxes for a specified period of time. Permissive tax exemptions do not apply to sanitary sewer, drainage, solid waste and other user utility fees, which will still be payable by the organization.

II: Types of Property Exempted

In order for an organization's property to be eligible for consideration of a Permissive Tax Exemption, it must align with one of the following categories:

- (a) The land surrounding the buildings of places of worship which have been statutorily exempt from paying property taxes, in accordance with Section 220 of the *Community Charter*

- (b) Halls that Council considers necessary to buildings of places of worship which have been exempt from property taxes in accordance with Section 220 of the *Community Charter*
- (c) Land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied
- (d) BNSF City Leased property
- (e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.
- (f) Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock
- (g) Property owned by a charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community
- (h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

Criteria for Ineligibility

Organizations that fall into the following categories shall not be eligible for a permissive tax exemption:

- (a) Organizations providing, or associated with, housing
- (b) Service clubs

III: Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised two times in the local newspaper and letters to this effect will be mailed to recipients designated in the preceding tax year.

Applications must be submitted to the Director of Financial Services, using a prescribed application form, before June 30 of each year. The Director will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of audited financial statements for the last 3 years. If not available, consideration will be given to applicants that submit financial statements which have

been reviewed by a certified accountant along with Canada Revenue Agency information returns containing relevant financial information.

- Copy of state of title certificate or lease agreement, as applicable
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, groups benefited, fees charged for participation
- Description of any third-party use of the subject land/improvements including user group names, fees charged, and conditions of use
- Demonstrated legal status as a registered charity or other not-for-profit organization
- Written confirmation that any and all revenue generated from any of the properties being exempted, even if only on a temporary basis, is being dedicated to the programs and/or service delivery of the not-for-profit organization.

The Director of Financial Services will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to Council by applicants as necessary.

IV: Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one year. Council will establish the term of the exemption in the bylaw authorizing the tax exemption. No exemption shall exceed a period of 10 consecutive years.

V: Conditions

Under Section 224 of the *Community Charter*, Council may impose conditions on land/improvements that are exempted under this Policy. These conditions will be specified in each bylaw authorizing the exemption. The conditions may include but are not limited to:

- Registration of a restrictive covenant on the property
- An agreement committing the organization to continue a specific service or program
- An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue

Section 224 of the *Community Charter* stipulates that a tax exemption bylaw under this section ceases to apply when the use or ownership of the property in question no longer conforms to the conditions necessary to qualify for exemption. After this, the property will be liable to taxation.

Penalties

Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- (a) Revoking exemption with notice
- (b) Disqualifying any future application for exemption for specific time period
- (c) Requiring repayment of monies equal to the foregone tax revenue

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2390**



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

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

The White Rock Tennis Club has a licence to a portion of the land and improvements located at 14560 North Bluff Road from the Corporation of the City of White Rock ("the City"). 14560 North Bluff Road is legally described as:

Parcel Identifier: 013-192-515

Parcel O, Explanatory Plan 10415, West Half of the North West Quarter,
Section 10, Township 1, New Westminster District

(the "Lands")

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

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

1. The premise described in the licence, as shown outlined in red on Schedule A, is hereby exempt from municipal taxation for the calendar years 2022 through 2026. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the licence and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the licence.

3. This bylaw may be cited for all purposes as the “2022 - 2026 *Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

SCHEDULE A



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: 2022 Permissive Tax Exemption Centre for Active Living Bylaw 2021, No. 2391

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 Permissive Tax Exemption Centre for Active Living Bylaw 2021, No. 2391" regarding bylaw approval and adoption.

EXECUTIVE SUMMARY

This corporate report introduces the 2022 Permissive Tax Exemption Centre for Active Living Bylaw 2021, No. 2391 to Council for approval and adoption.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions (Appendix A).

Eligible Properties:

Council Policy No. 317 – Municipal Property Tax Exemptions provides for consideration of permissive tax exemption applications for Not-for-Profit Organizations under the following section:

"Section II: Types of Properties Exempted

- e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.

The City leases a portion of the Horst and Emmy Werner Centre for Active Living (“CAL”), located at 1475 Anderson Street, to White Rock/South Surrey Division of Family Practice Society, Alzheimer Society of BC and the White Rock South Surrey Stroke Recovery Association.

The lease for the White Rock South Surrey Stroke Recovery Association expires in September 2021 and the City is currently renegotiating a new lease. Leases for the Alzheimer Society of BC (expiring in July 2022) and the White Rock/South Surrey Division of Family Practice Society (expiring in September 2022) were negotiated in 2019.

Previously the City has granted permissive tax exemptions on this property. The *Community Charter* and Council Policy No. 317 allow permissive tax exemptions to be granted for up to ten (10) years. Staff recommend that a one (1) year permissive tax exemption be granted 2022 to coincide with the terms of the leases. The permissive exemption for White Rock South Surrey Stroke Recovery Association is contingent upon successful negotiation of the lease.

FINANCIAL IMPLICATIONS

The three organization’s municipal tax exemptions totaled approximately \$2.1K in 2021. The extension of these permissive tax exemptions has been included in the 2021 – 2025 Financial Plan.

CONCLUSION

In order to be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given in accordance with Sections 227 and 94 of the *Community Charter*.

It is recommended that the 2022 Permissive Tax Exemption Centre for Active Living Bylaw 2021, No. 2391 be given three readings and, after the public notice requirements have been met, be adopted.

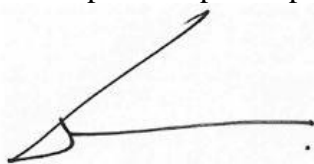
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: MUNICIPAL PROPERTY TAX EXEMPTIONS

POLICY NUMBER: FINANCE - 317

<i>Date of Council Adoption: September 28, 2015</i>	<i>Date of Last Amendment: June 24, 2019</i>
<i>Council Resolution Number: 2007-410; 2013-346, 2015-336, 2019-233, 2019-264</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Governance and Legislation: June 10, 2019</i>

Policy:

I: General

Section 224 of the *Community Charter* authorizes municipal Councils to provide a permissive tax exemption for properties and facilities owned by non-profit organizations providing services that Council considers to be a benefit to the community and directly related to the purposes of the organization. A municipal property tax exemption is a means for Council to support community organizations that further Council's objectives of enhancing quality of life (social, economic, cultural) and delivering services economically. Section 224 also authorizes tax exemptions for other properties, such as land and improvements owned or held by a municipality and certain land or improvements surrounding places of worship.

In this Policy, Council recognizes the presence of non-profit organizations in White Rock that are providing a beneficial service to the community. To assist these organizations, it is reasonable that they be eligible to apply for a permissive exemption of municipal property taxes for a specified period of time. Permissive tax exemptions do not apply to sanitary sewer, drainage, solid waste and other user utility fees, which will still be payable by the organization.

II: Types of Property Exempted

In order for an organization's property to be eligible for consideration of a Permissive Tax Exemption, it must align with one of the following categories:

- (a) The land surrounding the buildings of places of worship which have been statutorily exempt from paying property taxes, in accordance with Section 220 of the *Community Charter*

- (b) Halls that Council considers necessary to buildings of places of worship which have been exempt from property taxes in accordance with Section 220 of the *Community Charter*
- (c) Land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied
- (d) BNSF City Leased property
- (e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.
- (f) Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock
- (g) Property owned by a charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community
- (h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

Criteria for Ineligibility

Organizations that fall into the following categories shall not be eligible for a permissive tax exemption:

- (a) Organizations providing, or associated with, housing
- (b) Service clubs

III: Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised two times in the local newspaper and letters to this effect will be mailed to recipients designated in the preceding tax year.

Applications must be submitted to the Director of Financial Services, using a prescribed application form, before June 30 of each year. The Director will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of audited financial statements for the last 3 years. If not available, consideration will be given to applicants that submit financial statements which have

been reviewed by a certified accountant along with Canada Revenue Agency information returns containing relevant financial information.

- Copy of state of title certificate or lease agreement, as applicable
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, groups benefited, fees charged for participation
- Description of any third-party use of the subject land/improvements including user group names, fees charged, and conditions of use
- Demonstrated legal status as a registered charity or other not-for-profit organization
- Written confirmation that any and all revenue generated from any of the properties being exempted, even if only on a temporary basis, is being dedicated to the programs and/or service delivery of the not-for-profit organization.

The Director of Financial Services will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to Council by applicants as necessary.

IV: Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one year. Council will establish the term of the exemption in the bylaw authorizing the tax exemption. No exemption shall exceed a period of 10 consecutive years.

V: Conditions

Under Section 224 of the *Community Charter*, Council may impose conditions on land/improvements that are exempted under this Policy. These conditions will be specified in each bylaw authorizing the exemption. The conditions may include but are not limited to:

- Registration of a restrictive covenant on the property
- An agreement committing the organization to continue a specific service or program
- An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue

Section 224 of the *Community Charter* stipulates that a tax exemption bylaw under this section ceases to apply when the use or ownership of the property in question no longer conforms to the conditions necessary to qualify for exemption. After this, the property will be liable to taxation.

Penalties

Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- (a) Revoking exemption with notice
- (b) Disqualifying any future application for exemption for specific time period
- (c) Requiring repayment of monies equal to the foregone tax revenue

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2391**



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

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

Various social service agencies have leased certain parts of the facility known as the Horst and Emmy Werner Centre for Active Living ("CAL"), located at 1475 Anderson St, from the Corporation of the City of White Rock ("the City"). The CAL is legally described as:

Parcel Identifier: 008-523-444
Lot 97, Section 10, Township 1
New Westminster District, Plan 38518

(the "Lands")

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

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

1. Each of the Premises described in the leases as particularized in section 3 are hereby exempt from municipal taxation for the calendar year 2022.
2. The Conditions imposed on each tenant are as outlined in each of their leases of their respective Premises and are conditions precedent to the municipal tax exemption granted by this bylaw.
3. The tenants and Premises that are exempt from taxation are:
 - (a) White Rock South Surrey Stroke Recovery Association (Premises shown in green on Schedule A);
 - (b) Alzheimer Society of BC (Premises shown in blue on Schedule A); and
 - (c) White Rock/South Surrey Division of Family Practice Society (Premises shown in yellow on Schedule A).

Schedule A is attached to and forms part of this bylaw.

White Rock/South Surrey Division of Family Practice Society and Alzheimer Society of BC have leases for 2022, the City is in the process of negotiating the lease for the White Rock South Surrey Stroke Recovery Association. The permissive exemption for White Rock South Surrey Stroke Recovery Association is contingent upon successful negotiation of the lease, the current lease expires September 30, 2021.

4. This bylaw may be cited for all purposes as the “2022 *Permissive Tax Exemptions Centre for Active Living Bylaw 2021, No. 2391*”.

RECEIVED FIRST READING on the day of

RECEIVED SECOND READING on the day of

RECEIVED THIRD READING on the day of

ADOPTED on the _____ day of _____

MAYOR

CITY CLERK

Schedule A



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: 2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396" regarding bylaw approval and adoption.

EXECUTIVE SUMMARY

This corporate report introduces the 2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396 to Council for approval and adoption.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions (Appendix A).

Eligible Properties:

Council Policy No. 317 – Municipal Property Tax Exemptions provides for consideration of permissive tax exemption applications for Not-for-Profit Organizations under the following section:

"Section II: Types of Properties Exempted"

- e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.

Peach Arch Curling Club has a 25 year lease for a portion of the City property, located at 1475 Anderson Street. The lease period is February 23, 2010, to February 23, 2034. Previously the

City has granted permissive tax exemptions on this property. The *Community Charter* and Council Policy No. 317 allow permissive tax exemptions to be granted for up to ten (10) years. Staff recommend that a ten (10) year permissive tax exemption be granted, for a portion of the lease agreement term (2022 to 2032).

In order to be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given pursuant to Sections 227 and 94 of the *Community Charter*.

FINANCIAL IMPLICATIONS

Annual estimated municipal taxes on the portion occupied by the Peace Arch Curling Club are \$8.2K. This permissive tax exemption has been included in the 2021 – 2025 Financial Plan.

CONCLUSION

To be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given in accordance with Sections 227 and 94 of the *Community Charter*.

It is recommended that the 2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396 be given three readings and, after the public notice requirements have been met, be adopted.

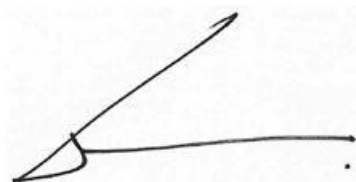
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Council Policy No. 317 – Municipal Property Tax Exemptions

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: MUNICIPAL PROPERTY TAX EXEMPTIONS

POLICY NUMBER: FINANCE - 317

<i>Date of Council Adoption: September 28, 2015</i>	<i>Date of Last Amendment: June 24, 2019</i>
<i>Council Resolution Number: 2007-410; 2013-346, 2015-336, 2019-233, 2019-264</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Governance and Legislation: June 10, 2019</i>

Policy:

I: General

Section 224 of the *Community Charter* authorizes municipal Councils to provide a permissive tax exemption for properties and facilities owned by non-profit organizations providing services that Council considers to be a benefit to the community and directly related to the purposes of the organization. A municipal property tax exemption is a means for Council to support community organizations that further Council's objectives of enhancing quality of life (social, economic, cultural) and delivering services economically. Section 224 also authorizes tax exemptions for other properties, such as land and improvements owned or held by a municipality and certain land or improvements surrounding places of worship.

In this Policy, Council recognizes the presence of non-profit organizations in White Rock that are providing a beneficial service to the community. To assist these organizations, it is reasonable that they be eligible to apply for a permissive exemption of municipal property taxes for a specified period of time. Permissive tax exemptions do not apply to sanitary sewer, drainage, solid waste and other user utility fees, which will still be payable by the organization.

II: Types of Property Exempted

In order for an organization's property to be eligible for consideration of a Permissive Tax Exemption, it must align with one of the following categories:

- (a) The land surrounding the buildings of places of worship which have been statutorily exempt from paying property taxes, in accordance with Section 220 of the *Community Charter*

- (b) Halls that Council considers necessary to buildings of places of worship which have been exempt from property taxes in accordance with Section 220 of the *Community Charter*
- (c) Land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied
- (d) BNSF City Leased property
- (e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.
- (f) Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock
- (g) Property owned by a charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community
- (h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

Criteria for Ineligibility

Organizations that fall into the following categories shall not be eligible for a permissive tax exemption:

- (a) Organizations providing, or associated with, housing
- (b) Service clubs

III: Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised two times in the local newspaper and letters to this effect will be mailed to recipients designated in the preceding tax year.

Applications must be submitted to the Director of Financial Services, using a prescribed application form, before June 30 of each year. The Director will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of audited financial statements for the last 3 years. If not available, consideration will be given to applicants that submit financial statements which have

been reviewed by a certified accountant along with Canada Revenue Agency information returns containing relevant financial information.

- Copy of state of title certificate or lease agreement, as applicable
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, groups benefited, fees charged for participation
- Description of any third-party use of the subject land/improvements including user group names, fees charged, and conditions of use
- Demonstrated legal status as a registered charity or other not-for-profit organization
- Written confirmation that any and all revenue generated from any of the properties being exempted, even if only on a temporary basis, is being dedicated to the programs and/or service delivery of the not-for-profit organization.

The Director of Financial Services will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to Council by applicants as necessary.

IV: Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one year. Council will establish the term of the exemption in the bylaw authorizing the tax exemption. No exemption shall exceed a period of 10 consecutive years.

V: Conditions

Under Section 224 of the *Community Charter*, Council may impose conditions on land/improvements that are exempted under this Policy. These conditions will be specified in each bylaw authorizing the exemption. The conditions may include but are not limited to:

- Registration of a restrictive covenant on the property
- An agreement committing the organization to continue a specific service or program
- An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue

Section 224 of the *Community Charter* stipulates that a tax exemption bylaw under this section ceases to apply when the use or ownership of the property in question no longer conforms to the conditions necessary to qualify for exemption. After this, the property will be liable to taxation.

Penalties

Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- (a) Revoking exemption with notice
- (b) Disqualifying any future application for exemption for specific time period
- (c) Requiring repayment of monies equal to the foregone tax revenue

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2396**



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

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

The Peace Arch Curling Club has a lease to a portion of the land and improvements located at 1475 Anderson Street from the Corporation of the City of White Rock ("the City"). 1475 Anderson Street is legally described as:

Parcel Identifier: 008-523-444

Lot 97, Plan NWP38518, Section 10, Township 1, New Westminster District (the "Lands")

Peace Arch Curling Club's leased portion of the property is shown outlined in bold on the plans attached hereto as Appendix "A", "B" and "B-1".

The lease is a 25 year lease that commenced on February 23, 2010, and was subject to a previous 10 year permissive tax exemption which expires Dec 31, 2021. Pursuant to section 224 of the *Community Charter*, the City of White Rock wishes to grant another ten (10) year municipal property tax exemption in respect of the leased property with improvements.

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

1. The premise described in the lease and the appendices is hereby exempt from municipal taxation for the calendar years 2022 through 2032. Appendix "A", "B" and "B-1" are attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

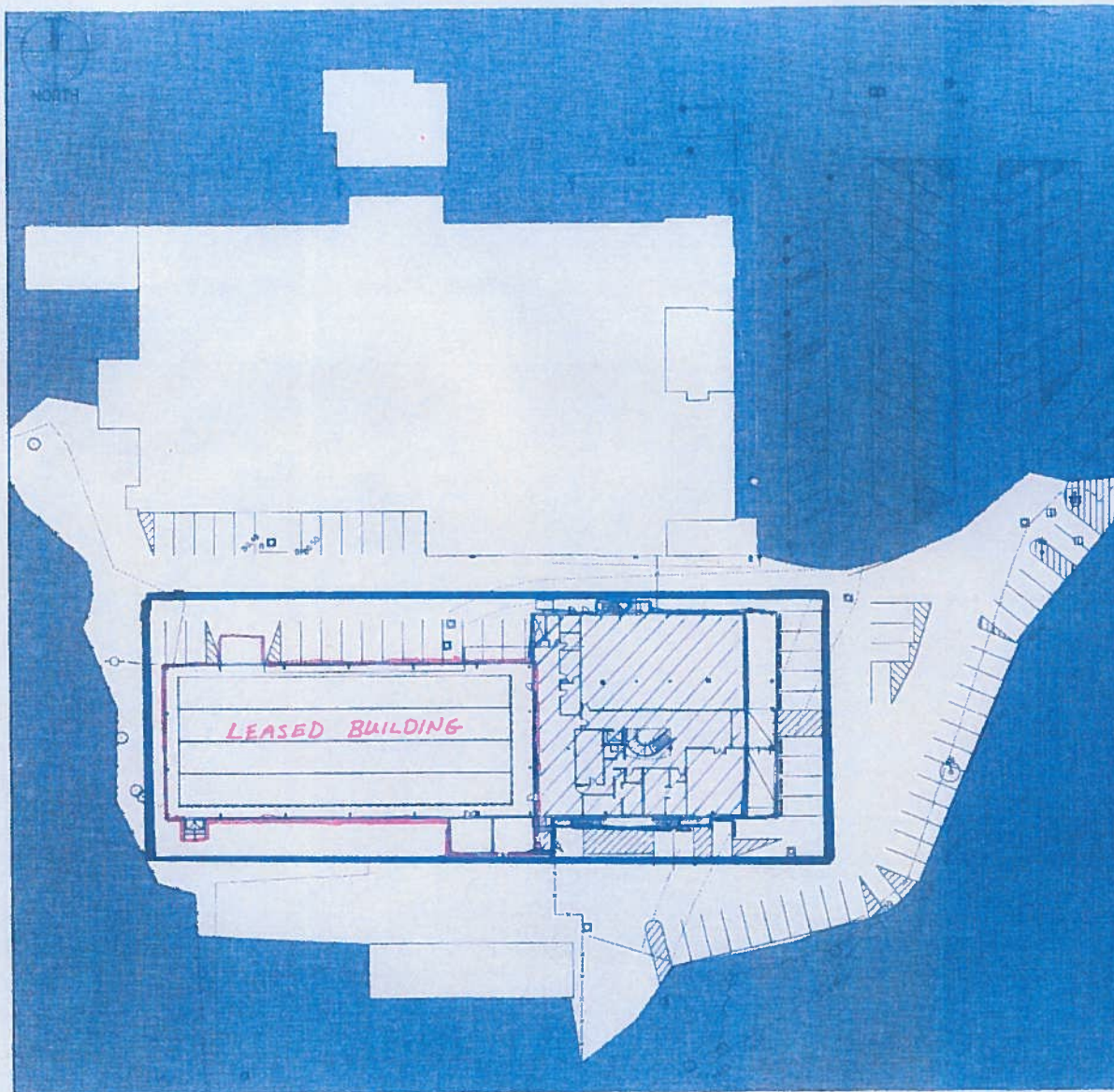
3. This bylaw may be cited for all purposes as the “2022 - 2032 *Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396*”.

RECEIVED FIRST READING on the	day of
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RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

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 22
 07
 17



— Bold Outline
 — LEASED BUILDING
 ▨ INTEGRATED FACILITIES

APPENDIX "A"



1	20-11-20	ISSUED FOR BUILDING PERMIT	-	24
2	20-11-20	ISSUED FOR PERMIT	-	25
3	20-11-20	ISSUED FOR PERMIT	-	26
4	20-11-20	ISSUED FOR PERMIT	-	27
5	20-11-20	ISSUED FOR PERMIT	-	28

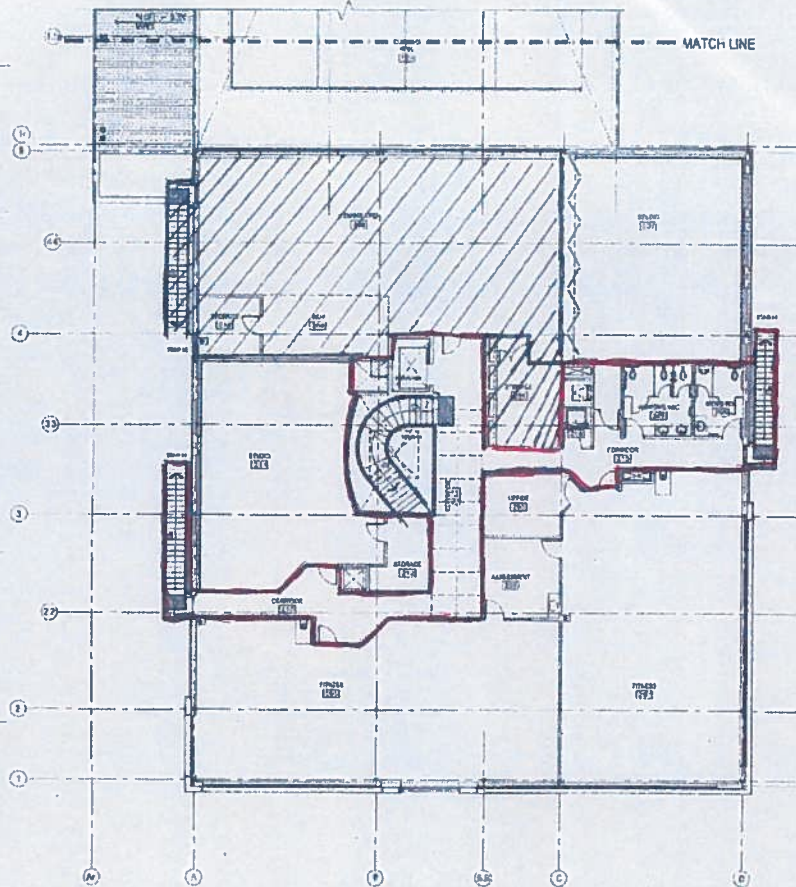
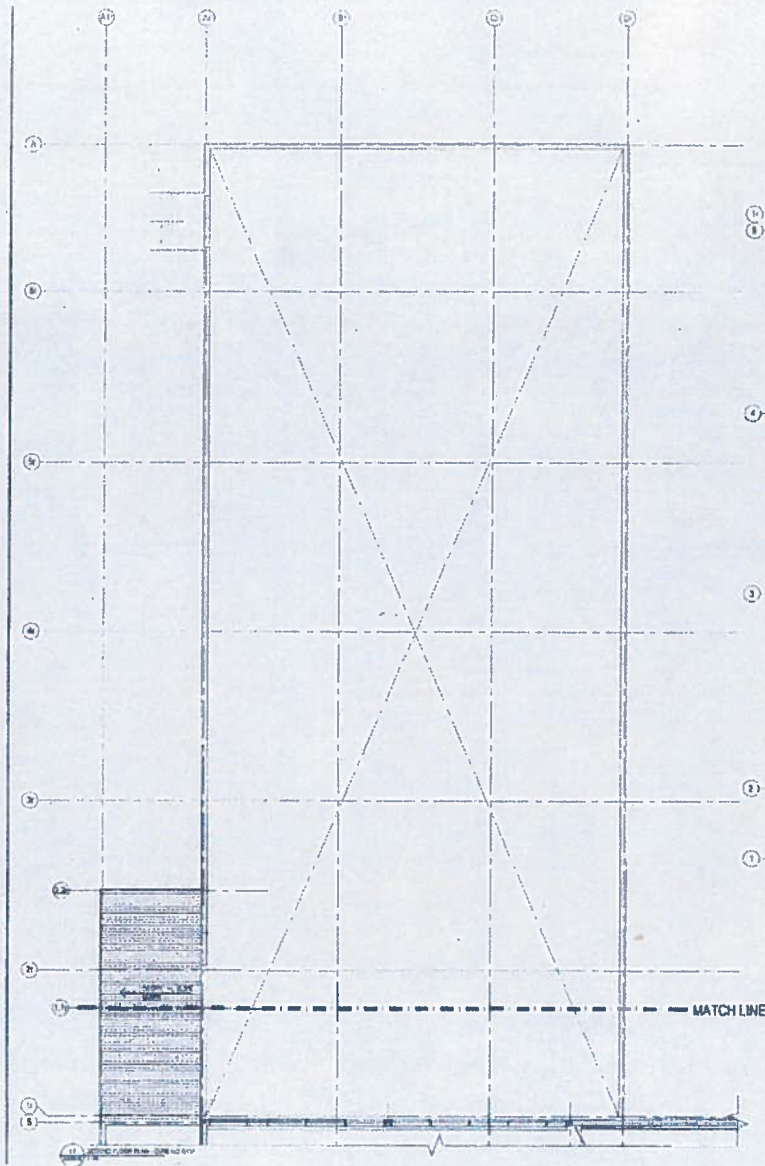
THE DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF
 KASIAN ARCHITECTS AND ENGINEERS. IT IS TO BE USED ONLY FOR THE
 PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE
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 PROHIBITED.

CENTRE FOR ACTIVE LIVING
 1450 NORTH BLUFF ROAD
 WHITE ROCK, B.C.

SITE PLAN

PROJECT NO.	9281	DATE	2020/09/03
SCALE	1:200		
DATE	A1-02		

See p. 10 of log



common area boundary
TENANT'S IMPROVEMENTS.

APPENDIX "B"

kasian

1	NO. 11 11	RENDER AND GROUTED FLOOR	11
2	NO. 11 11	RENDER AND GROUTED FLOOR	11
3	NO. 11 11	RENDER AND GROUTED FLOOR	11
4	NO. 11 11	RENDER AND GROUTED FLOOR	11
5	NO. 11 11	RENDER AND GROUTED FLOOR	11

CONTRACTOR

RENDER AND GROUTED FLOOR

RENDER AND GROUTED FLOOR

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GROUND FLOOR PLAN

ISSUED FOR BUILDING PERMIT

9281	DATE 6-7	December 31, 2000
	1100	
A2-02-01		

APPENDIX "B-1"

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: 2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Acting Director of Financial Services, titled "2022 Annual Permissive Tax Exemptions Bylaw, 2021, No. 2392" regarding approval and adoption.

EXECUTIVE SUMMARY

This corporate report introduces the 2022 Annual Permissive Tax Exemptions Bylaw, 2021, No. 2392 to Council for approval and adoption.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The City has the authority to grant permissive property tax exemptions for non-profit organizations under conditions identified in the *Community Charter* Section 224. Council has provided further direction for eligibility requirements in the White Rock City Council Policy No. 317 – Municipal Property Tax Exemptions (Appendix A).

Eligible Properties:

Council Policy No. 317 – Municipal Property Tax Exemptions provides for consideration of permissive tax exemption applications for Not-for-Profit Organizations under the following section:

"Section II: Types of Properties Exempted"

- f) Properties owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to the citizens of White Rock;
- g) Properties owned by charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community; and

- h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.”

The City received the following applications for exemption for 2022 that are eligible under this Section, all of which were granted the exemption in prior years:

- Peace Arch Hospital Auxiliary Society;
- Sources Community Resources Society;
- White Rock Players’ Club;
- Peace Arch Hospital and Community Health Foundation; and
- Options Community Services Society.

The above applicants are included in the 2022 Annual Permissive Tax Exemptions Bylaw, 2021, No. 2392 for Council’s consideration.

FINANCIAL IMPLICATIONS

The eligible applicants received municipal tax exemptions totaling approximately \$90K in 2021. The extension of these permissive tax exemptions has been included in the 2021 – 2025 Financial Plan.

CONCLUSION

To be effective for the 2022 taxation year, permissive tax exemption bylaws must be adopted by City Council before October 31, 2021. Before these bylaws can be adopted, public notice must be given in accordance with sections 227 and 94 of the *Community Charter*.

It is recommended that the 2022 Annual Permissive Tax Exemptions Bylaw, 2021, No. 2392 be given three readings and, after the public notice requirements have been met, be adopted.

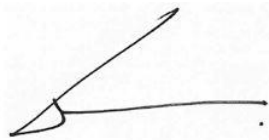
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

This corporate report is provided for information.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Council Policy No. 317 – Municipal Property Tax Exemptions

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: MUNICIPAL PROPERTY TAX EXEMPTIONS

POLICY NUMBER: FINANCE - 317

<i>Date of Council Adoption: September 28, 2015</i>	<i>Date of Last Amendment: June 24, 2019</i>
<i>Council Resolution Number: 2007-410; 2013-346, 2015-336, 2019-233, 2019-264</i>	
<i>Originating Department: Finance</i>	<i>Date last reviewed by Governance and Legislation: June 10, 2019</i>

Policy:

I: General

Section 224 of the *Community Charter* authorizes municipal Councils to provide a permissive tax exemption for properties and facilities owned by non-profit organizations providing services that Council considers to be a benefit to the community and directly related to the purposes of the organization. A municipal property tax exemption is a means for Council to support community organizations that further Council's objectives of enhancing quality of life (social, economic, cultural) and delivering services economically. Section 224 also authorizes tax exemptions for other properties, such as land and improvements owned or held by a municipality and certain land or improvements surrounding places of worship.

In this Policy, Council recognizes the presence of non-profit organizations in White Rock that are providing a beneficial service to the community. To assist these organizations, it is reasonable that they be eligible to apply for a permissive exemption of municipal property taxes for a specified period of time. Permissive tax exemptions do not apply to sanitary sewer, drainage, solid waste and other user utility fees, which will still be payable by the organization.

II: Types of Property Exempted

In order for an organization's property to be eligible for consideration of a Permissive Tax Exemption, it must align with one of the following categories:

- (a) The land surrounding the buildings of places of worship which have been statutorily exempt from paying property taxes, in accordance with Section 220 of the *Community Charter*

- (b) Halls that Council considers necessary to buildings of places of worship which have been exempt from property taxes in accordance with Section 220 of the *Community Charter*
- (c) Land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied
- (d) BNSF City Leased property
- (e) City properties leased to not-for-profit organizations that
 - (i) are providing a community service not currently available through the City; and
 - (ii) have not previously paid property taxes on the City property in question.
- (f) Property owned by organizations whose principal purpose is to directly support Peace Arch Hospital's provision of health and wellness services to citizens of White Rock
- (g) Property owned by a charitable, philanthropic or other not-for-profit organizations whose principal purpose is delivery of social services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community
- (h) Property owned by not-for-profit organizations whose principal purpose is delivery of cultural services to citizens of White Rock, provided that the property is being used for that purpose and it provides a beneficial service to the Community.

Criteria for Ineligibility

Organizations that fall into the following categories shall not be eligible for a permissive tax exemption:

- (a) Organizations providing, or associated with, housing
- (b) Service clubs

III: Process

Council will consider applications for permissive tax exemptions annually. The opportunity to apply will be advertised two times in the local newspaper and letters to this effect will be mailed to recipients designated in the preceding tax year.

Applications must be submitted to the Director of Financial Services, using a prescribed application form, before June 30 of each year. The Director will review the applications for completeness and arrange contact with applicants for additional information as necessary.

Application submissions must include:

- Copy of audited financial statements for the last 3 years. If not available, consideration will be given to applicants that submit financial statements which have

been reviewed by a certified accountant along with Canada Revenue Agency information returns containing relevant financial information.

- Copy of state of title certificate or lease agreement, as applicable
- Description of programs/services/benefits delivered from the subject lands/improvements including participant numbers, volunteer hours, groups benefited, fees charged for participation
- Description of any third-party use of the subject land/improvements including user group names, fees charged, and conditions of use
- Demonstrated legal status as a registered charity or other not-for-profit organization
- Written confirmation that any and all revenue generated from any of the properties being exempted, even if only on a temporary basis, is being dedicated to the programs and/or service delivery of the not-for-profit organization.

The Director of Financial Services will present a summary report of the applications, relative to the eligibility criteria, to Council and arrange for delegations to Council by applicants as necessary.

IV: Duration of Exemption

Eligible organizations may be considered for tax exemptions exceeding one year where it is demonstrated that the services/benefits they offer to the community are of a duration exceeding one year. Council will establish the term of the exemption in the bylaw authorizing the tax exemption. No exemption shall exceed a period of 10 consecutive years.

V: Conditions

Under Section 224 of the *Community Charter*, Council may impose conditions on land/improvements that are exempted under this Policy. These conditions will be specified in each bylaw authorizing the exemption. The conditions may include but are not limited to:

- Registration of a restrictive covenant on the property
- An agreement committing the organization to continue a specific service or program
- An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue

Section 224 of the *Community Charter* stipulates that a tax exemption bylaw under this section ceases to apply when the use or ownership of the property in question no longer conforms to the conditions necessary to qualify for exemption. After this, the property will be liable to taxation.

Penalties

Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- (a) Revoking exemption with notice
- (b) Disqualifying any future application for exemption for specific time period
- (c) Requiring repayment of monies equal to the foregone tax revenue

THE CORPORATION OF THE CITY OF WHITE ROCK BYLAW 2392



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

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

The following social service organizations have made application for permissive tax exemption grants for said lands with improvements listed below in the City of White Rock, the said lands being legally described as:

Options Community Services Society	Parcel Identifier: 000-452-505 Lot 1, Block 21, Section 11, Township 1, New Westminster Land District, Plan NWP11178
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 005-113-521 Lot 12, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-941 Lot 13, Block N 1/2 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 009-218-173 Lot 33, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP24976
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 001-829-653 Lot 16, Block 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-967 Lot 17, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital Auxiliary Society	Parcel Identifier: 012-364-096 Lot 7, Block 5, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP1864

Sources Community Resources Society	Parcel Identifier: 011-232-099 Lot “B”, Block 7, Part E ½, Section 11, Township 1, New Westminster Land District, Plan NWP7459
White Rock Players’ Club	Parcel Identifier: 011-306-599 Lot 3 Except: West 7 Feet, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP8437

(the “Lands”)

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

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

1. The Lands and improvements thereon are hereby exempt from municipal taxation for the calendar year 2022.
2. This bylaw may be cited for all purposes as the “*2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398

RECOMMENDATION

THAT Council receive for information the September 20, 2021 corporate report from the Acting Director of Financial Services, titled "Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398".

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce Financial Services, "Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398 to City Council, which is presented for consideration of first, second and third readings.

INTRODUCTION/BACKGROUND

Section 194 of the *Community Charter* authorizes Council, by bylaw to establish municipal fees for services, for the use of municipal property or to exercise the authority to regulate, prohibit or impose requirements.

The City's 2022 parking decals and permits will be going on sale in early November and related ads will be placed in the newspaper. As a result, it is necessary to consider the fees for 2022 in advance and at this time. Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398 proposes 2% increases for 2021 and 2022 to various residents, as well as merchant pay parking decals and reserved parking stalls. Fees were not increased in 2021, so these inflationary increases are necessary to assist in recovering increased costs.

As a result, Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398 incorporates the following fee increases:

- Centennial Park/Arena decal from \$17 to \$18;
- Resident parking decal from \$48 to \$50;
- Non-Resident commercial property decal from \$148 to \$154;
- Merchant decal (on Marine Dr. and Vidal St.) from \$355 to \$369;
- Residential decal (specific properties on Marine Dr.) from \$315 to \$328;
- Montecito Parkade monthly reserved stall parking rate from \$144 to \$150;

- Monthly reserved parking stall additional decals from \$30 to \$31; and
- Resident parking permits and replacement permits from \$12 to \$13.

FINANCIAL IMPLICATIONS

Reviewing the Fees and Charges Bylaw and increasing or adding fees where needed ensures that the City's fees and charges remain in line with the cost of providing the services. The impact of the proposed fees will be incorporated into adjustments to revenues in the 2022 budget process.

CONCLUSION

The report is provided for Council's information. Staff are recommending that the Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398 be given first, second and third readings. By not endorsing the proposed Bylaw, the City's fees will fall below the cost of providing the services to the community.

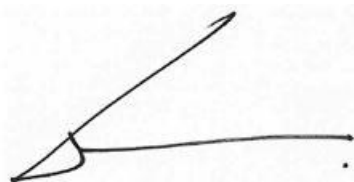
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

This corporate report is provided for information.



Guillermo Ferrero
Chief Administrative Officer

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2398**



**A Bylaw to amend Schedule “K” of the Fees and Charges Bylaw, 2020, No. 2369
in regards to Parking fees.**

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

1. The fees for “**Parking Decals (4 hours maximum at metered stalls)**”, under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

Parking Decals (4 hours maximum at metered stalls)	
• Centennial Park/Arena	\$ 18
• Resident	50
• Non-Resident Commercial Property**	154
• Merchant Decals (on Marine Drive and Vidal Street)**	369
• Residential Decals (specific properties on Marine Drive)**	328
• Replacement Decal	5
**These decals pertain to specific properties – see staff for guidelines	

2. The fee for “**Reserve Stall Parking Rate (decals are sold annually)**” under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

Montecito Complex Parkade – Reserved Stall Parking Rate (decals are sold annually)	\$150 /month
Reserved Stall Additional Decals	\$ 31

3. The fee for “**Resident Parking Permits for use in areas designated as Permit Parking Only**” under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

• Parking Permit	\$ 13
• Replacement Parking Permit	13

This Bylaw may be cited for all purposes as the “Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398”

RECEIVED FIRST READING on the day of

RECEIVED SECOND READING on the day of

RECEIVED THIRD READING on the day of

RECEIVED FINAL READING on the

MAYOR

CITY CLERK

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Completion of Development Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON&MIP 19-018)

RECOMMENDATION

THAT Council receive the September 20, 2021, corporate report from the Director of Planning and Development Services, titled "Completion of Development Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON&MIP 19-018)."

EXECUTIVE SUMMARY

This report confirms the satisfaction of the City's pre-requisites necessary to grant final approval to "White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RT-1 – 15496 Thrift Avenue) Bylaw 2020, No. 2366." The rezoning, once approved, will enable the construction of a duplex in place of a single-family dwelling within the subject property at 15496 Thrift Avenue. In addition to the rezoning application, the proposal is subject to a minor development permit for which the City Manager has the delegated authority to grant issuance. The zoning amendment bylaw (Bylaw No. 2366) is provided later in the Regular Council agenda for adoption.

PREVIOUS COUNCIL DIRECTION

Resolution # & Date	Resolution Details
2021-062 February 8, 2021	THAT Council give third reading to " <i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366</i> ".
2021-63 February 8, 2021	THAT Council direct staff to resolve the following issues prior to final adoption of " <i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366</i> ": <ul style="list-style-type: none">• Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;• Registration of a Section No. 219 Covenant to restrict basement suites; and• Demolition of the existing home.

INTRODUCTION/BACKGROUND

On November 9, 2020, Council gave first and second reading to White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RT-1 – 15496 Thrift Avenue) Bylaw 2020, No. 2366,” being a bylaw to amend City of White Rock Zoning Bylaw, 2012, No.2000, and considered a Minor Development Permit for the construction of a duplex in place of a single-family residence at 15496 Thrift Avenue. During the same meeting Council directed staff to host the statutory public hearing and required with the rezoning application and minor development permit applications, respectively.

A public hearing tied to the rezoning was held on February 1, 2021, and third reading of the zoning bylaw amendment was given on the same day. The following issues were to be resolved prior to bringing this proposal back to Council for final adoption of the bylaw:

1. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
2. Registration of a Section No. 219 Covenant to restrict basement suites; and
3. Demolition of the existing home.

The Applicant has now resolved these issues to the satisfaction of Staff, and Council may consider final adoption of Bylaw No. 2366, and issuance of Minor Development Permit No. 441. The demolition permit referenced under Item 3 above will be applied for concurrent with the building permit. Staff are satisfied that the work will proceed once the zoning amendment and other municipal approvals are in place. If the work does not go forward, the RT-1 zone will continue to allow the current one-unit residential use on site.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The original rezoning and minor development permit applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

CLIMATE CHANGE IMPLICATIONS

The Application will enable the modest intensification of a mature neighbourhood thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly with respect to protecting the environment, and supporting a community where people can live, work, and play in an enjoyable atmosphere.

OPTIONS / RISKS / ALTERNATIVES

There are not identifiable risks to proceeding with final adoption of the Bylaw and issuing the Minor Development Permit.

CONCLUSION

This report confirms that the Applicant has completed the development pre-requisites necessary prior to final adoption of the bylaw and issuance of the Minor Development Permit. Council may now consider final adoption of Bylaw No. 2366.

The Bylaw appears later in the Regular Council agenda.

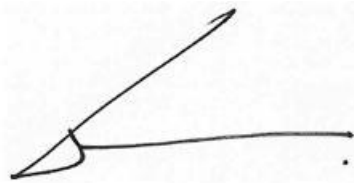
Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Carl Isaak". The signature is fluid and cursive, with the first name "Carl" being more prominent than the last name "Isaak".

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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.

A handwritten signature in dark ink, appearing to be a stylized "G" followed by a horizontal line. The signature is simple and modern, with a small dot at the end of the horizontal line.

Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Mayor and Council

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Completion of Development Pre-Requisites for Zoning Amendment Bylaw, Temporary Use Permit, and Cannabis License Referral, 15053 Marine Drive (LL/ZON/TUP, 20-018)

RECOMMENDATIONS

THAT Council direct staff to forward a copy of the February 8, 2021 Land Use and Planning Committee report, titled “Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018),” to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following licensing conditions:

- a) The hours of retail (cannabis) sale shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	22:00	22:00	22:00	22:00	22:00	22:00	22:00

- b) Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
- c) The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet).
-

EXECUTIVE SUMMARY

On February 8, 2021, staff presented the Land Use and Planning Committee with recommendations regarding applications for zoning bylaw amendment, a temporary use permit (TUP), and a cannabis license referral that, if approved, would enable the establishment of a cannabis store at 15053 Marine Drive. Subsequent to the February 8, 2021 meeting, Council gave first, second, and third readings to the zoning amendment bylaw with final adoption being subject to the satisfaction of engineering requirements and confirmation from the RCMP that the agency has reviewed the proposal from a Crime Prevention Through Environmental Design (CPTED) perspective.

In addition to the noted zoning pre-requisites, Council directed staff to ensure that the Provincial Liquor and Cannabis Regulation Branch (LCRB) was made aware of conditions to be tied to the cannabis (retail) license and that specific conditions were built into the TUP. The motions associated with Council's review of the applications are outlined, with details, in the following table. Staff have confirmed that the Applicant has now addressed the zoning amendment pre-requisites thereby enabling Council to give final adoption to the bylaw (No. 2375). Furthermore, staff have incorporated the conditions recommended by Council into the TUP which, following adoption of the bylaw, would be ready for execution (see TUP 20-018 in the Permits section later in this Regular Council agenda). If Council gives final approval to the rezoning application, staff are prepared to circulate information to the LCRB as it relates to the cannabis license and work with the City's signatories, and the Applicant, to execute the TUP. The bylaw and TUP are provided later in the Regular Council agenda for bylaw adoption and permit issuance.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
Motion 2021-066 February 8, 2021	THAT Council gives first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375."
Motion 2021-127 March 8, 2021	THAT Council give third reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375."
Motion 2021-128 March 8, 2021	<p>THAT Council direct staff to:</p> <ol style="list-style-type: none"> 1. Resolve the following issues prior to final adoption: <ol style="list-style-type: none"> a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design. 2. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license: <ol style="list-style-type: none"> a. The hours of retail (cannabis) sale shall be limited to the following:

			Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
		Closed	22:00	22:00	22:00	22:00	22:00	22:00	22:00
		<p>b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.</p> <p>c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.</p> <p>3. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:</p> <p>a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.</p> <p>b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;</p> <p>c. The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area; and</p> <p>d. The owner shall remove all structures which encroach into the City’s boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.</p>							
Motion 2021-129 March 8, 2021		<p>THAT Council requests the proponent of 15053 Marine Drive be asked to allow customers to carry "pagers" as an ongoing practice so they can walk around the waterfront while waiting but not lose their place in line; and further</p> <p>THAT this continue following the COVID-19 pandemic where customers are limited in the store at this time but will stop sidewalk line-up / congestion.</p>							

INTRODUCTION/BACKGROUND

On February 8, 2021, Council gave first and second readings to Bylaw No. 2375, being a bylaw to amend City of White Rock Zoning Bylaw, 2012, No. 2000, and provided conditional support for a cannabis license referral application and a Temporary Use Permit (TUP) that, if approved, would enable the establishment of a cannabis store at 15053 Marine Drive. A public hearing / meeting regarding the applications was held on March 1, 2021 and Council gave third reading to the zoning amendment bylaw on March 8, 2021. The following issues were to be resolved by the applicant prior to bringing this proposal back to Council for final bylaw adoption:

- a) Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City's road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a

property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and

- b) That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.

As it relates to the engineering requirements, staff can confirm that the Applicant has now entered into an encroachment agreement to enable the continued use of the building, a portion of which occupies the City's boulevard. With respect to loading activities, staff have explored several options with the Applicant to ensure that the business does not result in disruptions to the flow of traffic along Marine Drive or negatively impact residents living north of the property. Given the constrained nature of developed lands along Marine Drive, staff have introduced into the TUP, a condition enabling temporary loading activities to occur within the Marine Drive roadway subject to such activities taking place during off-peak periods of traffic and being limited to those hours tied to delivery activities as outlined in City of White Rock Noise Control Bylaw, 2013, No. 2018. To this end, the following condition is proposed:

"h) Loading activities, if not occurring within an off-street permitted loading space, shall be limited to occurring within the Marine Drive roadway within 50 metres of the Lands between the hours of 06:00am and 11:00am Monday through Saturday, or 06:00am and 8:00am on Sundays and "Holidays" as defined in City of White Rock Noise Control Bylaw, 2013, No. 2018;"

The condition outlined above would replace the following condition which was included in draft TUP No. 20-018, presented to the Land Use and Planning Committee on February 8, 2021:

"h) The Permittee shall provide the City of White Rock with confirmation of a legal agreement which confirms the availability of one off-street loading space being situated within 50 metres of the property subject to the permit;"

When the planning applications for the cannabis store were first circulated to the RCMP, the agency carried out a review of the proposal primarily considering the exterior of the store and its context. A summary of the RCMP's review of the proposal, and the Applicant's response to noted areas of interest, is provided below in Table 1.

Table 1: RCMP's Crime Prevention Review & Applicant' Response to Recommended Actions

Area / Item	RCMP's Recommended Action	Applicant's Response
Perimeter	Address to be visible from the front (Marine Drive) and rear (Marine Lane) sides of the property	Addressing to be incorporated into façade improvements at the front and rear portions of the building. The ivy has been removed and patio structure will be removed upon receipt of building permit.
	Ivy and patio structure along Marine Drive should be removed so entrance clearly visible from the street and to prevent / discourage loitering.	
	Entrances and exits should be visible and clearly marked.	
Landscaping / Garbage	Rear of building in disarray and garbage deposited amongst bushes and weeds.	Rear portion of the building has been cleared of weeds and landscaping to be implemented to improve visibility.

Area / Item	RCMP's Recommended Action	Applicant's Response
		Moving forward garbage will be stored in the rear portion of the building.
Fencing	Low profile fence recommended at front of property to delineate property line from sidewalk.	<i>Staff Note: existing building encroaches into the municipal boulevard. Applicant working with the City on an encroachment agreement to recognize existing conditions. Patio structures within the boulevard will be removed with a building permit lessening encumbrances along the sidewalk.</i>
	Rear fencing with self-locking gate recommended to separate the property from the laneway and to reduce the possibility of crime.	Fencing, security cameras, and mirrors to be installed at the rear portion of the building to support staff safety. A self-locking gate will be used.
Lighting	Maximize natural lighting by limiting window coverings. Introduce lighting at the entrance / exit to support visibility and safety. Lighting should include the use of shields to avoid spillover onto neighbouring properties.	A see-through (one directional) film will be used to restrict views into the store while maintaining natural lighting. Outdoor lighting to be incorporated into the façade design to support visibility at both the front and rear. The siting and design of lighting to be implemented as recommended by RCMP.
Security Systems	Securities systems to be installed per Provincial requirements. Panic alarms for staff recommended along with minimum of two staff working in store at all times.	Comprehensive security system to be installed as recommended. Intent is to have a minimum of two staff working at all times.
Front Door	High-security doors recommended along with doorbell or chime to announce customers.	Doors will be installed as recommended including the use of a door chime. Suggestions regarding rear door and stair use will be implemented.
Rear Door	Visibility to be improved as noted. Suggested that rear door be used for emergency purposes only. New stairs need to be built in case of emergency. Rear door needs to be of high security and have a door viewer as well as drop bar for added security.	
Windows	Front windows should have reflective film to allow visibility outwards but not inwards, thereby screening views of cannabis product from the outside.	Reflective film proposed as noted above and views out from the store will not be hindered with posters / signage; there is a desire to maintain the nice views outwards towards the waterfront / pier. Windows will be installed with alarms.

Area / Item	RCMP's Recommended Action	Applicant's Response
	<p>Windows need to be alarmed or barred or have roll down metal blinds for extra security at night.</p> <p>Windows should not be covered with posters or signs that would limit visibility for staff.</p>	
Miscellaneous	<p>Recommend locked area / cabinet for staff belongings.</p> <p>Interior office door with lock and access to the office limited to staff only.</p> <p>Limit the number of keys given to employees. Use of high-security keys which cannot be duplicated.</p> <p>POS should be placed so that staff can see the entire store while assisting customers.</p>	All recommended items to be addressed.

As summarized with respect to “Previous Council Direction”, there was a motion (No. 2021-129) through which Council requested that customers be allowed to carry “pagers” so that the sidewalk would not be encumbered with line ups, particularly during the COVID pandemic, and so that waiting customers could enjoy the waterfront. The Applicant has provided that a paging system (i.e., “Waitwhile”) will be used similar to that adopted by restaurants. Waiting customers will be able to receive a text message notifying them of their estimated wait time and prompting their return to the store as the wait time becomes lesser and lesser.

Based on the information presented above, staff are satisfied that the Applicant has fully addressed the development pre-requisites and, as such, recommend that final adoption of the zoning amendment bylaw (No. 2375) be granted.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The February 8, 2021 report to the City’s Land Use and Planning Committee includes a detailed overview of the comments received from the public as they relate to the proposed cannabis store use. Appendix E to the February report offers a summary of the key (recurring) areas of public concern and a response from City staff and/or the Application regarding how the concern can be addressed; the Appendix is included in this report as Appendix A for ease of reference. Appendix E to the February report offers a summary of the key (recurring) areas of public concern and a response from City staff and/or the Application regarding how the concern can be addressed. Controls to address several concerns noted have been proposed for inclusion in the cannabis (retail) license and, where impactful, have been incorporated into the temporary use permit.

It is important to note that the TUP, if approved, would enable the cannabis store use for a period of up to three years, with one opportunity to extend the permit for another three-year period; any extension request would be subject to public consultation and ultimate Council approval. If the business does not fulfill its obligations under the permit, the permit could also be revoked. Similarly, if Council determines that the business is not contributing positively to the community, an extension to the TUP following the initial three-year period may be denied, if requested. Conversely, should the business be found to be a positive contributor to the economic

vibrancy of the waterfront area, the Applicant could apply to Council, through a zoning bylaw amendment application, to enable the use on a permanent basis. Such a request would be subject to public consultation and Council approval.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Other municipal departments, primarily involving staff within the Engineering and Operations Department and the Planning & Development Services Department (i.e., building and parking groups), were consulted in the review of the project and the Applicant's satisfaction of the aforementioned development pre-requisites. Should Council approve of the adoption of the zoning amendment bylaw, staff will work with the Province and the Applicant to ensure the conditions recommended by Council are fully satisfied.

CLIMATE CHANGE IMPLICATIONS

The application will allow for the use of an underutilized building thereby helping to make best use of available infrastructure and service capacity without requiring outward expansion (sprawl) which can further reliance on private automobile use, being a major contributor to greenhouse gas emissions and resultant climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council established the Marine Drive Task Force (MDTF) as an "immediate" priority to support economic development and business viability along the waterfront. The Task Force was primarily involved in reviewing the recommendations coming out of the completion of a Waterfront Enhancement Strategy (WES) and components of the Official Community Plan (OCP) review.

The building occupying the property was constructed around 1950 and was most recently home to the Giraffe restaurant. The building is now vacant and is arguably in need of renewal. The proposed cannabis store, if approved, would not only help to diversify the mix of businesses along Marine Drive but would also help stimulate investment in the building and related improvements to the pedestrian streetscape.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Council's consideration:

1. Deny the final adoption of rezoning and temporary use permit and recommend that staff provide a resolution of non-support for the cannabis retail license to the LCRB;
2. Approve of the rezoning and temporary use permit and recommend that staff provide a resolution of support for the cannabis retail license to the LCRB subject to alternative conditions; or
3. Defer the approval of the rezoning and temporary use permit subject to the satisfaction of measures / issues as identified by Council.

CONCLUSION

This report presents Council with an update on the status of the Applicant's satisfaction of the development pre-requisites tied to the final adoption of zoning amendment bylaw No. 2375. Staff have confirmed that such pre-requisites have been, or can be, satisfied through work completed to date in addition to the fulfilment of conditions tied to both the cannabis retail

license and the temporary use permit. This report is provided for information and the Bylaw No. 2375 and Temporary Use Permit No. 20-018 are included later in the Regular Council for Council's consideration of final adoption and issuance.

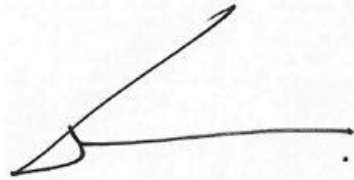
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl Isaak". The signature is written in a cursive, flowing style.

Carl Isaak, RPP, MCIP
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Guillermo Ferrero". The signature is written in a cursive, flowing style.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Community Concerns & Response (Information)

APPENDIX E – Community Concerns & Response (Information)

Interest / Concern	Response Additional Information
<p>Smoking of Cannabis in Public</p> <ul style="list-style-type: none"> • Deterrent to Tourists and Families • Impacts to those with asthma • Driving while under the influence 	<ul style="list-style-type: none"> • [City Response] City of White Rock Public Health Smoking Protection Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) “in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach”. Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City’s Bylaw Enforcement Officers regularly monitor activities along the waterfront, particularly in the busy summer months, and generally look for voluntary compliance with smoking restrictions through dialogue and education. • [City Response] The RCMP was circulated notice of the application and has provided a response. The response from the RCMP acknowledges the potential for customers to consume their cannabis products in the public areas near the Pier and further identifies that in addition to the above-described White Rock Smoking Bylaw, the <i>Provincial Cannabis Control and Licensing Act</i> (Section 63) prohibits outdoor smoking in “an outdoor area established by a local government for the purposes of community recreation”. Offenses tied to the outdoor smoking of cannabis in a public place may result in fines of, for a first offence, up to \$5,000 or imprisonment of not more than 3 months (or both), and for a subsequent offence, a fine of up to \$10,000 or imprisonment of not more than six months (or both). The RCMP feedback notes that in 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act-related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are reportedly too low to specify any issues or problem areas. • [Applicant Response] Bill C-46 introduced reforms to the Transportation Provisions of the Criminal Code to strengthen drug-impaired driving laws. Penalties for offenses are tied to the level of THC (being the main psychoactive compound in cannabis) found present in someone driving under the influence. In addition to relying on the controls of the law, the Applicant notes that their staff, hired from within the community, would be “put through rigorous training”, which would include raising awareness of retail cannabis regulations, dealing with difficult customers, and helping to deter smoking in the area surrounding the storefront.
<p>Limited Parking</p>	<ul style="list-style-type: none"> • [City Response] The proposed cannabis retail store would, if approved, be established within the 111.5 square metre (1,200 square foot) building which formerly housed the “Giraffe Restaurant”. The store would have a retail floor area of approximately 62 square metres (667 square feet), being the space accessible to customers. With respect to parking, the former and proposed use of the property are both considered a “commercial – retail” use. The now vacant restaurant use had 38 seats which, per the Bylaw, would have required a total of 2 parking spaces (1 space per 16 seats) whereas the subject property has zero. This lacking of supply is viewed as a legal non-conformity that would be extended to the proposed cannabis retail store use, recognizing that the use would not

Interest / Concern	Response Additional Information
	<p>further the extent of non-conformity with the Bylaw. Specifically, the retail cannabis store would require 1 space whereas the restaurant required 2 spaces.</p> <ul style="list-style-type: none"> • [Applicant Response] In order to address the concerns raised by the public, the Applicant has agreed to lease, annually, two parking spaces from the Montecito Parkade and to purchase “Marine Green” parking decals. Conditions to implement these measures would be incorporated into the Temporary Use Permit (TUP).
<p>Disruption to Traffic along Marine Drive and Marine Lane</p> <ul style="list-style-type: none"> • Loading Activities • Long Line Ups along Marine Drive 	<ul style="list-style-type: none"> • [City Response] During the Public Information Meeting a number of concerns were expressed about the potential for customers to access the cannabis retail store from Marine Lane (north side). To address this matter, staff are recommending that the license from the LCRB and the temporary use permit include conditions limiting customer access to the Marine Drive (south) side of the building. • [Applicant Response] With respect to concerns regarding loading activities, which may disrupt traffic along Marine Drive and/or Marine Lane, the applicant has offered four potential options: <ol style="list-style-type: none"> 1. Share use of the loading area tied to a neighbouring business; 2. Acquire loading space next to store; 3. Use of a public 15-minute loading space on Marine Drive; or 4. Use of street at the end of Martin Drive to enable loading off Marine Lane. • [City Response] City staff are recommending that the owner provide confirmation of the execution of a legal agreement which would confirm the availability of an off-street loading space within 50 metres of the property subject to the permit (this takes from option 1 or 2 above). The term of this agreement would need to be aligned with the term of the temporary use permit (3 years) and any potential 3-year extension of the permit. • [Applicant Response] The Applicant has noted there will be separate lines for in store purchases and pre-order pick-ups which should reportedly help to mitigate pedestrian traffic issues, particularly in light of COVID and efforts to support social distancing; there would also be a separate entrance and exit to avoid potential for contact. Further, unlike the composition of neighbouring properties, the subject property would be a stand-alone retail store without any residential use above. This would help to lessen the potential for conflict between customers and tenants wanting to access the building.
<p>Litter / Waste</p>	<ul style="list-style-type: none"> • [Applicant Response] Staff will be provided training regarding neighbourhood cleaning. Further, Ronald’s Rubbish has been retained to provide weekly garbage pickup, which will occur from the Lane. The Applicant has also pledged to donate up to one (1) percent of their sales, up to \$10,000 annually, to support community initiatives including pier upgrades.
<p>Lighting / Cameras</p>	<ul style="list-style-type: none"> • [Applicant Response] Crime Prevention Through Environmental Design (CPTED) measures will be used to improve the overall safety of the rear portion of the property. Motion activated lighting at the rear (Marine Lane

Interest / Concern	Response Additional Information
<ul style="list-style-type: none"> • Spillover onto neighbouring properties 	<p>side) will be directed downward and scoped to capture the alley and store loading area only. Security cameras will similarly be focused on the rear façade of the building, and lands within the boundaries of the property,</p>
<p>Compatibility with Residential Community</p> <ul style="list-style-type: none"> • Spot Zoning • Proximity of use to homes with children • Proximity to City spaces for gathering 	<ul style="list-style-type: none"> • [City Response] The proposed property-specific rezoning would enable a cannabis retail store outside of the Town Centre where the current standards of the Zoning Bylaw allow for up to three stores subject to a Temporary Use Permit (TUP). In reviewing the proposal with the Applicant, staff identified that there may be merit to presenting the proposal as a rezoning application (to enable the cannabis retail store use) concurrent with a TUP application (to limit the initial duration of the use). Linking the introduction of the use to a TUP would allow the City to deny the continuation of the use, following the three year term of the permit, if it is determined that the use is undesirable. Tying the use to a TUP also gives Council the ability to extend the duration of the use for an additional period of three years. Following a potential six year period of operation, the cannabis retail store, if approved, would need to apply for a zoning bylaw amendment that would permit the use in perpetuity. It is not uncommon for unique land uses, such as a cannabis retail store, to be introduced through a property-specific (spot) zone. In this case, if the rezoning were approved the subject property would remain in the existing CR-3 Zone with the ability to introduce a “cannabis retail store” being enabled by amendments to the General Provisions & Regulations Section of the Bylaw (Section 4.1.3). • [Applicant Response] In addition to employing CPTED principles in the design / improvement of the rear (north) portion of the property, the Applicant has noted that they will install a fence with a locking mechanism along the rear property line. This, in addition to limiting customer access to the front (south) side of the building, will limit the potential for disruption to neighbouring property owners/users.
<p>Need to Consult with Sources (social service provider)</p>	<ul style="list-style-type: none"> • [Applicant Response] One member of the public expressed a need for the Applicant to consult with Sources Community Resource Centres (Sources) to see how they weigh in on cannabis retail and the potential for increased use of cannabis amongst kids. The Applicant’s PIM Summary outlines feedback from George Passmore, Manager of Counselling & Addition at Sources. City Staff have reached out to Mr. Passmore to confirm his feedback. Mr. Passmore noted general support for legal government regulated cannabis, clean stores which focus on customer education, and efforts to ensure cannabis is kept out of the hands of youth. The Applicant has offered to undertake the following in light of the feedback from the public and Mr. Passmore, specifically: <ul style="list-style-type: none"> ○ Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories ○ Remove the word cannabis from our signage so exposure to youth will be negated. ○ Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.

Interest / Concern	Response Additional Information
	<ul style="list-style-type: none"> ○ Implement CPTED in conjunction with the RCMP4 to keep the neighborhood safe ○ Uniformed security will be additional presence in pier area to limit smoking
Hours of Retail Sale	<ul style="list-style-type: none"> ● The Liquor and Cannabis Regulation Branch (LCBR) provides general guidance on the hours of cannabis retail sale, supporting hours of between 9am and 11pm. The Applicant has noted that their retail store in Chilliwack, for which a license has been granted by the LCRB, has store hours aligned with that recommended by the Branch. Similar store hours are being sought for this store. City Staff do not have any concerns with the store hours considering the location of the property and the restrictions on customer access, to be limited to the south (Marine Drive) side of the property.



Governance and Legislation Committee

Minutes

July 26, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson (arrived at 5:02 p.m.)
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Eric Stepura, Director of Recreation and Culture
Shannon Johnston, Manager of Budgets and Accounting
Greg Newman, Manager of Planning
Donna Kell, Manager of Communications
Debbie Johnstone, Deputy Corporate Officer

1. CALL TO ORDER

Councillor Trevelyan, Chairperson

The meeting was called to order at 5:00 p.m.

2. MOTION TO CONDUCT GOVERNANCE AND LEGISLATION COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

Motion Number: 2021-G/L-072

It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Governance and Legislation Committee (including all members of Council) authorizes the City of White Rock to hold the July 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

3. ADOPTION OF AGENDA

Motion Number: 2021-G/L-073

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the agenda for July 26, 2021 as circulated.

Absent (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (5 to 0)

4. ADOPTION OF MINUTES

Motion Number: 2021-G/L-074

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopt the meeting minutes from July 12, 2021 as circulated.

Absent (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (5 to 0)

5. ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING

Corporate report dated July 26, 2021 from the Director of Planning and Development Services titled "Acquisition of Property for Affordable Housing".

Councillor Kristjanson arrived at the meeting at 5:02 p.m.

The Manager of Planning provided a PowerPoint outlining the corporate report.

The following discussion points were noted:

- 1430 Blackwood would be a good example - under contract at this time. Council has looked at this property in the past, but that is was not considered in the context of this report.
- Review of existing City land holdings is an option. It was inquired as to how many City owned sites there are and do they include rentals. Staff noted they would provide this information to Council.
- Housing Needs Study is required / next step

Note: Staff will bring forward more information on this in early fall. Staff were asked to include information in regard to Peace Arch Manor.

Motion Number: 2021-G/L-075

It was MOVED and SECONDED

THAT the Governance and Legislation Committee receive the July 26, 2021 corporate report from the Director, Planning and Development Services, titled "Acquisition of Property for Affordable Housing."

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

6. **PROPOSED REVISIONS TO COUNCIL POLICY 511: DENSITY BONUS/ AMENITY CONTRIBUTION POLICY RELATED TO THE OFFICIAL COMMUNITY PLAN AMENDMENT**

Corporate report dated July 26, 2021 from the Director of Planning and Development Services titled "Proposed Revisions to Council Policy 511: Density Bonus/ Amenity Contribution Policy related to the Official Community Plan Amendment".

The Manager of Planning provided a PowerPoint that outlined of the corporate report.

Motion Number: 2021-G/L-076

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommend Council endorse the proposed revisions to Council Policy 511: Density Bonus / Amenity Contribution Policy.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

7. **OTHER BUSINESS / NEXT GOVERNANCE MEETING**

- The City's Social Media Policy

Motion Number: 2021-G/L-077

It was MOVED and SECONDED

THAT the Governance and Legislation Committee request staff to bring forward a draft social media policy that would include Council's role regarding the use of social media to the next Governance and Legislation Committee meeting; included would be information as to what other City's are doing.

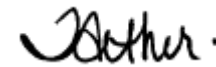
Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

8. **CONCLUSION OF THE JULY 26, 2021 GOVERNANCE AND LEGISLATION
COMMITTEE MEETING**

The meeting was concluded at 5:31 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate
Administration

Unapproved



Land Use and Planning Committee

Minutes

July 26, 2021, 6:30 p.m.

City Hall Council Chambers

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

PRSENT: Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Greg Newman, Manager of Planning
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

Councillor Manning, Chairperson

The meeting was called to order at 6:42 p.m.

2. **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: 2021-LU/P-074

It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the July 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

3. ADOPTION OF AGENDA

Motion Number: 2021-LU/P-075

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for July 26, 2021 as circulated.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: 2021-LU/P-076

It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the June 28, 2021 meeting as circulated.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

5. **Major Development Permit Application - 1454 Oxford Street (14-009)**

Note: At the June 28, 2021 Land Use and Planning Committee meeting the Committee deferred consideration of the information provided and recommendation regarding corporate report dated June 28, 2021 from the Director of Planning and Development Services titled "Major Development Permit Application - 1454 Oxford Street (14-009)".

Note: Proposed in-process changes to the Official Community Plan referenced in the corporate report have since been adopted by Council.

The Manager of Planning introduced the corporate report by PowerPoint.

The following discussion points were noted:

- Issuance of the Development Permit No. 400 for 1454 Oxford street was legally required due to there being a ten (10) year Phased Development Agreement already set in place by the previous Council, which is binding
- The current Council are not supportive of the proposal, noting concerns with the proposed height, density and location

Motion Number: 2021-LU/P-077 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.

Voted in the Negative (1): Councillor Kristjanson

Absent (1): Councillor Johanson

Motion CARRIED (5 to 1)

Motion Number: 2021-LU/P-078

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommend to Council that prior to a Building Permit being issued for 1484 Oxford Street that Council receive an update on the 2017 Hemmera - Hydrogeological Review report.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

Motion Number: 2021-LU/P-079

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommend to Council that a Joint Task Force be formed with the City of Surrey and other impacting municipalities nearby, studying the impacts of potential development to the City's aquifer.

Absent (1): Councillor Johanson

Motion CARRIED (6 to 0)

6. CONCLUSION OF THE JULY 26, 2021 LAND USE AND PLANNING COMMITTEE MEETING

The meeting was concluded at 6:50 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate Administration



Finance and Audit Committee

Minutes

July 28, 2021, 5:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Trevelyan

ABSENT: Councillor Chesney
Councillor Manning

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Jacquie Johnstone, Director of Human Resources
Eric Stepura, Director of Recreation and Culture
Donna Kell, Manager of Communications and Government Relations
Chloe Richards, Committee Clerk

1. CALL TO ORDER

Councillor Chesney, Chairperson

The meeting was called to order at 5:00 p.m.

2. **MOTION TO CONDUCT FINANCE AND AUDIT COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

Motion Number: 2021-F&A-062

It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Finance and Audit Committee (including all members of Council) authorizes the City of White Rock to hold the July 28, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Absent (2): Councillor Johanson, and Councillor Manning

Motion CARRIED (5 to 0)

3. **ADOPTION OF AGENDA**

Motion Number: 2021-F&A-063

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopt the agenda for July 28, 2021 as circulated.

Absent (2): Councillor Johanson, and Councillor Manning

Motion CARRIED (5 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: 2021-F&A-064

It was MOVED and SECONDED

THAT The Finance and Audit Committee adopt the May 10, 2021 meeting minutes as circulated.

Absent (2): Councillor Johanson, and Councillor Manning

Motion CARRIED (5 to 0)

5. **FINANCIAL PLANNING POLICIES MANDATE DISCUSSION**

At the July 12, 2021 Special to Close Council meeting, Council adopted the following recommendations:

Recommendation #1

THAT Council:

- *Dissolve the Financial Planning Policies Task Force;*
- *Merge the mandate of the Financial Planning Policies Task Force into the Finance and Audit Committee, for all members of Council to participate;*
- *Include public input into the budget planning process for the Finance and Audit Committee; and,*
- *Thank the two (2) community members who have applied for the Task Force.*

Recommendation#2

THAT Council directs a Finance and Audit Committee meeting be convened on Wednesday, July 28, 2021 where the mandate of the proposed Financial Planning Policies Task Force be discussed.

Note: The mandate approved by Council for the Financial Planning Policies Task Force (now dissolved) was as follows:

The Financial Planning Policies Task Force shall provide recommendations on potential activities and deliverables the City should include in its annual financial planning process.

Terms of Reference for the Finance and Audit Committee are attached for information purposes.

A further meeting will be scheduled for the Finance and Audit Committee in September where ideas can be discussed in regard to what the Committee would like to see brought forward for the upcoming budget process.

Motion Number: 2021-F&A-065

It was MOVED and SECONDED

THAT the Finance and Audit Committee recommends Council amend the Council Terms of Reference 145 - Terms of Reference Finance and Audit Committee to reflect the Chairperson be Appointed using the approved Deputy Mayor Rotation.

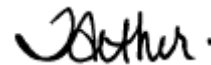
Absent (2): Councillor Johanson, and Councillor Manning

Motion CARRIED (5 to 0)

6. CONCLUSION OF THE JULY 28, 2021 FINANCE AND AUDIT COMMITTEE MEETING

The meeting was concluded at 5:15 p.m.

Councillor Chesney, Chairperson



Tracey Arthur, Director of Corporate Administration



Environmental Advisory Committee

Minutes

July 22, 2021, 4:00 p.m.

Via Microsoft Teams

PRESENT:	J. Holm, Committee Member P. Byer, Committee Member I. Lessner, Committee Member W. Boyd, Committee Member
COUNCIL:	Councillor S. Kristjanson, Vice-Chairperson (non-voting)
ABSENT:	R. Hynes, Committee Member J. Lawrence, Committee Member D. Riley, Committee Member
STAFF:	Rosaline Choy, Manager, Engineering Alanna Claffey, Arboricultural Technician Debbie Johnstone, Deputy Corporate Officer Janessa Auer, Committee Clerk

Councillor Kristjanson assumed the role of Chairperson.

1. **CALL TO ORDER**

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

2. **ADOPTION OF AGENDA**

2021-EAC-001: It was MOVED and SECONDED

THAT the Environmental Advisory Committee adopt the agenda for July 22, 2021 as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

2021-EAC-002: It was MOVED and SECONDED

THAT the Environmental Advisory Committee adopts the minutes of the March 18, 2021 meeting as circulated.

Motion CARRIED

4. **INTRODUCTIONS**

Roundtable introductions took place.

5. **REVIEW OF COMMITTEE TERMS OF REFERENCE AND COMMITTEE MANDATE**

The Manager of Engineering provided an overview of the Committee Terms of Reference and Mandate.

6. **2021-2022 WORK PLAN**

Councillor Kristjanson presented a PowerPoint presentation discussing climate change updates and research as a motivational start to the Work Plan brainstorming discussion.

The Committee discussed potential items for the 2021-2022 Work Plan and determined the following seven (7) items as priorities:

- 1) **Climate Change:** what can the City do with respect to improving vehicle emissions/adaptations?
- 2) **Stormwater Quality:** how it affects Semiahmoo Bay, aquifer protection, Columbia Street diversion.
- 3) **Chloramine in Water:** runoff to Semiahmoo Bay and its effects on sea life, drinking water levels and impacts on residents' health.
- 4) **Review Sewage Rates:** rates should be based on water usage amounts.

- 5) **Encourage Reduced Water Usage**
- 6) **Solid Waste Management**
- 7) **Earthquake and Tsunami Preparedness**

After identifying the above priority items, the Committee determined their top three (3) priorities from that list:

- 1) **Climate Change**
- 2) **Chloramine in Water**
- 3) Tie between **Stormwater Quality** and **Solid Waste Management**

Note: these priority items were identified, but not finalized, with the understanding that absent Committee members will have an opportunity to share their input at the next meeting, before finalized Work Plan priorities are forwarded to Council.

ACTION ITEM: Email from R. Hynes, Committee member, providing Work Plan priority item input for discussion, to be added as an On-Table item.

ACTION ITEM: Staff to provide copies of

- a) Building Step Code (Energy Step Code) template, and
- b) Climate Action Revenue Incentive Program (CARIP) reporting template.

7. **OTHER BUSINESS**

None

8. **INFORMATION**

8.1 **COMMITTEE ACTION TRACKING**

Corporate Administration provided the Committee's new action-tracking document for information.

ACTION ITEM: Next meeting agenda to include an update from the Director of Engineering & Municipal Operations on the status of previous and outstanding Committee recommendations that were sent to Council.

ACTION ITEM: Staff to provide copies of

- a) The Integrated Storm Water Management Plan and,
- b) City's Aquifer Protection Plan document.

ACTION ITEM: Director of Engineering & Municipal Operations to provide an overview of previous budget submission items regarding stormwater treatment and aquifer protection plans during the next meeting.

9. **2021 MEETING SCHEDULE**

2021-EAC-003: It was MOVED and SECONDED

THAT the Environmental Advisory Committee approves the following schedule of meetings (taking place from 4:00 to 6:00 p.m.) as follows:

- July 22, 2021;
- September 23, 2021;
- October 28, 2021; and,
- November 25, 2021.

Motion CARRIED

10. **CONCLUSION OF THE JULY 22, 2021 ENVIRONMENTAL ADVISORY COMMITTEE MEETING**

The Chairperson concluded the meeting at 5:57 p.m.

Councillor Kristjanson,
Vice-Chairperson



Janessa Auer, Committee Clerk



Housing Advisory Committee

Minutes

July 27, 2021, 4:00 p.m.

Via Microsoft Teams

PRESENT:	Councillor Manning, Chairperson (non-voting) Councillor Fathers, Vice-Chairperson (non-voting) Abhishek Mangain, Community Member Brian Hagerman, Community Member Chris Harris, Community Member Gary Quinn, Community Member Stephen Crozier, Community Member
GUESTS:	Jada Basi, CitySpaces Consulting Anji Rana, CitySpaces Consulting
NON-VOTING ADVISORS:	Heather Martin, Semiahmoo Seniors' Planning Table representative
ABSENT:	Marie Sabine, Community Member Greg Duly, Community Member
STAFF:	Greg Newman, Manager of Planning Chloe Richards, Committee Clerk

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:01 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2021-HAC-001: It was MOVED and SECONDED

THAT the Housing Advisory Committee amend the July 27, 2021 agenda to include, as an on table item, Item 8: Acquisition of Property for Affordable Housing Corporate Report;

AND THAT the agenda be adopted as amended.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2021-HAC-002: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the minutes of the April 28, 2021, meeting as circulated.

Motion CARRIED

4. **INTRODUCTIONS**

Roundtable introductions took place.

5. **REVIEW OF THE COMMITTEE TERMS OF REFERENCE AND COMMITTEE MANDATE**

The Manager of Planning provided a presentation on the Committee Terms of Reference and mandate.

6. **PRESENTATION OF DRAFT HOUSING NEEDS ENGAGEMENT SUMMARY REPORT**

Jada Basi and Anji Rana from CitySpaces Consulting provided a presentation on the draft Housing Needs Engagement Summary Report. It was noted that there is a need for affordable housing units.

C. Harris entered the meeting at 4:38 p.m.

B. Hagerman left the meeting at 5:31 p.m.

J. Basi left the meeting at 5:50 p.m.

A. Rana left the meeting at 5:50 p.m.

7. **2021 - 2022 WORK PLAN**

Item 7, *2021 - 2022 Work Plan*, will be discussed at the following Housing Advisory Committee meeting.

8. **AQUISITION OF PROPERTY FOR AFFORDABLE HOUSING CORPORATE REPORT**

The Manager of Planning provided an overview of the Acquisition of Property for Affordable Housing Corporate Report.

9. **OTHER BUSINESS**

No other business.

10. **INFORMATION**

10.1 **COMMITTEE ACTION TRACKING**

Corporate Administration provided the action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.

11. **2021 MEETING SCHEDULE**

Motion Number 2021-HAC-003: It was MOVED and SECONDED

THAT the Housing Advisory Committee approves the following schedule of meetings (taking place from 4:00 p.m. to 6:00 p.m.):

- July 27, 2021;
- September 28, 2021;
- October 26, 2021; and,
- November 23, 2021.

Motion CARRIED

12. **CONCLUSION OF THE JULY 27, 2021, HOUSING ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:00 p.m.

A. Manning, Chairperson



C. Richards, Committee Clerk

UNAPPROVED



At-Risk and Priority Population Task Force

Minutes

July 29, 2021, 4:00 p.m.

Via Microsoft Teams

PRESENT: Councillor Patton, Co-Chairperson (City of Surrey) (non-voting)
Councillor Guerra, Co-Vice-Chairperson (City of Surrey) (non-voting)
Councillor Manning, Co-Vice-Chairperson (non-voting)
Kathy Booth, Peninsula United Church
Bruce Strom, Options BC
David Young, Sources BC
Adrianna Spyker, Peninsula Homeless to Housing Task Force

GUEST: Jada Basi, CitySpaces Consulting (left the meeting at 4:40 p.m.)

ABSENT: Mayor Walker, Co-Chairperson
Meryl McDowell, Fraser Health
Tsitsi Watt, BC Housing

NON-VOTING ADVISORS: Rémi Dubé, Acting Planning & Development Department General Manager, City of Surrey
Jonquil Hallgate, Friendship Boulevard Foundation

STAFF: Eric Stepura, Director of Recreation and Culture
Chloe Richards, Committee Clerk

1. CALL TO ORDER

The Chairperson called the meeting to order at 4:10 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2021-ARPPTF-008: It was MOVED and SECONDED

THAT the At-Risk and Priority Population Task Force adopts the agenda for July 29, 2021, as circulated.

3. **ADOPTION OF MINUTES**

Motion Number 2021-ARPPTF-009: It was MOVED and SECONDED

THAT the At-Risk and Priority Population Task Force adopts the minutes of the July 15, 2021, meeting as circulated.

4. **DRAFT HOUSING NEEDS ENGAGEMENT SUMMARY REPORT**

Jada Basi from CitySpaces Consulting provided a presentation on the City of White Rock's Draft Housing Needs Engagement Summary Report. It was noted that affordable housing units are missing in White Rock.

It was noted that the City of Surrey is currently conducting a Housing Needs Report for all of Surrey and has found similar findings to those of the City of White Rock's report.

Jada Basi left the meeting at 4:40 p.m.

5. **2021-2022 WORK PLAN PRIORITY ITEMS**

The Task Force continued discussion pertaining to their three identified Work Plan priority items:

1. Location of a shelter for this fall, in time for when extreme weather may be experienced;
2. Exploring grant funding options; and,
3. Exploring the idea of a full-time shelter in the South Surrey and White Rock area.

The following updates and discussion were noted:

- **Item 1 of the Work Plan:** B. Strom, Options BC, is currently in discussion with two organizations for an Emergency Weather Response shelter which would be suitable for the Fall.

- **Item 2 of the Work Plan:** An application was submitted for the Provincial Government's Homelessness Community Action Grant Program. The Task Force was approved for a \$25,000 grant. An additional \$25,000 may be available if the criteria outlined in the application are met.
- **Item 3 of the Work Plan:** It was noted that the term "full-time shelter" should be changed to "permanent housing" to reflect the goal more accurately and to create more of a transitional housing.

6. **OTHER BUSINESS**

None

7. **INFORMATION**

7.1 **COMMITTEE ACTION TRACKING**

Corporate Administration provided an action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.

8. **2021 MEETING SCHEDULE**

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

- Thursday, July 29, 2021
- Thursday, September 2, 2021
- Thursday, September 16, 2021
- Wednesday, September 29, 2021
- Wednesday, October 13, 2021
- Wednesday, October 27, 2021
- Wednesday, November 10, 2021
- Wednesday, November 24, 2021

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

9. **CONCLUSION OF THE JULY 29, 2021, AT-RISK AND PRIORITY
POPULATION TASK FORCE MEETING**

The Chairperson declared the meeting concluded at 5:20 p.m.

Councillor Patton, Chairperson


C. Richards, Committee Clerk

UNAPPROVED



At-Risk and Priority Population Task Force

Minutes

September 2, 2021, 4:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker, Co-Chairperson
Councillor Patton, Co-Chairperson
Councillor Guerra, Co-Vice-Chairperson
Kathy Booth, Peninsula United Church
Bruce Strom, Options BC
David Young, Sources BC
Adrianna Spyker, Peninsula Homeless to Housing Task Force
(arrived at 4:08 p.m.)
Tsitsi Watt, BC Housing

GUESTS: Jonquil Hallgate, Surrey Road to Home Society
Dena Kae Beno, TRES Community Solutions
Rick Bayer, Peninsula Homeless to Housing Task Force (arrived
at 4:02 p.m.)
Cheryl Lightowlers, Peninsula United Church

ABSENT: Councillor Manning, Co-Vice-Chairperson
Meryl McDowell, Fraser Health
Chloe Good, HSABC

**NON-VOTING
ADVISORS:** Aileen Murphy, City of Surrey Social Planner

STAFF: Eric Stepura, Director of Recreation and Culture
Kale Pauls, White Rock RCMP Staff Sargent
Debbie Johnstone, Deputy Corporate Officer

Mayor Walker assumed the role of Chairperson.

1. **CALL TO ORDER**

The Chairperson called the meeting to order at 4:01 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2021-ARPPTF-010

It was MOVED and SECONDED

THAT the At-Risk and Priority Population Task Force adopts the agenda for the September 2, 2021, meeting as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number: 2021-ARPPTF-011

It was MOVED and SECONDED

THAT the At-Risk and Priority Population Task Force adopts the minutes of the July 29, 2021, meeting as circulated.

Motion CARRIED

4. **OVERVIEW OF THE WHITE ROCK / SOUTH SURREY HOMELESSNESS COMMUNITY ACTION GRANT**

R. Bayer, Peninsula Homeless to Housing Task Force, entered the meeting at 4:04 p.m.

A. Spyker, Peninsula Homeless to Housing Task Force, entered the meeting at 4:08 p.m.

Guests, J. Hallgate, Surrey Road to Home Society, and D. Kae Beno, TRES Community Solutions, provided an overview of the White Rock/South Surrey Homelessness Community Action Grant, including a PowerPoint presentation on the White Rock/South Surrey Vulnerable Persons Project work plan.

Further updates will be provided to the Task Force as this project progresses.

5. **2021-2022 WORK PLAN PRIORITY ITEMS**

The Task Force further discussed their three (3) identified Work Plan priority items. The following updates were provided:

1. Location of a shelter for this fall, in time for when extreme weather may be experienced.

The City of Surrey, together with Options and HSA, have been in contact with the Mount Olive Lutheran Church to use this space as an extreme weather shelter effective fall 2021. Mount Olive Lutheran Church is agreeable to the shelter in principle; however, budget approval will still be required from BC Housing. The City of Surrey has had their Fire Department perform an inspection of the church and are currently working on a draft agreement.

2. Exploring grant fund options.

There are no updates at this time.

3. Exploring the idea of a full-time shelter (or "permanent housing") in the South Surrey and White Rock area.

It was noted that the City of Surrey is still interested in modular housing with the intention to locate land for this in White Rock, which would then be purchased by the City of Surrey. In order to run the shelter, it was noted that BC Housing could work with a non-profit organization. A level of urgency on this project was noted (if it cannot progress quickly in the next few months it may need to wait to be addressed until later next year).

The Chief Administrative Officer from White Rock and City Manager from Surrey will be looking into this, as well as what type of housing (modular, permanent etc.) could be required.

The Task Force noted the following discussion points:

- A population needs assessment should be considered in order to address the housing concerns specifically for the White Rock/ South Surrey area;
- Ensuring that services are available in the selected area is an important consideration. It would also be important to determine the type of services that may be required;
- The White Rock/ South Surrey Homelessness Community Action Grant would be looking into demographics which could be useful information for this process; and,
- The 'housing first' model was discussed.

6. OTHER BUSINESS

None.

7. INFORMATION

R. Bayer, Peninsula Homeless to Housing Task Force, noted that a food security discussion would be taking place with several community stakeholders on Wednesday, September 8th.

7.1 COMMITTEE ACTION TRACKING

Corporate Administration provided the action-tracking document to the Task Force for information. This spreadsheet will be updated after each meeting and provided to members for information.

8. 2021 MEETING SCHEDULE

The following meeting schedule was approved by the Task Force and was provided for information purposes:

- Thursday, September 2, 2021;
- Thursday, September 16, 2021;
- Wednesday, September 29, 2021;
- Wednesday, October 13, 2021;
- Wednesday, October 27, 2021;
- Wednesday, November 10, 2021; and,
- Wednesday, November 24, 2021.

9. **CONCLUSION OF THE SEPTEMBER 2, 2021, AT-RISK AND PRIORITY
POPULATION TASK FORCE MEETING**

The Chairperson declared the meeting concluded at 5:07 p.m.



Mayor Walker , Chairperson

D. Johnstone, Deputy Corporate
Officer

UNAPPROVED

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: October 19, 2020
Council Resolution Number: 2017-309; 2020-511	
Originating Department: Planning and Development Services	Date last reviewed by the Land Use and Planning Committee: October 19, 2020

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 3 storeys in height 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 ~~three (3) storeys in height and/or~~ 1.75 FAR;
- b) In the Town Centre Transition land use designation for developments exceeding ~~four (4) storeys in height and/or~~ 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 ~~three (3) storeys in height~~ 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 m² for FAR of 1.75 to ~~5.44.0~~.
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 m² 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 m² for FAR of 1.5 to ~~3.5~~2.8.
- b) For properties without existing purpose-built rental housing:
- \$0 for the 1st 1.5 FAR;
 - \$215 per m² for FAR of 1.5 to ~~32~~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 m² 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 ~~on~~ upon the recommendations of the City's 2016 Rental Housing Task Force 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 ~~Rental Floorspace~~ Housing:

- Affordable ~~rental~~ housing developments are those in which ~~at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for~~ 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 ~~moderate-low~~ income households.
- Consider waiver of up to 100 percent of applicable community amenity contribution for affordable ~~rental floorspace~~ 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, ~~C~~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
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



POLICY TITLE: **TERMS OF REFERENCE:**
FINANCE AND AUDIT COMMITTEE

POLICY NUMBER: **COUNCIL - 145**

<i>Date of Council Adoption: June 15, 2015</i>	<i>Date of Last Amendment :January 28, 2019</i>
<i>Council Resolution Number: 2015-214; 2019-045</i>	
<i>Originating Department: Financial Services Dept.</i>	<i>Date last reviewed by the Governance and Legislation Committee: January 14, 2019</i>

Policy:

- A. The Finance & Audit Committee (the “Committee”) assists City Council (“Council”) in fulfilling its oversight responsibilities relating to finance & audit matters delegated to management by Council.
- B. In particular, the Committee assists Council by reviewing:
- i) Key financial information that will be provided to the province or made public;
 - ii) Strategic financial plans, operating, utilities and capital budgets;
 - iii) External and internal audit activities;
 - iv) Reports and information regarding City reserves; and,
 - v) Other financial issues/matters that may arise.

II. COMPOSITION, OPERATIONS AND ACCOUNTABILITY OF THE COMMITTEE

- A. This Standing Committee shall be comprised of all members of Council. The Committee and Committee Chair (“Chairperson”) shall be appointed by the Mayor who will utilize the approved Deputy Mayor rotation (current Deputy Mayor when a meeting is called will be the Chairperson).

- B. The Committee shall meet at least four times each year.
- C. The Committee shall forward matters onto Council that are pertaining to Council policy, bylaws and legislated items that require a decision of Council; all other matters will be handled at the Committee level.
- D. The City's external auditors shall be invited to attend Committee meetings as the need arises and may be heard at those meetings on matters related to the external auditor's duties.
- E. The Committee shall have the right to form subcommittees as required. Subcommittees must provide recommendations to the Committee.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2394**



A Bylaw to adopt a Financial Plan for 2021 to 2025

WHEREAS the City Council of the Corporation of the City of White Rock is empowered by the provisions of Section 165 of the "Community Charter" to adopt a Financial Plan for the five-year period ending the thirty-first day of December 2025.

AND WHEREAS it is necessary for such Financial Plan to be amended

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

1. Schedules "A", "B", and "C" attached hereto and forming part of the "White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377", are hereby repealed and replaced by the Schedules "A", "B" and "C" attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the "White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 1, 2021, No.2394".

RECEIVED FIRST READING on the	day of	, 2021
RECEIVED SECOND READING on the	day of	, 2021
RECEIVED THIRD READING on the	day of	, 2021
ADOPTED on the	day of	, 2021

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule 'A' to Bylaw No. 2394, 2021

	2021	Budget Projections			
	Budget	2022	2023	2024	2025
REVENUE					
Municipal Taxation (see below)	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700
Utility Rates	13,326,800	13,978,600	14,663,300	15,458,600	16,296,400
Sale of Services	1,413,400	2,432,300	2,481,000	2,530,700	2,581,600
Grants from Other Governments (1)	16,620,900	558,100	526,200	859,500	865,500
Contributions (2)	4,447,200	442,300	1,321,900	1,657,200	1,364,300
Other Revenue	8,710,500	11,627,900	8,308,100	7,398,300	10,220,600
Interest and Penalties	1,284,402	1,749,663	1,761,675	1,752,830	1,810,732
Total Revenues	72,296,602	59,276,063	58,659,875	60,270,430	64,674,832
EXPENSES					
Operating Expenses	40,714,562	40,009,357	40,025,677	40,823,900	42,192,600
Interest and Bank Charges	694,700	694,700	687,000	681,300	681,300
Utility Purchases and Levies	1,832,400	2,033,700	2,273,400	2,557,300	2,966,100
Amortization	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Total Expenses	50,546,662	51,261,757	51,951,077	53,240,500	55,260,000
EXPENSES					
General Services					
Protective Services	12,667,600	13,072,500	13,391,600	13,731,500	14,078,600
Parks, Recreation and Culture	8,525,100	9,300,900	9,495,900	9,579,500	9,775,500
Transportation, Engineering and Operations	10,128,800	8,970,300	9,161,500	9,259,300	9,438,400
General Government	8,677,600	8,998,400	9,106,500	9,352,900	9,570,600
	39,999,100	40,342,100	41,155,500	41,923,200	42,863,100
Utilities Services					
Sanitary Sewer Utility	3,432,162	3,282,157	3,540,777	3,864,800	4,322,400
Drainage Utility	1,159,400	1,303,800	1,319,400	1,351,100	1,396,100
Solid Waste Utility	1,348,300	1,305,100	1,327,600	1,348,500	1,368,800
Water Utility	3,913,000	4,333,900	3,920,800	4,071,600	4,628,300
	9,852,862	10,224,957	10,108,577	10,636,000	11,715,600
Fiscal Expenses					
Interest on Debt	694,700	694,700	687,000	681,300	681,300
Total Expenses	50,546,662	51,261,757	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,749,940	8,014,306	6,708,798	7,029,930	9,414,832
Reconciliation to Financial Equity					
Amortization of Tangible Capital Assets	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Capital Expenses (Schedule B)	(57,114,000)	(13,120,000)	(15,027,000)	(12,475,000)	(19,964,000)
Debt Retirement	(725,400)	(749,000)	(773,400)	(780,600)	(805,800)
Internal Charges	(2,044,600)	(2,086,300)	(2,128,200)	(2,169,900)	(2,212,700)
Internal Recoveries	2,044,600	2,086,300	2,128,200	2,169,900	2,212,700
CHANGE IN FINANCIAL EQUITY (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Financial Equity, beginning of year	83,921,157	55,136,697	57,806,003	57,679,401	60,631,731
FINANCIAL EQUITY (Reserves), end of year	\$ 55,136,697	\$ 57,806,003	\$ 57,679,401	\$ 60,631,731	\$ 58,696,763

Notes:

(1) Includes capital grants noted on Schedule B.

(2) Includes capital contributions and DCCs noted on Schedule B.

Municipal Taxation					
Property Taxes	\$ 26,202,400	\$ 28,190,500	\$ 29,300,400	\$ 30,310,100	\$ 31,226,400
Parcel Taxes	5,200	5,200	-	-	-
Grant-in-Lieu of Taxes	263,000	268,200	273,500	278,900	284,500
Utilities 1%-in-Lieu of Taxes	22,800	23,300	23,800	24,300	24,800
	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN**

Schedule 'A' to Bylaw No. 2394, 2021

(continued)

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue purposed to be raised from each funding source. Property taxes form the largest portion of revenues. They provide a stable and consistent source of revenues to pay for many services, such as police and fire protection that are difficult or undesirable to fund on a user-pay basis.

Utilities' rates are the City's second largest reliable component of planned revenues. These revenues pay for services including water, sewer, drainage and solid waste and are charged on a user-pay basis. This basis attempts to fairly apportion utility service costs to those that make use of these services.

Other revenue sources, including sale of services, interest and penalties, government grants and contributions make up the remainder of total revenues. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Revenue Source	% Total Revenue
Taxation	37%
Utility Rates	18%
Sale of Services	2%
Gov't Grants	23%
Contributions	6%
Other Revenue	12%
Interest & Penalties	2%
	100%

Distribution of Property Taxes Between Property Classes:

The following table provides the distribution of property tax revenue between property classes. The City's primary goal is to set tax rates that are sufficient, after maximizing non-tax revenues, to provide for service delivery; city assets; and maintain tax stability. This is accomplished by maintaining the historical relationship between the property classes and applying the same annual tax rate increase across all Classes. A secondary goal is to set tax rates that are competitive within the region.

Class No	Property Class	o/o Tax Burden
1	Residential	91%
2	Utilities	<1%
5	Light Industry	<1%
6	Business	8%
8	Recreation/Non-Profit	<1%
		100%

Use of Permissive Exemptions:

The City's Annual Municipal Report contains a list of permissive exemptions granted for the year and the amount of tax revenue foregone. Permissive tax exemption is granted to not-for-profit institutions as per City policy and includes exemptions for religious institutions, service organizations and cultural institutions that form a valuable part of our community. Each year organizations can make an application for permissive exemption which are reviewed on a case-by-case basis.

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2394, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The figures in this Schedule are included in the consolidated figures in Schedule A.

	2021 Budget	Budget Projections			
		2022	2023	2024	2025
CAPITAL EXPENSES					
Municipal Engineering and Operations	\$ 8,594,400	\$ 2,411,000	\$ 3,387,000	\$ 2,955,000	\$ 6,332,000
Facilities	1,430,000	2,439,000	3,086,000	702,000	4,839,000
Vehicles	2,824,000	337,000	45,000	153,000	584,000
Parks	18,902,000	435,000	211,000	185,000	185,000
Protective Services	566,000	35,000	45,000	-	-
Information Technology	804,000	1,480,000	230,000	205,000	205,000
Parking	236,000	205,000	1,075,000	80,000	80,000
Capital Contingencies	1,100,000	1,200,000	1,300,000	1,400,000	1,400,000
Drainage Infrastructure	16,002,000	1,028,000	1,562,000	1,800,000	1,886,000
Sewer Infrastructure	2,960,000	675,000	2,223,000	2,070,000	2,023,000
Water Infrastructure	3,696,000	2,875,000	1,863,000	2,925,000	2,430,000
Total Capital Expenses	\$ 57,114,400	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000
FUNDING SOURCES					
Reserve Funds	36,861,200	12,715,100	13,760,100	10,539,500	18,341,400
Development Cost Charges	897,100	129,800	1,055,900	1,302,200	1,089,300
Grants from Other Governments	16,070,400	37,600	-	333,300	333,300
Contributions	3,285,300	237,500	211,000	300,000	200,000
Total Funding Sources	\$ 57,114,000	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED STATEMENT OF RESERVES AND DEVELOPMENT COST CHARGES
Schedule 'C' to Bylaw No. 2394, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The reserve figures in this Schedule are included in the consolidated figures in Schedule A.
Development Cost Charges are provided for information, but are deferred charges rather than reserves.
Statutory reserves were established by bylaw in accordance with BC Municipal Legislation.

FINANCIAL EQUITY (RESERVES)	2021	Budget Projections			
	Budget	2022	2023	2024	2025
Transfers (to) from:					
Operating Program	8,076,740	15,384,406	13,633,498	13,491,830	16,406,432
Capital Program	(36,861,200)	(12,715,100)	(13,760,100)	(10,539,500)	(18,341,400)
Change in Financial Equity (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Change in Financial Equity (Reserves)	(28,784,460)	2,669,306	(126,602)	2,952,330	(1,934,968)
Financial Equity, Beginning of Year	83,921,157	55,136,697	57,806,003	57,679,401	60,631,731
Financial Equity, End of Year	55,136,697	57,806,003	57,679,401	60,631,731	58,696,763
CHANGE IN FINANCIAL EQUITY (RESERVES)					
Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(20,959,888)	463,121	1,059,199	1,615,730	(6,918,344)
Statutory Reserves					
Land Sale Reserve	4,349	4,435	4,524	4,614	4,707
Equipment Replacement Reserve	(1,492,678)	354,446	752,802	699,777	602,363
Capital Works Reserve	(1,121,254)	(944,608)	(1,405,678)	1,180,088	1,148,342
Local Improvement Reserve	673	687	701	714	729
Community Amenity Reserve	(5,250,662)	2,756,225	(572,150)	(583,593)	3,192,235
Change in Financial Equity (Reserves)	\$ (28,784,460)	\$ 2,669,306	\$ (125,602)	\$ 2,952,330	\$ (1,934,968)
FINANCIAL EQUITY (RESERVES) BALANCES					
Accumulated Surplus	\$ 8,806,060	\$ 8,841,060	\$ 8,876,060	\$ 8,911,060	\$ 8,946,060
Non-Statutory Reserves	28,925,925	29,389,046	30,447,245	32,062,975	25,144,631
Statutory Reserves					
Land Sale Reserve	221,762	226,197	230,721	235,335	240,042
Equipment Replacement Reserve	3,846,401	4,200,847	4,953,649	5,653,426	6,255,789
Capital Works Reserve	5,425,939	4,481,331	3,075,653	4,255,741	5,404,083
Local Improvement Reserve	34,338	35,025	35,726	36,440	37,169
Community Amenity Reserve	7,876,272	10,632,497	10,060,347	9,476,754	12,668,989
Total Statutory Reserves	17,404,712	19,575,897	18,356,096	19,657,696	24,606,072
Total Financial Equity (Reserves)	\$ 55,136,697	\$ 57,806,003	\$ 57,679,401	\$ 60,631,731	\$ 58,696,763
DEVELOPMENT COST CHARGES (DCC RESERVES)					
Change in Statutory DCC Reserves					
Highways DCC	\$ (112,922)	\$ 157,115	\$ (282,526)	\$ (357,766)	\$ (418,552)
Drainage DCC	(340,204)	145,568	(104,222)	(141,556)	(154,487)
Parkland DCC	468,202	487,666	507,520	517,669	517,924
Sanitary DCC	29,647	40,340	(198,729)	(252,698)	(72,922)
Water DCC	80,639	92,351	104,299	12,454	96,534
Change in Statutory DCC Reserves	\$ 125,362	\$ 923,040	\$ 26,342	\$ (221,897)	\$ (31,503)
Statutory DCC Reserves					
Highways DCC	\$ 3,392,530	\$ 3,549,645	\$ 3,267,119	\$ 2,909,353	\$ 2,490,800
Drainage DCC	2,745,545	2,891,113	2,786,890	2,645,334	2,490,847
Parkland DCC	6,653,108	7,140,774	7,648,294	8,165,963	8,683,887
Sanitary DCC	911,488	951,828	753,100	500,402	427,481
Water DCC	1,370,451	1,462,802	1,567,101	1,579,555	1,676,089
Total Statutory DCC Reserves	\$ 15,073,122	\$ 15,996,162	\$ 16,022,504	\$ 15,800,607	\$ 15,769,104

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2389**



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

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

The Peninsula Productions Society has leased a building located at 14600 North Bluff Road from the Corporation of the City of White Rock ("the City"). The City and Peninsula Productions Society are negotiating a second five (5) year term to commence January 1, 2022. 14600 North Bluff Road is legally described as:

Parcel Identifier: 008-523-444

Lot 97, Section 10, Township 1, Part NW 1/4.

New Westminster District, Plan 38518

(the "Lands")

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

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

1. The premise described in the lease, as shown outlined in red on Schedule A, is hereby exempt from municipal taxation for the calendar years 2022 through 2026 provided that the new five (5) year lease is successfully negotiated. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

3. This bylaw may be cited for all purposes as the “*2022 – 2026 Permissive Tax Exemption Peninsula Productions Society, Bylaw 2021, No 2389*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

SCHEDULE A



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2390**



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

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

The White Rock Tennis Club has a licence to a portion of the land and improvements located at 14560 North Bluff Road from the Corporation of the City of White Rock ("the City"). 14560 North Bluff Road is legally described as:

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

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

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

1. The premise described in the licence, as shown outlined in red on Schedule A, is hereby exempt from municipal taxation for the calendar years 2022 through 2026. Schedule A is attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the licence and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the licence.

3. This bylaw may be cited for all purposes as the “2022 - 2026 *Permissive Tax Exemption White Rock Tennis Club Bylaw 2021, No. 2390*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

SCHEDULE A



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2391**



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

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

Various social service agencies have leased certain parts of the facility known as the Horst and Emmy Werner Centre for Active Living ("CAL"), located at 1475 Anderson St, from the Corporation of the City of White Rock ("the City"). The CAL is legally described as:

Parcel Identifier: 008-523-444
Lot 97, Section 10, Township 1
New Westminster District, Plan 38518

(the "Lands")

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

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

1. Each of the Premises described in the leases as particularized in section 3 are hereby exempt from municipal taxation for the calendar year 2022.
2. The Conditions imposed on each tenant are as outlined in each of their leases of their respective Premises and are conditions precedent to the municipal tax exemption granted by this bylaw.
3. The tenants and Premises that are exempt from taxation are:
 - (a) White Rock South Surrey Stroke Recovery Association (Premises shown in green on Schedule A);
 - (b) Alzheimer Society of BC (Premises shown in blue on Schedule A); and
 - (c) White Rock/South Surrey Division of Family Practice Society (Premises shown in yellow on Schedule A).

Schedule A is attached to and forms part of this bylaw.

White Rock/South Surrey Division of Family Practice Society and Alzheimer Society of BC have leases for 2022, the City is in the process of negotiating the lease for the White Rock South Surrey Stroke Recovery Association. The permissive exemption for White Rock South Surrey Stroke Recovery Association is contingent upon successful negotiation of the lease, the current lease expires September 30, 2021.

4. This bylaw may be cited for all purposes as the “2022 *Permissive Tax Exemptions Centre for Active Living Bylaw 2021, No. 2391*”.

RECEIVED FIRST READING on the _____ day of _____

RECEIVED SECOND READING on the day of

RECEIVED THIRD READING on the day of

ADOPTED on the _____ day of _____

MAYOR

CITY CLERK

Schedule A



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2396**



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

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

The Peace Arch Curling Club has a lease to a portion of the land and improvements located at 1475 Anderson Street from the Corporation of the City of White Rock ("the City"). 1475 Anderson Street is legally described as:

Parcel Identifier: 008-523-444

Lot 97, Plan NWP38518, Section 10, Township 1, New Westminster District (the "Lands")

Peace Arch Curling Club's leased portion of the property is shown outlined in bold on the plans attached hereto as Appendix "A", "B" and "B-1".

The lease is a 25 year lease that commenced on February 23, 2010, and was subject to a previous 10 year permissive tax exemption which expires Dec 31, 2021. Pursuant to section 224 of the *Community Charter*, the City of White Rock wishes to grant another ten (10) year municipal property tax exemption in respect of the leased property with improvements.

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

1. The premise described in the lease and the appendices is hereby exempt from municipal taxation for the calendar years 2022 through 2032. Appendix "A", "B" and "B-1" are attached to and forms part of this bylaw.
2. The Conditions imposed on the tenant are as outlined in the lease and are conditions precedent to the municipal tax exemption granted by this bylaw. The municipal tax exemption granted for the premise terminates upon the termination of the lease.

3. This bylaw may be cited for all purposes as the “*2022 - 2032 Permissive Tax Exemption Peace Arch Curling Club Bylaw 2021, No. 2396*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF WHITE ROCK BYLAW 2392



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

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

The following social service organizations have made application for permissive tax exemption grants for said lands with improvements listed below in the City of White Rock, the said lands being legally described as:

Options Community Services Society	Parcel Identifier: 000-452-505 Lot 1, Block 21, Section 11, Township 1, New Westminster Land District, Plan NWP11178
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 005-113-521 Lot 12, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-941 Lot 13, Block N 1/2 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 009-218-173 Lot 33, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP24976
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 001-829-653 Lot 16, Block 6, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital and Community Health Foundation	Parcel Identifier: 010-362-967 Lot 17, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP18167
Peace Arch Hospital Auxiliary Society	Parcel Identifier: 012-364-096 Lot 7, Block 5, Part NE ¼, Section 10, Township 1, New Westminster Land District, Plan NWP1864

Sources Community Resources Society	Parcel Identifier: 011-232-099 Lot “B”, Block 7, Part E ½, Section 11, Township 1, New Westminster Land District, Plan NWP7459
White Rock Players’ Club	Parcel Identifier: 011-306-599 Lot 3 Except: West 7 Feet, Part NW ¼, Section 11, Township 1, New Westminster Land District, Plan NWP8437

(the “Lands”)

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

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

1. The Lands and improvements thereon are hereby exempt from municipal taxation for the calendar year 2022.
2. This bylaw may be cited for all purposes as the “*2022 Annual Permissive Tax Exemptions Bylaw 2021, No. 2392*”.

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
RECEIVED THIRD READING on the	day of
ADOPTED on the	day of

MAYOR

CITY CLERK

**THE CORPORATION OF THE
CITY OF WHITE ROCK**
BYLAW NO. 2393



A Bylaw to establish the rules of procedure for
Council and Committee Meetings.

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

PART 1 – INTRODUCTION

Title

1. This Bylaw may be cited as the “*Council and Committee Procedure Bylaw, 2021 No. 2393*”.

Definitions

2. In this bylaw:
 - (a) ‘Advisory Body’ means any committee, sub-committee, task force, board, panel etc. that has been established by Council.
 - (b) ‘City’ means the City of White Rock.
 - (c) ‘Chief Administrative Officer’ is the staff person whose responsibilities are outlined under Chief Administrative Officer in the *Community Charter*, and as set out in the City’s Officer and Indemnification Bylaw.
 - (d) ‘Chairperson’ means the presiding member of a meeting.
 - (e) ‘Closed Meeting’ means a meeting that the public are not permitted to attend in accordance with the *Community Charter*.
 - (f) ‘Committee’ means a standing, select, task force, panel or advisory committee, but does not include Committee of the Whole.
 - (g) ‘Committee Clerk’ is the person who is responsible for establishing an agenda, with other City staff and the Chairperson, taking the minutes at a meeting of a Committee and advising in regard to meeting procedure.
 - (h) ‘Committee Member’ is a person who is appointed by the Mayor or City Council to a standing, select, advisory, task force. panel or other Committee.
 - (i) ‘Committee of the Whole’ (COTW) refers collectively to those members of Council present when Council moves to sit as a Committee.
 - (j) ‘Council’ is the Mayor and Councillors duly elected in the City of White Rock and who continue to hold office.

- (k) ‘Councillor’ is a Councillor duly elected in the City of White Rock and who continues to hold office.
- (l) ‘Council Liaison’ is a Councillor appointed to represent the City/Council on any Advisory Body or external group or organization (eg: select committee, regional committee, local organization, etc.)
- (m) ‘Delegation’ refers to an individual or group bringing information to Council at a meeting on a topic specified on a “Request to Appear as a Delegation” form.
- (n) ‘Deputy Mayor’ is the Councillor who, in accordance with Part 3 of this Bylaw, is responsible for acting in the place of the Mayor when the Mayor is absent or otherwise unable to act or when the office of the Mayor is vacant.
- (o) ‘Director of Corporate Administration’ is the staff person with the responsibilities of the Corporate Officer as outlined in the *Community Charter* and as set out in the City’s Officer and Indemnification Bylaw.
- (p) ‘Electronic or other communication facilities’ means a way for meeting participants to hear or watch and hear the meeting (electronically or via telephone) being conducted when not able to physically do so or for a scheduled meeting to be held by electronic means.
- (q) ‘Mayor’ is the Mayor duly elected in the City of White Rock and who continues to hold office.
- (r) ‘Member’ is a Member of Council including the Mayor or a person appointed to an Advisory Body or to a Committee, as defined in this bylaw, by Council and/or by the Mayor.
- (s) ‘Presentation’ refers to an individual or group that has been requested by the Mayor, Council or staff in order to inform or update Council on a subject relevant to City business, when possible the topic is already scheduled to be discussed on the agenda. The presenter’s name and, if applicable, title to the organization, and topic will be placed on the meeting agenda.
- (t) ‘Presiding Member’ is the person who is responsible for chairing the meeting.
- (u) ‘Public Hearing’ means a hearing that is required according to the *Local Government Act*, for the purposes of this bylaw where public hearing is noted will also include public meetings.
- (v) ‘Public Notice Posting Place’ is the notice board placed outside the main front door at the City Hall.
- (w) ‘Quorum’ means a majority of all of its Council or Committee voting members that must be present in order to conduct official business (any matters requiring a vote, including adoption of the agenda, minutes, etc.).
- (x) “Standing Committee” means an Advisory Body established by the Mayor for matters the Mayor considers would be better dealt with by committee. The Mayor makes the appointments to these committees where in accordance with the *Community Charter* at least half of their membership are members of Council.

- (y) “Select Committee” means an Advisory Body established and appointed by Council to consider or inquire into any matter and to report its findings and/or opinions through recommendations to the Council. At least one (1) member of a select committee must be a Member of Council.
- (z) “Task Force” means and Advisory Body established and appointed by Council to consider or inquire into a specific subject matter or action and to report its findings and/or opinions to the Council. At least one (1) member of a Task Force must be a Member of Council.
- (aa) ‘Working Group’ means a group formed by an Advisory Body for the limited purpose of:
 - a) Gathering, summarizing, or preparing a presentation of information including research and analysis to deliver to the originating Advisory Body.
 - b) Carrying out a specific prescribed activity (eg. Setting up a parade float).

Application of Rules of Procedure

- 3. (1) The provisions of this Bylaw apply to all meetings of Council, COTW and all Advisory Bodies / Committees.
- (2) In cases not provided for under this Bylaw, the latest edition of Robert’s Rules of Order will apply to the proceedings of Council, COTW, and Advisory Bodies / Committees to the extent that those rules are:
 - (a) applicable in the circumstances, and
 - (b) not inconsistent with the provision of this Bylaw the *Community Charter* or *Local Government Act*.

PART 2 – COUNCIL MEETINGS

Inaugural Meeting

- 4. (1) Following a general local government election, the inaugural meeting (the first meeting of the newly elected Council) must be held on the first Monday in November in the year of the scheduled Local Government election.
- (2) If a quorum of members elected at the general local election has not taken office by the date of the meeting referred in subsection (1), the first Council meeting will be called by the Director of Corporate Administration and held as soon as reasonably possible after a quorum of members has taken office.

Time and Location of Meetings

5. (1) Council meetings will take place within City Hall, unless another location is deemed necessary by the Mayor or staff in the circumstance when it is anticipated more public to attend than City Hall can accommodate. The meeting location will be stated on the meeting agenda and the meeting notice (when applicable).
- (2) Regular Council meetings will:
- (a) be held on Mondays, in accordance with the schedule adopted by resolution by Council on or before December 31 of the preceding year;
 - (b) commence in accordance with the approved regular Council meeting schedule posted at the Public Notice Posting Place; generally, but not exclusively, at 7:00 p.m.; if there is a public hearing scheduled on the same evening as the regular meeting, the regular meeting will begin at the scheduled start time and then be reconvened following conclusion or adjournment of the public hearing;
 - (c) Earlier start times for a regular meeting or public hearing may be scheduled when circumstances warrant, as approved by the Mayor (including but not limited to: high volume of business, special presentation(s) or a large public hearing is anticipated); and
 - (d) be concluded or adjourned at 9:30 p.m. unless Council resolves to proceed beyond that time in accordance with Section 37 of this bylaw.
- (3) Council Meetings may:
- (a) be cancelled by resolution by Council, provided that two (2) consecutive meetings are not cancelled.
- (4) Special Council meetings may be called:
- (a) by the Mayor at their discretion; or
 - (b) by two (2) or more Council Members, in writing, requesting the Mayor to call a Special Council meeting;
 - (c) by two (2) or more Council Members if:
 - Within 24 hours after receiving a request under paragraph (b), and no arrangements are made under paragraph (a) for a special Council meeting to be held within the next seven (7) days, or
 - both the Mayor and the Acting Mayor are absent or otherwise unable to act.
- (5)(a) Closed Meetings of Council may be called so that Council may consider a subject matter that is identified in section 90 of the *Community Charter*.

- (b) Any items which, in the opinion of Council, do not comply with the Closed Meeting criteria specified in the *Community Charter* must be deleted from the agenda of the Closed Meeting and be referred to:
 - i. a future Regular Council Meeting as an additional item; or
 - ii. a committee; or to
 - iii. staff.
- (c) Information considered in any part of a Closed Meeting of Council must be kept in confidence until Council releases the information to the public or are disclosed in accordance with law. The consequences of a Member breaching the duty of confidentiality may include, but are not limited to: motions by Council to censure the Member, removal of the Member from the Deputy Mayor rotation, removal of the Member from committees, court proceedings to recover damages from the Member, and court proceedings to obtain a statutory injunction (including contempt of court proceedings in the event of a continuing contravention).

Notice of Council Meetings

- 6. (1) In accordance with the *Community Charter*, Council will annually:
 - (a) adopt on or before December 31 a schedule of dates, times and places of Regular Council meetings for the following year and make the schedule available to the public by posting it at the Public Notice Posting Place; and
 - (b) give notice when the schedule of Regular Council meetings will be available at least once a year in accordance with sections 94 and 127 of the *Community Charter*.
- 7. (1) Except where notice of a special meeting is waived by unanimous vote of all members, a notice of the date, time and place of a special Council meeting will be given at least 24 hours before the time of a meeting by:
 - (a) posting a copy of the notice on the Public Notice Posting Place;
 - (b) leaving a copy of the notice for each Member in the member's mailbox at City Hall; and
 - (c) e-mailing Council.
- (2) The notice under subsection (1) will describe in general terms the purpose of the meeting and be signed by the Mayor, by Members who called a special meeting pursuant to section 5 (4) (c), or by the Director of Corporate Administration.

PART 3 – DESIGNATION OF COUNCILLOR TO ACT IN PLACE OF THE MAYOR

Deputy (Acting) Mayor

8. (1) Annually Council will designate the order in which each Member will serve as Deputy Mayor on a rotating basis. During an election year this will be conducted at the inaugural Council meeting. Amendments to the schedule must be made by Council resolution.
- (2) If both the Mayor and the Councillor appointed under section (1) are absent from a Council meeting, the Councillor that appears next on the rotation that is present at the Council meeting will act as Deputy Mayor and Chairperson for that Council meeting.
- (3) When the Mayor is absent or otherwise unable to act, or when the office of the Mayor is vacant, the Deputy Mayor:
 - (a) has the same powers and duties as the Mayor in relation to the applicable matter;
 - (b) must fulfill the responsibilities of the Mayor at the Council Meeting; and
 - (c) may sit in the Mayor's chair for the duration of the Council meeting.

PART 4 – COUNCIL PROCEEDINGS

Attendance of Public at Meetings

9. (1) Except where any provisions of section 90 of the *Community Charter* are under consideration, all Council meetings are open to the public.
- (2) Before closing a Council meeting or part of a Council meeting to the public, Council must adopt a resolution in a public meeting in accordance with the *Community Charter* that states:
 - The fact that the meeting or part of the meeting is to be closed;
 - The basis under the applicable subsection of section 90 of the *Community Charter* on which the meeting or part is to be closed; and
 - The meeting purpose.

- (3) This section applies to all meetings of the bodies referred to in the *Community Charter* including without limitation :
 - (a) Committee of the Whole (COTW);
 - (b) Standing, Select, Sub Committees;
 - (c) Parcel Tax Review Panel;
 - (d) Board of Variance, etc.;
 - (e) Advisory Committees; and
 - (f) Task Forces
- (4) Despite subsection (1), the Presiding Member may expel or exclude a person from a Council meeting for conduct that, in the opinion of the Presiding Member, is disrespectful to others, contravenes this Bylaw or rules established under this Bylaw or other enactment, or that interferes with, disrupts or impedes the Presiding Member in preserving order during the meeting.

Minutes of the Meetings

10. (1) Minutes of the proceedings of Council must be legibly recorded and certified as correct by the Director of Corporate Administration or designate and signed by the Mayor or Chairperson of the meeting, or at the next meeting at which the minutes are adopted.
- (2) The Director of Corporate Administration or designate is responsible for taking the meeting minutes and shall record that a Member has moved the motion and a Member has seconded the motion but need not record the names of the Members that move and second the motion.
- (3) Subject to subsection (4), minutes of the proceedings of Council must be open for public inspection at City Hall during its regular office hours and as technology permits available on the City website.
- (4) Subsection (3) does not apply to minutes of a Council meeting or that part of a Council meeting that is closed to the public.
- (5) The Director of Corporate Administration or designate is responsible for taking the meeting minutes and may make minor amendments to approved minutes including but not limited to typographical errors, sequential number errors, grammatical errors or completing missing information.

Council Seating Arrangements

11. (1) The Mayor shall designate each Councillor to a seat at the Council table at the beginning of the term.
- (2) As an exception to subsection (1), in the absence of the Mayor, the Member who is the Presiding Member of the meeting may sit in the Mayor's Chair.

Calling Meeting to Order

12. (1) As soon after the time specified to start a Council meeting, if there is quorum present, the Mayor must take the Chair as Chairperson and call the Council meeting to order.
- (2) If the Mayor is absent, then the Deputy Mayor must take the Chair as Chairperson and call the meeting to order.
- (4) If both the Mayor and Deputy Mayor are absent, the next on the rotation for Deputy Mayor that is in attendance must take the Chair as Chairperson and call the meeting to order.

Adjourning Meeting Where No Quorum

13. (1) If there is no quorum of Council present within 15 minutes of the scheduled start time for a Council meeting, the Director of Corporate Administration will:
 - (a) record the names of the Members present, and those absent; and
 - (b) adjourn the meeting until the next scheduled meeting stating date, time and location of the meeting.

Agenda

14. (1) Prior to each Council meeting, the Director of Corporate Administration will:
 - (a) in consultation with the Chief Administrative Officer and the Mayor, prepare an Agenda setting out all items for consideration at the meeting; and
 - (b) provide a copy of the Agenda by end of the day on the Wednesday prior to the meeting to each member of Council, through electronic means or in their mailbox at City Hall, or both, unless otherwise directed by the member of Council.
- (2) The deadline for items or submission to the Corporate Administration Department for inclusion on the agenda for Council, staff and the public is 8:30 a.m. on the Monday prior to the Council meeting. If a time-sensitive matter arises, the Director of Corporate Administration or the Chief Administrative Officer may, at their discretion, add agenda items following this deadline.

- (3) The Director of Corporate Administration will make the agenda available to the public after it has been sent to Council as follows:
 - a) A reading / reference copy will be available in the Administration office;
 - b) Photocopies of the agenda will be available upon request in accordance with the City's Fees and Charges Bylaw; and
 - c) On the City website, the Thursday prior to the Monday meeting subject to technical difficulties.

Order of Proceedings and Business

15. (1) The agenda order of proceedings and business for all regular Council meetings will be set in accordance with a separate council policy.

Late Items (On Table or Supplemental Agenda)

16. (1) An item of business not included on the Agenda must not be considered at a Council meeting unless Council resolves to permit the late item to be added to the agenda by vote of the majority of members present.
- (2) If the Council makes a resolution under subsection 16(1), information pertaining to the late item(s) must, when possible, be distributed to the Members by written copy or verbally.

If Council votes to permit the amendment to the agenda, the Chairperson or Director of Corporate Administration will advise if there is a written copy of the information to be supplied on table.

Electronic Participation of Meetings by Council Members and Committee Members

17. (1) Subject to this Section and Section 18, a Council or Committee Member who is unable to physically attend a meeting in person may, participate by means of electronic or other communication facilities if:
 - a) the facilities enable the meeting participants to hear or watch and hear the meeting participants; and
 - b) except for any part of the meeting that is closed to the public, the facilities enable the public to hear, or watch and hear, the meeting being conducted.
- (2) This section also permits for circumstance where a meeting is to be conducted only by means of electronic or other communication facilities.
- (3) Council, through Terms of Reference, may assign an Advisory Body / Committee to meet exclusively through electronic or other communication facilities.
- (4) A Council or Committee Member who intends to participate in a meeting by means of electronic or other communications facilities shall give the Director of

Corporate Administration, or staff within the Clerk's Office notice of this intention at least 24 hours prior to the meeting, or in the case of a special meeting for which notice has been waived, immediately following the vote to waive notice. Staff will, as soon as reasonably possible thereafter, provide the Council or Committee Member instructions on how to connect to and participate in the meeting by means of electronic or other communication facilities.

- (5) A Committee Member who participates in a meeting by means of electronic or other communication facilities must have their own equipment to participate where they can hear and or watch and hear the meeting being conducted.
- (6) A Council or Committee Member who participates in a meeting by means of electronic or other communication facilities shall be deemed to be present at the meeting and counted towards being in attendance (being part of the meeting quorum).
- (7) The Council or Committee Member who participates in a meeting under this Section or Section 18 will endeavor to:
 - a) verbally advise Council when they join the meeting and when they leave the meeting;
 - b) vote audibly so that their vote can be recorded in the minutes;
 - c) ensure they have a quiet area where there will be limited interruption and there is strong WIFI connection;
 - d) ensure clear sound through the feed and reduction of background noise by wearing earphones or ear buds that include a microphone;
 - e) ensure their camera remains on during the meeting in order to confirm there is meeting quorum, or if that is not possible, ensure they are voting verbally so the Chairperson is able to recognize the vote;
 - f) ensure their microphone is on mute when not speaking; and
 - g) subject to subsection (6), if intending to make or speak to a motion, declare a personal interest or conflict, or to other wise to speak at the meeting, raise their hand or use electronic program features to show their intention to speak, and to wait to be acknowledged by the Chairperson prior to speaking.
- (8) A Council or Committee Member participating in a meeting under this Section or Section 18 who want to raise a Point of Order may do so by speaking and then being acknowledged by the Chairperson in accordance with Section 25.

- (9) Should quorum be lost when there is electronic participation at a meeting the meeting will be concluded and remaining outstanding agenda items will be placed on the next scheduled Council or Committee agenda.
- (10) The Chairperson or other presiding Member may direct or cause a Member participating electronically to be muted if the Chairperson considers that is necessary to prevent disruption or ensure each person having a right to speak has a full opportunity to do so.

Full Electronic Participation of Meetings by Council Members in Extenuating Circumstance(s)

18. (1) Under extenuating circumstances (such as a state of emergency declared by the Federal or Provincial government or the City, or pursuant to a Provincial Health Order) full electronic meetings of Council and Committees may be held under the following conditions:
- (a) the Mayor, or if not available, the Deputy Mayor, has expressly approved the meeting to be held electronically;
 - (b) staff are able to secure the electronic equipment to facilitate the meeting; and
 - (c) at least one of either the Chief Administrative Officer or Corporate Officer or their Deputy will attend in person at the specified place;
 - (d) a Quorum required under section 129 of the *Community Charter* is able to attend in person or electronically; and
 - (e) the meeting is held in accordance with this Bylaw and any Federal or Provincial enactment or order pertaining to the meeting.
- (2) Public notice of a meeting held pursuant to this Section will be posted on the City's website and at the Public Notice Posting Place as soon as possible after the decision is made to hold the meeting electronically. The notice will describe the way in which the meeting is to be conducted and identify the place where the public may attend to hear, or watch and hear, the meeting. If practicable, in advance of a regular or special meeting of Council, the notice will be published in a newspaper that is distributed at least weekly in the City.
- (3) Subsections 17 (3) – (8) apply to meetings held under this Section.

Voting at Meetings

19. (1) The following procedures apply to voting at Council meetings:
- (a) when debate on a matter is closed, the Chairperson must put the matter to a vote of Members;
 - (b) after the Chairperson finally puts the question to a vote, a member must not speak to the question or make a motion concerning the question;
 - (c) the Chairperson's decision about whether a question has been finally put is conclusive;

- (d) whenever a vote of Council on a matter is taken, each member present will signify their vote by raising their hand; and
 - (e) the Chairperson must declare the result of the voting.
- (2) Every Council member present when a question is put forward will be expected to vote unless they make a declaration under the provisions of the *Community Charter*, regarding conflict of interest, in which case the provisions of that section apply and in such cases, they will not participate in the discussion or vote but must leave the Chambers until the vote is taken at which time they may resume their seat.
 - (3) Should any Member in attendance refrain from voting when any question is put, for any reason other than described in section 100 or 101 of the *Community Charter*, [*conflict of interest*] the Member will be deemed as having voted in the affirmative and the vote will be counted accordingly.
 - (4) A speaker may not speak against the motion they have made, but may choose to vote against it.
 - (5) All acts whatsoever authorized or required by the *Community Charter*, to be done by the Council, and all other questions, including questions of adjournment, that may come before the Council will, save where otherwise so expressed, be done and decided by the majority of the members of Council present at the meeting.
 - (6) In all other cases where the votes of the members then present, including the vote of the Chairperson, are equal for and against a question, the question will be defeated, and it will be the duty of the Chairperson to so declare.
 - (7) The name of any member who voted in the negative on a question will be recorded in the minutes of such meeting.
 - (8) When the question under consideration contains distinct propositions, upon request of any member, the vote upon each proposition will be taken separately.
 - (9) When a regular meeting is to be adjourned to go into a Public Hearing or Public Meeting (Development Variance Permit) it will be noted in the agenda and noted verbally by the Chairperson as follows:

Meeting Postponement (Adjournment) to Conduct Public Hearing During Regular Council Meeting

- 20. (1) The Regular Council meeting will be called to order and following consideration of the agenda, minutes and any special presentations the meeting will be postponed (adjourned) at this point in the agenda of the Regular Council meeting in order to continue or begin the public hearing.

The regular meeting will be reconvened directly following the adjournment or conclusion of the noted Public Hearing here at (location: City Hall Council Chambers) later this same evening.

Presentations on a Regular Agenda

21. (1) A presentation by the Mayor or a Councillor at a Council meeting shall only pertain to:
- (a) events attended as a representative of the City; or
 - (b) information on community events and activities.
- (2) Presentations by a Member to Council will be limited to a maximum of five (5) minutes.
- (3) Presentations by invited guests at a Council meeting will be limited to a maximum of ten (10) minutes.

Consent Agenda

22. (1) A Consent Agenda can be utilized to help streamline meetings with a large volume of items. Items listed under the Consent Agenda section are considered for approval in one (1) motion, unless a member wishes to debate an item and requests that it be excluded. If an item is excluded from the Consent Agenda, it will be considered as an agenda item. The rule of order establishing a Consent Agenda provides that Consent Agenda items may be considered in total without debate or amendment. Items will be listed in the Consent Agenda section and will include items received “for information” (no action), or in the opinion of the Mayor, Chief Administrative Officer and/or Director of Corporate Administration, require little or no discussion.
- (2) Items can be removed from the consent agenda at the request of a member of Council.

Question and Answer Period

23. (1) Question and Answer Period will be included near the start of the regular Council meeting (following Meeting Minutes approval or any special presentations to be made by Council). This will be an opportunity for the public to ask questions and make comments.
- (2) Questions will be addressed to the Chairperson. If there are questions for an individual member of Council, they will be addressed through the Chairperson for direction.

- (3) Question and Answer Period will be timed, not to exceed 15 minutes unless Council wishes to extend Question and Answer Period just prior to the conclusion of the regular Council meeting. Extension for a further 15 minutes at that time may be permitted by majority vote of Council. No further extensions will be permitted for that evening for Question and Answer Period.
- (4) Each speaker will be given two (2) minutes, the speaker will be given one (1) opportunity to ask a question or make comment(s) during this time. In the circumstance there is still time from the original 15 minutes remaining and there are no further speakers a second opportunity may be provided.
- (5) The speaker will begin by stating their name and city of residence to be recorded in the minutes along with a summary of the question / comment(s). When the Chairperson or staff do not have a response the question it will be noted and placed on the city's website along with a staff response under this topic as soon as the information is available.
- (6) An area on the website will be designated for a summary list of the questions, comment topics and answers provided during Question and Answer Period so this item can be easily searched by the public.
- (7) No questions or comments on the subject of a public hearing may be raised or considered after the public hearing has been concluded and prior to there being consideration of final reading.
- (8) Question and Answer Period will not be conducted during the months of September and October of a Local Government election year nor two (2) months prior to a City of White Rock By-Election.

Delegations / Petitions

24. (1) The Council may allow a Delegation to address the Council at a meeting on a topic provided a Delegation request form has been received by the Director of Corporate Administration by 8:30 a.m. on the Monday prior to the meeting. If the Monday prior falls on a holiday, the form must be received by 8:30 a.m. the Tuesday prior.
- (2) A maximum of up to (4) four delegations will be permitted at any Council meeting.
- (3) Each Delegation must be limited to a maximum of five (5) minutes; this time may only be extended by unanimous vote of all Members present.
- (4) The Mayor and Chief Administrative Officer or the Director of Corporate Administration must not permit a Delegation to address a meeting of the Council regarding:

- i. Any matter that has been the subject of a public hearing that is required under an enactment as a prerequisite to the adoption of a bylaw;
 - ii. Any matter that is undergoing a local area service process or counter petition process;
 - iii. Any matter which the City has commenced prosecution and on which judgment has not been rendered;
 - iv. The promotion of commercial products or services which have no connection to the business of the City;
 - v. Publicly tendered contracts or proposal calls for the provision of goods and services for the City, between the time that such contract or proposal call has been authorized and the time such contract or proposal call has been awarded by Council or City staff; and further
 - vi. A subject that is beyond the jurisdiction of Council.
- (5) A delegate may only appear once per year in relation to a specific topic, such appearance is to be measured from the time of the last appearance on the matter. This includes the topic, any process, resolution or concerns regarding the topic or any review or assessment of the topic.
- (6) The Director of Corporate Administration determines the delegations scheduled for each agenda, and may schedule delegations to a later Council meeting than requested. The Director of Corporate Administration finalizes the scheduled delegations based on subject matter. Applications beyond the limit of four (4) may also be scheduled to an alternate date.
- (7) A Delegation intending to give a Power Point presentation must supply the Director of Corporate Administration with a copy of the presentation by 8:30 a.m. on the Monday (or Tuesday if the Monday is a statutory holiday) prior to the meeting. The presentation will be reviewed by staff, to ensure that it is professional and relevant to the Council proceedings. If the Director of Corporate Administration is of the opinion that the Presentation is unprofessional or irrelevant the noted slides/pages will be removed or the entire presentation will be rejected. Staff will contact the delegation to inform if this is to occur.
- (8) In accordance with the *Community Charter* every petition presented to Council by a Delegation, or otherwise, must include:
- (a) The full name and residential address of each petitioner.
 - (b) A petition to a Council is deemed to be presented to Council when it is filed with the Corporate Officer.

Due to privacy concerns the petition will be placed on the Council Bulletin along with any staff action.

Council may ask for the topic to be raised at an upcoming meeting for discussion.

Point of Order (Question to the Chair: Are the rules of the meeting being followed?)

25. (1) The Chairperson will preserve order and decide all points of order which may arise, but subject to an appeal to the other members of the Council present.
- (2) Without limiting the Chairperson's duty under the *Community Charter*, the Presiding Member must apply the correct procedure to a motion:
- (a) if the motion is contrary to the rule of procedure in this Bylaw; and
 - (b) whether or not another Member has raised a point of order in connection with the motion.
- (3) When the Chairperson is required to decide a point of order:
- i) first immediately suspend the debate;
 - ii) ask "What is your Point of Order?";
 - iii) rule as to whether or not the point of order is valid; citing the applicable rule or authority, if required by another Member;
 - iv) another Member must not question or comment on the rule or authority cited by the Chairperson under subsection (2)(a);
 - v) the Chairperson may reserve the decision until the next Council meeting; and
 - vi) the Chairperson may direct the members to stand at ease (brief pause where members remain in their places until the Chairperson calls the meeting to order) while considering their decision.
- (4) If an appeal (disagreement with the ruling by the Chairperson) be taken by a member of the Council from the decision of the Presiding Member, the question will be immediately put, and decided without debate. "Will the Chair be sustained?" and the Chairperson will be governed by the vote of the majority of the other members of the Council then present, and the names of the members of the Council voting against the question "Will the Chairperson be sustained?" will be recorded on the minutes, and in the event of the votes being equal, the question will pass in the affirmative. The Chairperson will not be permitted to vote on an appeal of their decision hereunder.
- (5) If the Chairperson refuses to call the question "Will the Chairperson be sustained?" the Council will immediately appoint one of its members to preside temporarily, and the Chairperson temporarily appointed will proceed in accordance with (4) and in the event of the votes being equal, the question will pass in the affirmative.

Conduct and Debate

26. (1) A Member may speak to a question or motion at a Council meeting only if that member first addresses the Chairperson.
- (2) A Member must address the Chairperson by that person's title followed by their surname: Mayor, Councillor, Deputy Mayor or Chairperson.
- (3) A Member must address other non-Chairperson by the title of Councillor, Mayor or Committee Member followed by their surname.
- (4) No Member may interrupt a Member who is speaking except to raise a point of order.
- (5) If more than one Member speaks, the Chairperson must call the Member who, in the Chairperson's opinion, first spoke.
- (6) A Member who is called to order by the Chairperson:
- (a) must immediately stop speaking;
 - (b) may explain their position on the point of order; and
 - (c) may appeal to Council for its decision on the point of order in accordance with the *Community Charter*.
- (7) Members at a Council Meeting:
- (a) must use respectful language and avoid comment aimed disparagingly or hostilely at another Member;
 - (b) must not use offensive gestures or signs;
 - (c) must speak only in connection with the matter being debated;
 - (d) may speak about a vote of Council only for the purpose of making a motion that the vote be reconsidered / rescinded; and
 - (e) must adhere to the rules of procedure established under this bylaw and to the decision of the Chairperson and Council in connection with the rules and points of order.
- (8) If a Member does not adhere to subsection (7), the Chairperson may order the Member to leave the Member's seat and:
- (a) if the Member refuses to leave, the Chairperson may cause the Member to be removed by a peace officer or by the R.C.M.P.; and
 - (b) if the Member apologizes to the Council, Council, may, by resolution, allow the Member to retake the Member's seat.

- (9) A Member may require the motion being debated at a Council meeting to be read at any time during the debate, if that does not interrupt another Member who is speaking.
- (10) The following rules apply to limit speech on matters being considered at the Council meeting:
 - (a) the mover of the motion, after obtaining the floor from the Chairperson, will have the first opportunity to speak to the motion; and be permitted the opportunity of summation before the question is called.

- (11) The following rules apply to all persons attending a City meeting. This includes participants, staff, and Members of the public.

Members of the public may attend to observe open council meetings. A Member of the public at a meeting must maintain decorum at all times. Interruptions of any kind are not permitted while the meeting is in progress.

In accordance with Human Resources Policy No. 405 (Respectful Workplace Policy), *“Every employee has the right to work in a respectful atmosphere that promotes equal opportunities and is free from harassment, bullying and discrimination.”*

City meetings are working meetings for Council and staff; as such, outbursts, shouting (questions or comments), clapping, and booing/heckling are considered improper conduct and are not permitted. Members of the public must view the meeting from the designated gallery/seating area established for the public (area away from the Council / Committee Member table or staff table) in most circumstances there will be chairs provided in the designated area.

Council meetings, unless Closed as per the provisions of the *Community Charter*, are open to all members of the public. If the public have signs or placards, they must not contain profanity or disrespectful language. Those with signs and placards may display their signs from the back of the room in order to ensure the sightline of others observing the meeting are not blocked.

Members of the public who do not adhere to the meeting conduct, as outlined in this bylaw, may be given a compliance warning.

- (a) If, in the opinion of the Chairperson, a Member of the public has contravened subsection 11:
 - i. the Chairperson may issue a warning to the offending individual or group that their behavior is disrespectful, disruptive to proceedings or not in accordance with this bylaw. The offending individual(s) may be requested to provide their name and it will be noted in the meeting minutes (if name is not provided a description may be noted).

- ii. The Chairperson may order that the offending individual or group is expelled from the meeting
- iii. Should the Chairperson determine expulsion from the meeting is required they will state the following:

“As authorized by the *Community Charter* Section 133, I hereby order that (person’s name or description) be expelled from the meeting at this time due to the person acting improperly as follows: (state the offending behavior).

If you do not leave the meeting at this time, the RCMP will be contacted and you will be escorted from these Council Chambers / City Hall.”

Motions

27. (1) A motion will be phrased in a clear and concise manner so as to express an opinion or achieve a result. When a motion has been moved by a member and seconded by another member, it is then a motion on the floor, and is deemed to be in the possession of Council, and such motion:
- (a) must be recorded in the minutes;
 - (b) the mover of the motion, after obtaining the floor from the Chairperson, will have the first opportunity to speak to the motion;
 - (c) the mover of the main motion will be permitted the opportunity of summation before the question is called; and
 - (d) may only be withdrawn by the mover and seconder of the motion, with the consent of the majority of the members of Council present.
- (2) A Council member may make only the following motions, when the Council is debating a question. These motions are numbered; the higher number determines the type of motion that must be considered prior to the lower number motion. Each of the following motions are required to be seconded:

	Motion/Purpose	Amendable	Debatable	Required Vote
1	Postpone Indefinitely	Amendable	Yes	Majority
2	Amend	Amendable if primary	Yes	Majority
3	Refer (to someone or somewhere)	Amendable	Yes	Majority
4	Postpone Definitely/Defers (until a certain time)	Amendable	Yes	Majority
5	Limit or Extend Debate	Amendable	No	2/3
6	End Debate and Amendments		No	2/3
7	Table (temporarily suspend consideration of an issue to address another topic). The Presiding Member would ask “For what reason?” and rule on it.		No	Majority

Voting Table for Reference Purposes:

Number of Votes Cast	Majority Vote	Two-Thirds Vote
1	1	1
2	2	2
3	2	2
4	3	3
5	3	4
6	4	4
7	4	5
8	5	6

- (3) A member may request that a motion that is on the floor, be read for information, at any time during the debate.
- (4) Amendments will be put to the question in the reverse order to that in which they have been moved. An amendment will be only to the main motion and will be decided or withdrawn before the question is put to the vote on the main motion. Only one amendment will be considered by Council at a time. Council may amend an amendment by way of a sub-amending motion. No amendment will alter in a material way the principle embodied in the main motion but should merely vary its terms in one or more particulars.
- (5) A motion to refer the subject matter to a Committee, until it is decided, will preclude all amendment(s) of the main motion.
- (6) At any time after a question has been proposed, any member may "call for the question" and unless the Chairperson considers such request is an abuse of the Rules of Procedure or an infringement of the rights of minority the original question will immediately thereafter be put and decided without further debate.
- (7) Motions that are not seconded will not be included in the meeting minutes.
- (8) Motions that are withdrawn will not be included in the meeting minutes.
- (9) A motion to conclude a meeting is not necessary. Following the completion of all agenda items, the Presiding Member may state: "This meeting is now concluded."

Amending Motions

28. (1) A Member, other than the mover of a motion, may propose an amendment to a motion, and subject to the provisions regarding sub-amendments, that amendment must be disposed of before any subsequent amendments are proposed.

- (2) When an amendment to a motion has been moved and seconded, the Chairperson must, if requested by a Member, state the original motion and the amendment, and must permit debate only on the amendment.
- (3) If the amendment is defeated, debate may continue on the original motion, and if no further amendments are proposed, the Chairperson must call the question on the original motion.
- (4) If an amendment is adopted and no further amendments are proposed, the Chairperson must then call the question on the original motion, as amended.
- (5) If the original decision was the adoption of a bylaw or resolution and that decision is rejected on reconsideration, the bylaw or resolution is of no effect and is deemed to be repealed.

Sub-Amendments of Motions

29. (1) A member may propose a sub-amendment to an amendment, and the provisions of Amending Motions apply, so far as applicable to sub-amendments.
- (2) A member may not propose a sub-amendment to a sub-amendment.
- (3) The Chairperson must call the question on a motion which has been amended, in the following order:
 - (a) a sub-amendment, if any;
 - (b) an amendment to the original motion; and
 - (c) the original motion.

Scope of Amendments and Sub-Amendments

30. The amendments may take the form of the deletion, addition, or substitution of words or figures, provided such deletions, additions, or substitution do not, in the opinion of the Chairperson, affect the original motion, the amendment, or the sub-amendment, whichever is applicable to the extent that it is either:
 - (a) negated, or
 - (b) changed in such a way that either an alternative motion is proposed, or all reference to the original motion, the amendment, or the sub-amendment, whichever is applicable, is eliminated.

Bringing Back Adopted Motions

31. (1) Subject to this section, a Member who voted with the majority to adopt a resolution by Council may move to rescind that resolution at the same meeting at which the adopted resolution was carried. Or if the adopted motion is to be considered at a subsequent meeting, by Notice of Motion to reconsider the item.
- (2) A resolution or bylaw which has been adopted may be brought back before Council by a motion to reconsider a resolution or rescind the a bylaw, provided:
- (a) the resolution or bylaw has not been acted upon by an officer, employee, or agent of the City; and
 - (b) the resolution or bylaw has not had the approval of the electors or the assent of the electors.
- (3) A motion to rescind an adopted resolution or bylaw:
- (a) may only be made at the same meeting; and
 - (b) may only be made by a Member who voted in favour of it.
- (4) A motion to reconsider an adopted resolution or bylaw may be made at a future meeting, within 30 days of the meeting where the vote to adopt was made:
- a) by a Member giving notice under Notice of Motion at a regular Council meeting; and
 - b) must be made by a Member who voted with the majority to adopt the resolution or bylaw.
- (5) A motion to reconsider:
- (a) is debatable;
 - (b) if adopted, the resolution or bylaw shall be reopened for debate; and
 - (c) if reopened for debate, may be referred, amended, postponed to the next regular Council meeting if held withing 30 days or voted on for a second time.
- (6) A motion to rescind:
- (a) is debateable; and
 - (b) If adopted, the motion is no longer applicable, and it would be in order to move a subsequent motion.
- (7) If a motion to reconsider something previously adopted is defeated, the same or substantially the same motion to reconsider or amend may not be renewed for at least six (6) months, except if Council, by a two-thirds majority vote (more than 5 of the 7 members of Council), permits such renewal.

Bringing Back Defeated Motions

32. (1) A motion to reconsider a defeated motion of Council will only be applicable to the votes taken on main motions, resolutions or bylaws, and will not apply to votes on secondary motions (e.g. to postpone, to refer, to table and to amend).
- (2) Subject to subsection (3) a member who voted with the majority to defeat a resolution or bylaw may propose reconsideration of the defeated resolution or bylaw by making a motion at the meeting at which it was defeated or at a subsequent meeting by providing a Notice of Motion for reconsideration.
- (3) A resolution or bylaw which was defeated may be reconsidered provided no irreversible actions has been taken by an officer, employee, or agent of the City pursuant to the defeat of the resolution or bylaw.
- (4) A motion to reconsider a defeated resolution or bylaw may only be made:
- (a) at the same meeting during which the resolution or bylaw was defeated, or
 - (b) at the next regular Council meeting if held within 30 days of the original vote to defeat the resolution or bylaw; and
 - (c) if made pursuant to paragraph (b), must be notified in advance by way of Notice of Motion or by placing it on the agenda for the next meeting.
- (5) A motion to reconsider:
- (a) is debatable
 - (b) if adopted, the resolution or bylaw shall be re-opened for debate; and
 - (c) if re-opened for debate, may be referred, amended, or voted on for a second time.
- (6) If a motion to reconsider something previously defeated is defeated, the same or substantially the same motion may not be renewed for at least six (6) month, unless Council by a two-thirds majority vote (5 or more for Council of 7), permits such renewal.

Reconsideration Requested by the Mayor

33. (1) Without limiting the authority of council to reconsider a matter, the Mayor may require the council to reconsider and vote again on a matter that was the subject of the vote.
- (2) As restrictions on the authority under subsection (1):
- (a) the Mayor may only initiate a reconsideration under this section:
 - i) at the same council meeting as the vote took place; or

- ii) within the 30 days following that meeting, and
- (b) a matter may not be reconsidered under this section if:
 - i) it has had the approval of the electors or the assent of the electors and was subsequently adopted by the council, or
 - ii) there has already been a reconsideration under this section in relation to the matter.
- (3) On a reconsideration under this section, the council
 - (a) must deal with the matter as soon as convenient, and
 - (b) on that reconsideration, has the same authority it had in its original consideration of the matter, subject to the same conditions that applied to the original consideration.

Notice of Motion

34. (1) A Notice of Motion, if forwarded to the Director of Corporate Administration's office prior to the Council agenda deadline, will be placed on the upcoming regular meeting agenda under Motion and Notices of Motion with the requesting Member of Council's name so they may introduce the motion for consideration at that time or at a future meeting; or
- (2) During the Motion and Notices of Motion portion of a regular or special meeting of the Council, any Council Member may give a "Notice of Motion" respecting an item which they intend to present at a future meeting, upon the Member being acknowledged by the Chairperson and the Notice of Motion being read to the meeting.
- The Member of Council may provide a written copy of the motion presented under this section the Director of Corporate Administration for inclusion in the Minutes of that meeting as a "Notice of Motion". The Director Corporation Administration shall place the motion on the Agenda of the next regular or special council meeting, or other future meeting designated by the Member of Council by bringing forward the Notice of Motion, for consideration.
- (3) Council may vote to consider a Notice of Motion presented at the same meeting, provided there is a two-thirds majority vote (5 or more for Council of 7) supporting consideration at that time. (eg. first a motion would be to consider the Notice of Motion given at the meeting where a 2/3 vote must be adopted and if successful then the motion itself can be considered at the same meeting).

Reports from Committees

35. Council may take any of the following actions in connection with a recommendation(s) it receives from COTW or any of its Committees / Advisory Body:
- (a) agree or disagree with the recommendation(s);
 - (b) amend the recommendation(s);
 - (c) refer the recommendation(s) to staff;
 - (d) refer the recommendation(s) back to the originating committee or to another committee;
 - (e) postpone consideration of the recommendation(s); or
 - (f) receive for information.

Communications to Council

36. (1) Communications intended to be presented to Council will:
- (a) be legibly written, typed or printed; and
 - (b) include the name and city of residence of the author.
- (2) All communications which require a report may be referred by Council to any Committee, the CAO or to staff by formal resolution by Council for such referral.

Meeting Conclusion

37. (1) A Council may continue a Council meeting after 9:30 p.m. only by an affirmative majority vote of Members present.
- (2) At the close of a meeting of Council or Committee, the Chairperson will state "This meeting is now concluded" (motion to conclude is not necessary).

PART 5 – PUBLIC HEARINGS

Rules of Public Hearing/Meetings

38. (1) Public Hearings must be held in accordance with the *Local Government Act*. A statement outlining the meeting conduct will be read at the start of the public hearing for the evening by either the Presiding Member or the Director of Corporate Administration or designate. The statement must include the following points:
- (a) each person wishing to address Council will be given a maximum of five (5) minutes to speak;

- (b) in order to speak, one must be acknowledged first by the Chairperson;
- (c) speakers will be asked to share their name and city of residence;
- (d) once all in attendance have had the opportunity to speak, the Chairperson will ask again for anyone wishing to speak to come forward. Those speakers who have already addressed Council may speak again; however, speakers should refrain from repeating information that they have already presented to Council; and
- (e) At the end of the public hearing the Chairperson will conclude the Public Hearing (motion to conclude is not necessary).

PART 6 – BYLAWS

Copies of Proposed Bylaws to Council

39. A proposed bylaw may be introduced at a Council meeting only if a copy of it has been delivered to each member with the agenda or where circumstances prevented a copy of the bylaw from being delivered to each Member with the agenda, with an affirmative majority vote of Members present.

Form of Bylaws

40. A bylaw introduced at a Council meeting must:
- (a) be available in hard copy for review by Council;
 - (b) have a distinguishing name;
 - (c) have a distinguishing number and
 - (d) be divided into sections.

Bylaws to be Considered Separately or Jointly

41. Council must consider a proposed bylaw at a Council meeting either:
- (a) separately when directed by the Chairperson or required by a Member; or
 - (b) jointly with other proposed bylaws in the sequence determined by the Chairperson.

Reading and Adopting Bylaws

42. (1) The reading of a proposed bylaw may be given by stating its short title or by reference to the bylaw number provided a copy of the proposed bylaw has been included in the agenda or hard copy has been placed On-Table for consideration.
- (2) First, second and third reading of the Bylaw may consist of debate upon the general principles of the Bylaw.

- (3) The bylaw may be given first and second reading or first, second and third readings in one (1) motion at the same Council meeting provided a copy of the proposed bylaw has been included in the agenda or hard copy has been placed On-Table for consideration.
- (4) The only motion required for the final adoption of a bylaw after consideration shall be “That Council give “bylaw title or number” final reading”, may be noted in this short form if included in the agenda or a hard copy has been placed On-Table.
- (5) A proposed bylaw may be amended at any time during the first three (3) readings unless prohibited by the *Community Charter*.
- (6) Unless otherwise provided, each reading, individually or taken at one time, of a proposed bylaw must receive the affirmative vote of a majority of Members present.
- (7) Notwithstanding the *Community Charter* and in accordance with the *Local Government Act*, Council may adopt a proposed official community plan or zoning bylaw at the same meeting at which the plan or bylaw was given third reading.
- (8) The Director of Corporate Administration may consolidate one or more of the City’s bylaws for convenience purposes.

Bylaws Must be Signed

43. After a bylaw is adopted and signed by the Director of Corporate Administration or designate and the Chairperson of Council at which it was adopted, the Director of Corporate Administration must have the bylaw placed in the City’s records for safekeeping.

PART 7 – COMMITTEE OF THE WHOLE (COTW)

44. (1) A Committee of the Whole (COTW) meeting can be called:
 - (a) at any time by the Mayor; and
 - (b) at any time during a council meeting, Council may, by resolution, go into COTW.

Notice of Committee of the Whole Meetings

45. (1) Subject to subsection (2), a notice of the day, hour and place of a COTW meeting must be given at least 24 hours before the time of the meeting by:
- (a) posting a copy of the notice on the Public Notice Posting Place;
 - (b) leaving a copy of the notice for each Member in the Member's mailbox at City Hall; and
 - (c) e-mailing the Member.
- (2) Subsection (1) does not apply to a COTW meeting that is called, in accordance with section 44 (b) during a Council meeting for which public notice has been given pursuant to this Bylaw.

During a Council meeting, Council may resolve to go into a COTW by a resolution

"...THAT the Council do now resolve itself into a Committee of the Whole."

The Chairperson of the Council Meeting will release the Chair. The Chairperson of the COTW (the Deputy Mayor) will then assume control of the COTW meeting. When all matters referred to a COTW have been considered, a question will be called on a motion to revert back to the regular meeting.

Chairperson at Committee of the Whole (COTW) Meetings

46. (1) The current Deputy Mayor will act as the Chairperson of COTW.
- (2) In the current Deputy Mayor's absence, the next scheduled Deputy Mayor in the rotation that is present will take the role as Chairperson of COTW.

Conduct and Debate

47. The rules of the Council will be observed in Committee of the Whole, so far as may be applicable, except debate may occur prior to a motion being made.

PART 8 – COMMITTEES (INCLUDING COMMITTEE OF THE WHOLE WHERE NOT SPECIFICALLY ADDRESSED UNDER PART 7)

Duties of Standing Committees

48. (1) Standing Committee members may consider, inquire into, report and make recommendations to Council on the following matters:
- (a) matters that are related to the general subject indicated by the name of the committee;

- (b) matters that are assigned by Council; and
 - (c) matters that are assigned by the Mayor.
- (2) Notwithstanding section 48 (1) Standing Committees consisting of all members of Council may deliberate on all matters in 48 (1) but will forward only matters onto Council that pertain to Council policy, bylaws and legislated items for a decision of Council; all other matters will be handled at the Committee level.

Duties of Select Advisory Body / Committee (Committee)

49. (1) Select committees may consider, inquire into, report and make recommendations to Council about matters referred to committee by Council, the Chief Administrative Officer, staff liaison or items brought forward by Committee members that are described in the Committee's Mandate / Terms of Reference.
- 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 just as a committee meeting held by the City of White Rock.
 - b) **Working Groups:** A committee, sub-committee, or task force may form a working group for the limited purpose of:
 - (a) gathering, summarizing or preparing a presentation of information, including research and analysis, to deliver to the originating Committee, or
 - (b) carrying out a specific prescribed activity (ex. parade float production) taking available information and placing it into a specified format for the originating Committee.

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, a committee or a subcommittee, then it 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 subcommittee meeting format so the public have the opportunity to see and hear how recommendations to Council are formed. A working group does not meet in a formal circumstance (no agenda, meeting minutes, meeting notice is required).

- (2) All Committees must report and make recommendations to Council when directed by Council resolution.
- (3) Members of Council will be appointed to Committees of Council to serve as Chairperson and Vice-Chairperson. They are to attend and chair meetings, participate/contribute to discussions, and offer information from a City / Council perspective. They will provide context to matters referred to the Committee, and report updates and introduce recommendations at the Regular Council meetings when brought forward for consideration. A Chairperson / Vice-Chairperson monitors discussions to ensure they coincide with the Committee Mandate and Council's Corporate Priorities.

Schedule of Advisory Body / Committee (Committee) Meetings

50. (1) At the first meeting after its establishment, a Committee will review and adopt the established regular schedule of meetings distributed by the Corporate Administration Office.
- (2) Once the schedule is adopted by Committee only the Chairperson or Vice Chairperson, in the absence of the Chairperson, can amend the meeting schedule.
- (3) Standing Committees meet on an as needed basis; items are brought forward by Council or staff in accordance with the Committee mandate and agendas will be provided at the same time and means as the regular Council meeting agendas or at a minimum 24 hours prior to the meeting date.

Agendas for Advisory Body / Committee (Committee) Meetings

51. (1) The deadline for submissions of items for inclusion on the agenda for the Committee meeting by Council, and staff to the Committee Clerk or the Director of Corporate Services is seven (7) business days prior to the Committee meeting.
- (2) If there are no agenda items for meeting received by noon on the day in accordance with 51 (1) the Committee Clerk will inform the Chairperson, and staff liaisons and it will be determined if the meeting will be cancelled.

Council Liaisons to Advisory Body / Outside Organizations

52. The Council Liaison to an Advisory Body / Outside Organization function includes:
 - Attending meetings, when unable contact the Alternate Council Liaison to arrange for their attendance;
 - Participate and contribute in discussions and offer information from a City Councillor perspective; and

- Be a spokesperson / answer questions to help inform on behalf of the Advisory Body / Outside Organization when recommendations are brought forward for consideration.

Notice of Advisory Body / Committee (Committee) Meetings

53. (1) Subject to subsection (2), after the Committee has reviewed the established regular schedule of committee meetings, including the times, dates and places of the committee meetings, notice of the schedule must be given by:
- (a) posting a copy of the schedule at the Public Notice Posting Place;
 - (b) posting on the City website; and
 - (c) providing a copy of the schedule to each Member of the Committee.
- (2) Where revisions are necessary to the annual schedule of Committee meetings, the Committee Clerk or the Director of Corporate Administration must post a revised schedule as soon as possible at the Public Notice Posting Place and a copy will be placed on the City Website. The updated schedule will be included on the Committee agenda for information purposes.
- (3) The Committee Clerk or the Director of Corporate Administration must ensure a notice of the day, time and place of a meeting called given or sent to all Members of the Committee at least 24 hours before the time of the meeting. The agenda for the meeting may be considered notice.

Attendance at Advisory Body / Committee (Committee) Meetings

53. (1) Members of the public may attend committee meetings, to observe, that are not closed in accordance with the *Community Charter*.

Presentations at Advisory Body / Committee (Committee) Meetings

54. (1) When deemed relevant to the discussion of a particular item of business under consideration by the Committee, 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 in question.
- (2) At Standing Committees meetings, where the members are comprised of all of Council, a presentation will be permitted regarding an item on the agenda where the presenter could outline the intent of an application or give professional insight to a subject matter. A presentation of this nature must not exceed 10 minutes unless agreed to by a majority of members present.

Minutes of the Advisory Body / Committee (Committee) Meetings

55. (a) Minutes of the proceedings of a Committee must be action based and will only include the following:
- Attendance
 - Items discussed
 - Resolutions that were adopted
 - Action items that were directed
 - Recommendations that were directed or adopted by the Committee
- (b) Minutes will further be:
- a) certified by the Committee Clerk;
 - b) open for public inspection in accordance with the *Community Charter*; and
 - c) motions are to be recorded as recommendations that would be forwarded to Council for ratification, unless they are by a Standing Committee of Council that is comprised of all Members of Council and the Terms of Reference states contrary, the Terms of Reference in this circumstance will be followed.

Conduct and Debate

56. (1) The rules of the Council procedure must be observed during Advisory Body / Committee (Committee) meetings, so far as possible and unless as otherwise provided in this bylaw.
- (2) Persons attending a meeting of a Committee, of which they are not a member, may participate in the discussion only with the permission of a majority of the Committee Members present.
- (3) The Committee Clerk is there to help ensure the City's process and legislation are known and adhered to. It is the City's expectation that when the Committee Clerk states an item of concern or when they give direction in regard to meeting process that it would be adhered to.

Terms of Reference

57. Council must approve all of the City's Advisory Body/ Committee Terms of Reference.

PART 9 – GENERAL

58. If any provision of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
59. A motion to censure may be used to express Council’s indignation with a Council member’s conduct regarding Council business. A motion of this nature would be used only in extraordinary circumstances, where the principles of the City’s Respectful Workplace Policy has not been adhered to, and will be:
- (a) seconded;
 - (b) debatable;
 - (c) amendable;
 - (d) requires a majority vote;
 - (e) and will be recorded in the Council meeting minutes.
60. “*The White Rock Council Procedure Bylaw, 2015, No. 2232*” and all amendment are hereby repealed.

RECEIVED FIRST READING on the _____ day of _____

RECEIVED SECOND READING on the _____ day of _____

RECEIVED THIRD READING on the _____ day of _____

PUBLISHED in the Peace Arch News on the _____ days of _____

ADOPTED on the _____ day of _____

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

THE CORPORATION OF THE CITY OF WHITE ROCK BYLAW 2232 INDEX



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**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2397**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended be further amended by rezoning the following lands as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-66 Comprehensive Development Zone (1539 Maple Street)'.

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655
PID: 005-767-121
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655
PID: 010-236-538
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-554
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-144-048
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-589
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-597
(1509 Maple Street)

1. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’ reference to Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’, being a new Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’.

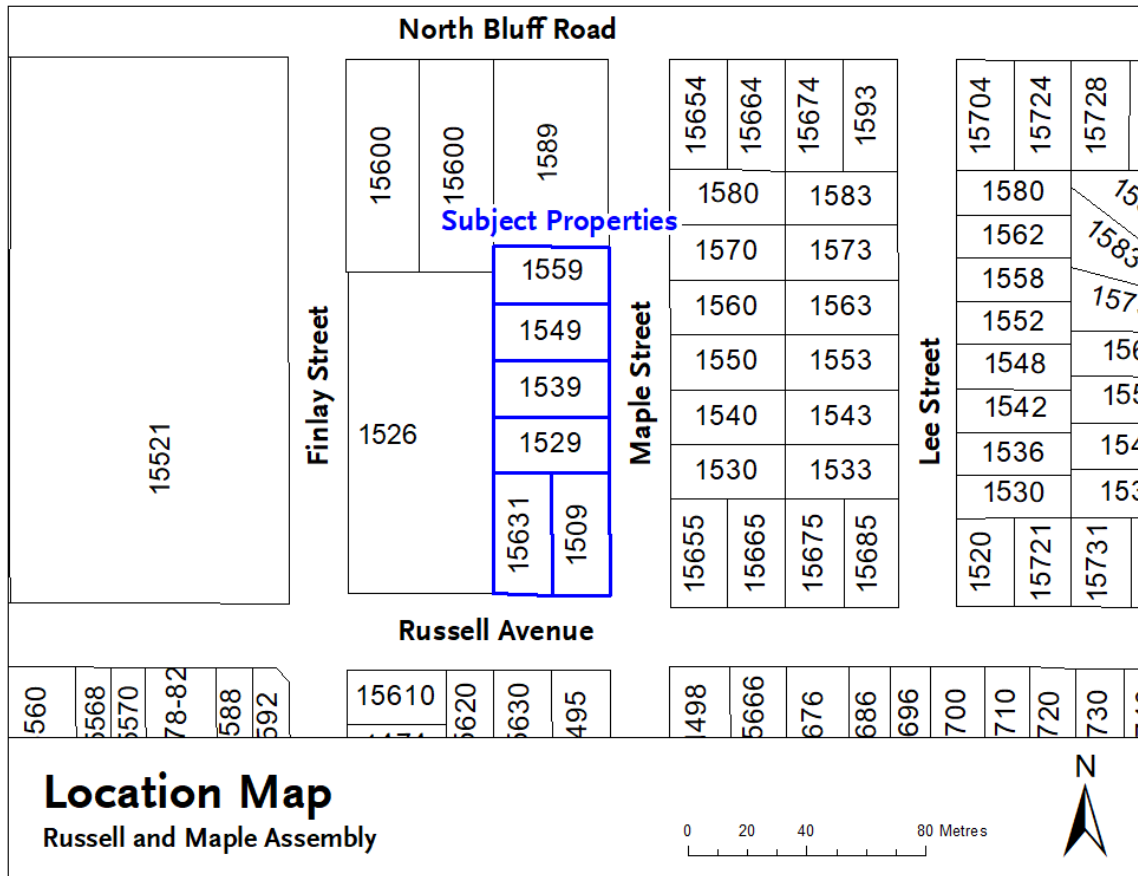
2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – 1539 Maple Street) Bylaw, 2021, No. 2397*”.

PUBLIC INFORMATION MEETING on the	day of
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on	day of
the	

Mayor

Director of Corporate Administration

Schedule "1"



7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

- (a) *multi-unit residential use*; and
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building*.

2. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

- (i) Block 1: 104.51 metres (342.88 feet)
- (ii) Block 2: 104.51 metres (342.88 feet)
- (iii) Block 3: 104.51 metres (342.88 feet)
- (iv) Block 4: 105.01 metres (344.52 feet)
- (v) Block 5: 105.51 metres (346.16 feet)

For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

3. Maximum Density (Floor Area):

- (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
- (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:

- (i) Setback from the north lot line = 1.82 metres (6.00 feet)
- (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
- (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
- (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

- (b) Despite section 7.66.4(a), limited portions of *principal buildings*, *ancillary structures*, and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached

hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

- (a) For *multi-unit residential uses*, lot coverage shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

- (a) A minimum of 108 standard parking spaces shall be provided for residents;
- (b) A minimum of 18 standard parking spaces shall be provided for visitors;
- (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
- (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16 of this Bylaw with the minimum number of spaces required as follows:

- (a) A minimum of 53 Class I spaces shall be provided; and
- (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

- (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
- (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging.

10. Conformity to Design Plans

Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.





2. MAPLE ST BUILDING BLOCK 5 EAST ELEVATION (COURTYARD)



3. MAPLE ST BUILDING BLOCK 5 EAST ELEVATION

KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR
1	PAINTING COLOR: CLAY/WHITE	11	PAINTING COLOR: CLAY/WHITE	21	PAINTING COLOR: CLAY/WHITE	31	PAINTING COLOR: CLAY/WHITE
2	PAINTING COLOR: CLAY/WHITE	12	PAINTING COLOR: CLAY/WHITE	22	PAINTING COLOR: CLAY/WHITE	32	PAINTING COLOR: CLAY/WHITE
3	PAINTING COLOR: CLAY/WHITE	13	PAINTING COLOR: CLAY/WHITE	23	PAINTING COLOR: CLAY/WHITE	33	PAINTING COLOR: CLAY/WHITE
4	PAINTING COLOR: CLAY/WHITE	14	PAINTING COLOR: CLAY/WHITE	24	PAINTING COLOR: CLAY/WHITE	34	PAINTING COLOR: CLAY/WHITE
5	PAINTING COLOR: CLAY/WHITE	15	PAINTING COLOR: CLAY/WHITE	25	PAINTING COLOR: CLAY/WHITE	35	PAINTING COLOR: CLAY/WHITE
6	PAINTING COLOR: CLAY/WHITE	16	PAINTING COLOR: CLAY/WHITE	26	PAINTING COLOR: CLAY/WHITE	36	PAINTING COLOR: CLAY/WHITE
7	PAINTING COLOR: CLAY/WHITE	17	PAINTING COLOR: CLAY/WHITE	27	PAINTING COLOR: CLAY/WHITE	37	PAINTING COLOR: CLAY/WHITE
8	PAINTING COLOR: CLAY/WHITE	18	PAINTING COLOR: CLAY/WHITE	28	PAINTING COLOR: CLAY/WHITE	38	PAINTING COLOR: CLAY/WHITE
9	PAINTING COLOR: CLAY/WHITE	19	PAINTING COLOR: CLAY/WHITE	29	PAINTING COLOR: CLAY/WHITE	39	PAINTING COLOR: CLAY/WHITE
10	PAINTING COLOR: CLAY/WHITE	20	PAINTING COLOR: CLAY/WHITE	30	PAINTING COLOR: CLAY/WHITE	40	PAINTING COLOR: CLAY/WHITE

Architectural drawing showing a cross-section of a building with a north arrow.

ARCHITECTS

ANKENMAN MARCHAND

Project: 1000
Client: RUSSELL AND MAPLE
Project Number: 1000
Project Name: MAPLE ST. BUILDING
ELEVATIONS

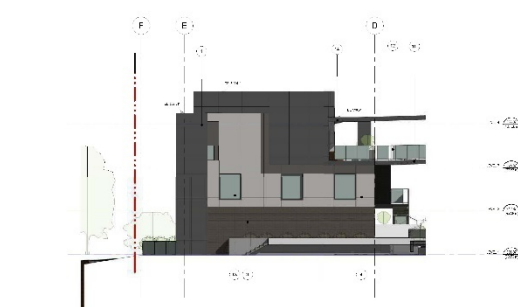
Project Status: REZONING / CP

Date: 10/10/10
Description: 1000 1000 1000

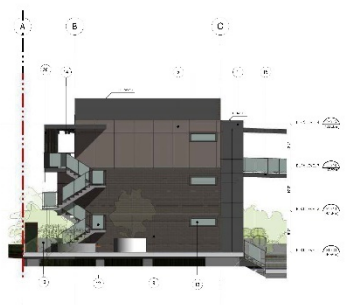
Revision: No. 1000
Description: 1000 1000 1000

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

DWG. NO.: A250



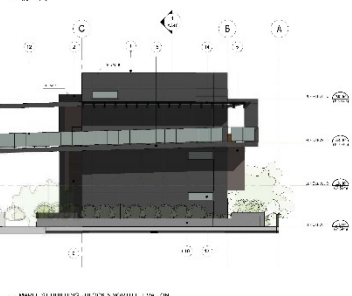
4. MAPLE ST BUILDING BLOCK 5 NORTH ELEVATION



5. MAPLE ST BUILDING BLOCK 5 NORTH ELEVATION



6. MAPLE ST BUILDING BLOCK 5 SOUTH ELEVATION



7. MAPLE ST BUILDING BLOCK 5 SOUTH ELEVATION

KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR	KEY VALUE	PAINTING COLOR
1	PAINTING COLOR: CLAY/WHITE	11	PAINTING COLOR: CLAY/WHITE	21	PAINTING COLOR: CLAY/WHITE	31	PAINTING COLOR: CLAY/WHITE
2	PAINTING COLOR: CLAY/WHITE	12	PAINTING COLOR: CLAY/WHITE	22	PAINTING COLOR: CLAY/WHITE	32	PAINTING COLOR: CLAY/WHITE
3	PAINTING COLOR: CLAY/WHITE	13	PAINTING COLOR: CLAY/WHITE	23	PAINTING COLOR: CLAY/WHITE	33	PAINTING COLOR: CLAY/WHITE
4	PAINTING COLOR: CLAY/WHITE	14	PAINTING COLOR: CLAY/WHITE	24	PAINTING COLOR: CLAY/WHITE	34	PAINTING COLOR: CLAY/WHITE
5	PAINTING COLOR: CLAY/WHITE	15	PAINTING COLOR: CLAY/WHITE	25	PAINTING COLOR: CLAY/WHITE	35	PAINTING COLOR: CLAY/WHITE
6	PAINTING COLOR: CLAY/WHITE	16	PAINTING COLOR: CLAY/WHITE	26	PAINTING COLOR: CLAY/WHITE	36	PAINTING COLOR: CLAY/WHITE
7	PAINTING COLOR: CLAY/WHITE	17	PAINTING COLOR: CLAY/WHITE	27	PAINTING COLOR: CLAY/WHITE	37	PAINTING COLOR: CLAY/WHITE
8	PAINTING COLOR: CLAY/WHITE	18	PAINTING COLOR: CLAY/WHITE	28	PAINTING COLOR: CLAY/WHITE	38	PAINTING COLOR: CLAY/WHITE
9	PAINTING COLOR: CLAY/WHITE	19	PAINTING COLOR: CLAY/WHITE	29	PAINTING COLOR: CLAY/WHITE	39	PAINTING COLOR: CLAY/WHITE
10	PAINTING COLOR: CLAY/WHITE	20	PAINTING COLOR: CLAY/WHITE	30	PAINTING COLOR: CLAY/WHITE	40	PAINTING COLOR: CLAY/WHITE

Architectural drawing showing a cross-section of a building with a north arrow.

ARCHITECTS

ANKENMAN MARCHAND

Project: 1000
Client: RUSSELL AND MAPLE
Project Number: 1000
Project Name: MAPLE ST. BUILDING
ELEVATIONS

Project Status: REZONING / CP

Date: 10/10/10
Description: 1000 1000 1000

Revision: No. 1000
Description: 1000 1000 1000

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

DWG. NO.: A260

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2375**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a subsection "c)" to section 4.1.3 of the Bylaw, with the new subsection being written as follows:

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

 - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre*; a new *child care centre* shall not be limited by the distance to a *cannabis store*;
 - ii) the *cannabis store* must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and
 - iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2020, No. 2375".

RECEIVED FIRST READING on the	8 th	day of	February, 2021
RECEIVED SECOND READING on the	8 th	day of	February, 2021
PUBLIC HEARING held on the	1 st	day of	March, 2021
RECEIVED THIRD READING on the	8 th	day of	March, 2021
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2366**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 5 Section 11 Township 1 New Westminster District Plan 21529
(15496 Thrift Avenue)
PID: 010-466-274

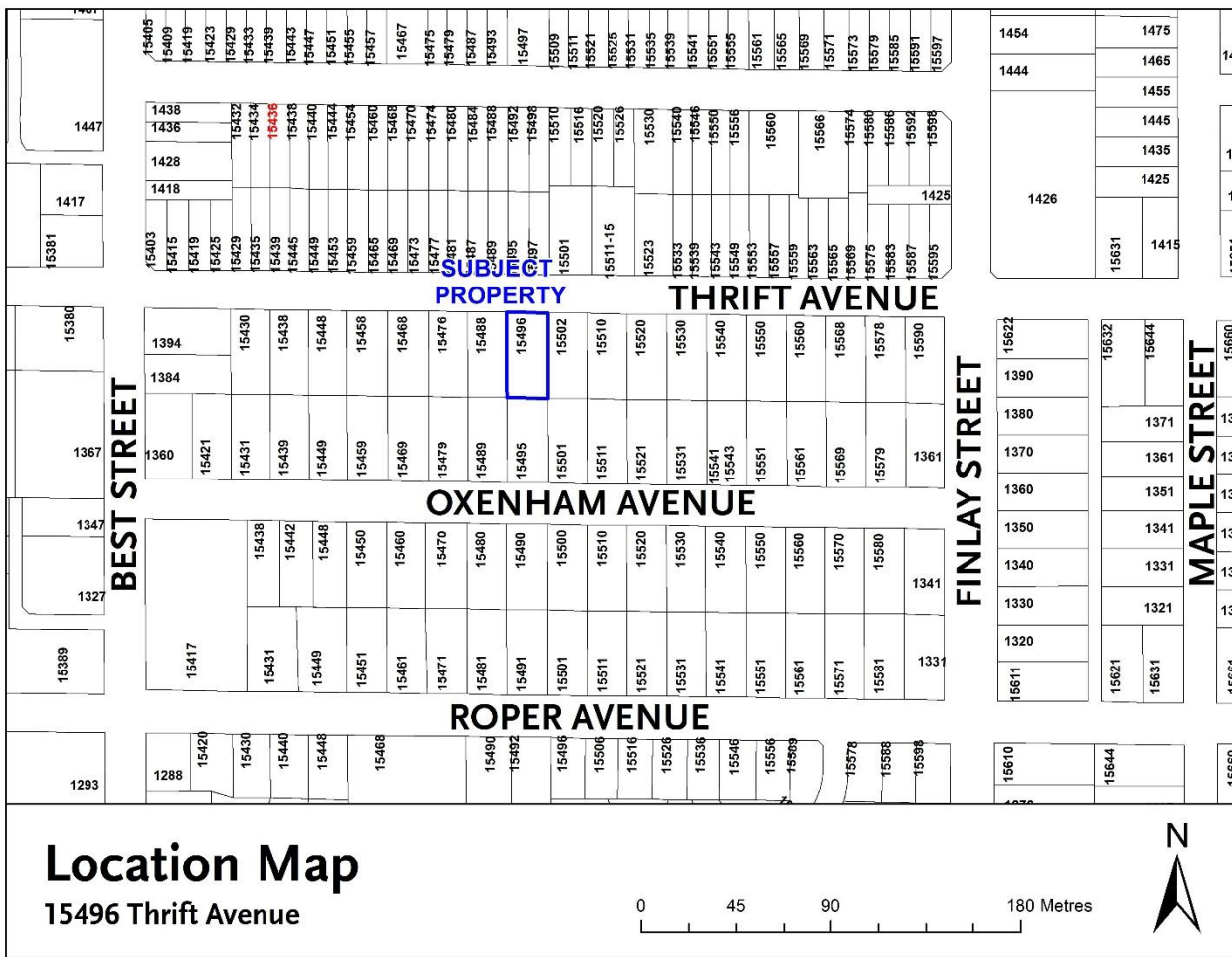
as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366".

PUBLIC INFORMATION MEETING on the	18 th	day of	February, 2020
RECEIVED FIRST READING on the	9 th	day of	November, 2020
RECEIVED SECOND READING on the	9 th	day of	November, 2020
PUBLIC HEARING held on the	1 st	day of	February, 2021
RECEIVED THIRD READING on the	8 th	day of	February, 2021
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2398**



**A Bylaw to amend Schedule “K” of the Fees and Charges Bylaw, 2020, No. 2369
in regards to Parking fees.**

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

1. The fees for “**Parking Decals (4 hours maximum at metered stalls)**”, under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

Parking Decals (4 hours maximum at metered stalls)	
• Centennial Park/Arena	\$ 18
• Resident	50
• Non-Resident Commercial Property**	154
• Merchant Decals (on Marine Drive and Vidal Street)**	369
• Residential Decals (specific properties on Marine Drive)**	328
• Replacement Decal	5
**These decals pertain to specific properties – see staff for guidelines	

2. The fee for “**Reserve Stall Parking Rate (decals are sold annually)**” under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

Montecito Complex Parkade – Reserved Stall Parking Rate (decals are sold annually)	\$150 /month
Reserved Stall Additional Decals	\$ 31

3. The fee for “**Resident Parking Permits for use in areas designated as Permit Parking Only**” under **Schedule “K” FINANCIAL SERVICES** of Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

• Parking Permit	\$ 13
• Replacement Parking Permit	13

This Bylaw may be cited for all purposes as the “Fees and Charges Bylaw, 2020, No. 2369, Amendment No. 3, 2021, No. 2398”

RECEIVED FIRST READING on the day of

RECEIVED SECOND READING on the day of

RECEIVED THIRD READING on the day of

RECEIVED FINAL READING on the

MAYOR

CITY CLERK

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2399**



A Bylaw to amend the Street Naming and House Numbering Bylaw,
as amended, to add Cosmic Alley.

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

1. That the "Street Naming and House Numbering Bylaw, 1988, No. 992" be amended as follows:

Add

Cosmic Alley	from Martin Street to Finlay Street
--------------	-------------------------------------

2. This Bylaw may be cited for all purposes as the "*Street Naming and House Numbering Bylaw, 1988, No. 992, Amendment No. 3, Bylaw 2021, No. 2399*".

RECEIVED FIRST READING on the	20 th	day of	September, 2021
RECEIVED SECOND READING on the	20 th	day of	September, 2021
RECEIVED THIRD READING on the	20 th	day of	September, 2021
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE
ADMINISTRATION

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



TEMPORARY USE PERMIT NO. 20-018

1. This Temporary Use Permit No. 20-018 is issued to Seed & Stone (White Rock) Retail 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 18, BLOCK 9, PLAN NWP525, PART SE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 011-635-576

(Civic: 15053 Marine Drive)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 20-018 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, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) A *cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of "White Rock Zoning Bylaw, 2012, No. 2000" as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 112 square metres and shall have a retail floor area of no larger than 62 square metres;
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the north side of the building, fronting Marine Lane;

- e) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building;
 - f) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
 - g) The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area;
 - h) Loading activities shall be limited to occurring within the Marine Drive roadway within 50 metres of the Lands, or an alternative permitted off-street loading space, between the hours of 06:00am and 11:00am Monday through Saturday, or 06:00am and 8:00am on Sundays and “Holidays” as defined in City of White Rock Noise Control Bylaw, 2013, No. 2018;
 - i) The cannabis store shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 10:00 PM on any day;
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
 6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, 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 required building permits and commence construction of the development 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 _____, 2021.

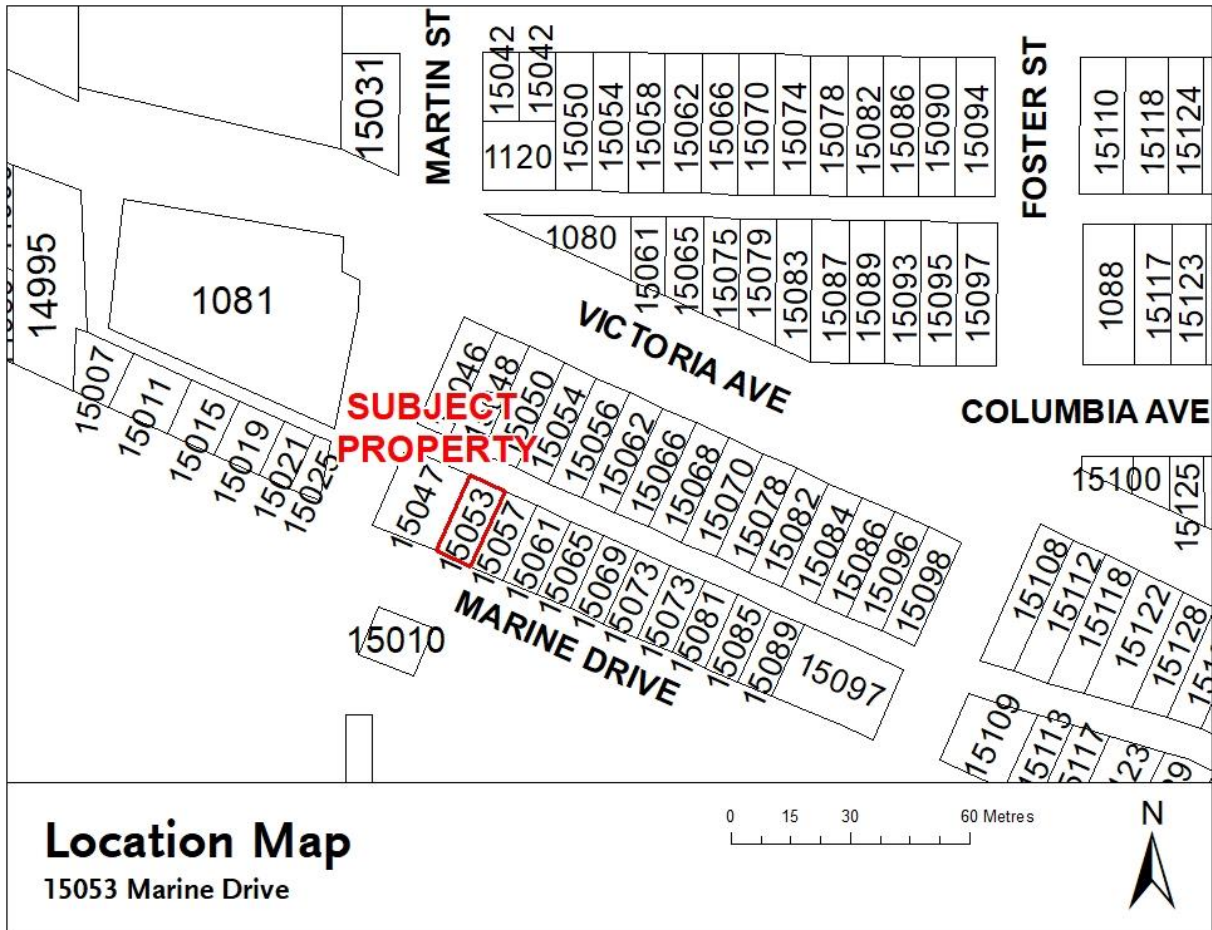
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2021.

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

Schedule A – Location Map



For Metro Vancouver meetings on Friday, July 30, 2021

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: Jennifer Saltman at jennifer.saltman@metrovancouver.org or 604-314-5964.

Metro Vancouver Regional District**E1.1 Local Government Responses to the Discovery of an Unmarked Burial Site Near Kamloops Indian Residential School** **APPROVED**

The Board authorized the chair to write to the Prime Minister, urging the federal government to fully implement the Truth and Reconciliation Commission's Calls to Action attributed to the Government of Canada, particularly any additional supports needed to address Calls to Action 71 to 76 relating to information on missing residential school children and burial records.

E2.1 Municipal Director Appointment Process **APPROVED**

The Board will ask the Ministry of Municipal Affairs to amend the *Local Government Act*, section 198 (appointment and term of office for municipal directors), as necessary to require municipal councils to appoint the mayor, or the mayor's designate, as municipal director to the regional district board.

E3.1 Colony Farm Regional Park — Colony Farm Park Association Contribution Agreement **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a one-year funding amount of \$10,000 for the Colony Farm Park Association. The association has chosen to continue with a one-year contribution agreement because they are currently undertaking long-term strategic planning for future program delivery and managing services during the ongoing COVID-19 pandemic. The proposed funding supports the association's capacity to provide community benefit to Metro Vancouver Regional Parks through its many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Colony Farm Park Association for a one-year term in the amount of \$10,000 commencing January 1, 2022 and ending December 31, 2022.

E3.2 Kanaka Creek Regional Park — Kanaka Education and Environmental Partnership Society Contribution Agreement **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Kanaka Education and Environmental Partnership Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

E3.3 Pacific Spirit Park — Pacific Spirit Park Society Contribution Agreement

APPROVED

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Pacific Spirit Park Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

E4.1 Metro Vancouver's Achievement of Carbon Neutrality in 2020

RECEIVED

As a signatory to the *B.C. Climate Action Charter*, Metro Vancouver has been reporting its climate actions and carbon neutrality status for the past 10 years since the beginning of the Climate Action Revenue Incentive Program (CARIP). In May 2021, the province announced the cancellation of CARIP, with the 2020 reporting requirements marking the last year of the program. Although CARIP reporting is not a requirement for 2020, Metro Vancouver has completed a report on a voluntary basis.

Metro Vancouver has achieved corporate carbon neutrality for 2020, which is the second year in a row, building on its 2019 carbon neutral status. Carbon neutrality is assessed in accordance with the Charter and the associated *Provincial Carbon Neutral Local Government Framework*. The report highlights Metro Vancouver's actions to adapt to the changing climate as well as to reduce greenhouse gas emissions, and quantifies Metro Vancouver's net corporate carbon footprint. This report demonstrates leadership on climate action and a call for additional action that is needed to extend carbon neutrality from the corporation to the region as a whole by 2050, as set out in the Climate 2050 Roadmaps.

The Board received the report for information.

E4.2 Proposed Updates to the Sustainability Innovation Fund Policies

APPROVED

The Sustainability Innovation Fund (SIF) program allows Metro Vancouver to address critical climate challenges, meet strategic objectives, and pilot innovative ideas. Sustainability Innovation Fund projects

touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the SIF policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Regional District Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

E4.3 Next Phase of Engagement on a Cannabis Production and Processing Emission Regulation

APPROVED

In 2019, Metro Vancouver staff initiated consultation with stakeholders on regulatory proposals to manage emissions of volatile organic compounds (VOC) from cannabis production and processing facilities. This was followed by additional engagement with key stakeholders, from November 2020 through March 2021, to facilitate development of a common understanding of key issues and potential solutions.

Cannabis production and processing is potentially a significant additional source of VOC emissions in the airshed that warrant similar levels of control to other regulated sources to ensure that ground level ozone issues are not exacerbated. Based on stakeholder feedback, the regulatory proposals have been adjusted and would include requirements related to an emission management plan, emission control requirements, a complaints and officer observation response plan, records and reporting, and a minimum distance between new cannabis production and processing facilities and hospitals, schools and other sensitive receptors.

The Board authorized staff to proceed with the next phase of engagement.

E4.4 Board Appointment of Enforcement Officers

APPROVED

Recent changes in staff have resulted in a need to update staff appointments as MVRD Board designated officers under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*, the *Environmental Management Act* and the *Offence Act*.

The Board:

- pursuant to the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008* and the *Environmental Management Act*:
 - appointed Metro Vancouver employees Eugene Lee and Rei Van as officers; and

- pursuant to section 28 of the Offence Act:
 - appointed Metro Vancouver employees Eugene Lee and Rei Van for the purpose of serving summons under section 28 of the *Offence Act* for alleged violations under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*.

G1.1 MFA Fall 2021 Borrowing for Surrey — MVRD Security Issuing Bylaw No. 1323, 2021**APPROVED**

As set out in the *Community Charter*, the Metro Vancouver Regional District must adopt a security issuing bylaw in order to enable the City of Surrey to proceed with its long-term borrowing request of \$150.6 million. This borrowing relates to three infrastructure projects. The city's total estimated annual debt-servicing costs for existing and new proposed debt combined is approximately \$25 million, which is roughly 12.4 per cent of its overall liability servicing limit and 61.9 per cent of the approval-free liability threshold. Surrey has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1323, 2021* will authorize the City of Surrey's borrowing request.

The Board gave consent to the request for financing from the City of Surrey in the amount of \$150.6 million pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*; gave first, second, third and final readings to and adopted *Metro Vancouver Regional District Security Issuing Bylaw No. 1323, 2021*; and forwarded it to the Inspector of Municipalities for Certificate of Approval.

G2.1 Board and Committee Electronic Meetings — Next Steps**APPROVED**

During the pandemic, local governments have been authorized to hold electronic meetings under the authority of the *COVID Related Measures Act*, including Ministerial Order M192. With Ministerial Order M192 set to expire September 28, 2021, an amendment to the *Metro Vancouver Regional District Procedure Bylaw* will be required if the Board wishes to maintain the ability for Board members and Committee members to meet by electronic means. This report provides an opportunity for the Board to provide feedback on key considerations for electronic meetings — criteria for types of meetings that qualify, authorization required to participate and limits on participation — that will give staff direction on an appropriate amending bylaw.

The Board directed staff to bring forward amendments to the *Metro Vancouver Regional District Procedure Bylaw* with consideration for electronic meetings and participation by board and committee members at those meetings.

G2.2 MVRD Mosquito Control Service Amending Bylaw No. 1320 Final Adoption**APPROVED**

The MVRD provides the service of preventing and abating the nuisance caused by mosquitoes to five service area participants: Coquitlam, Maple Ridge, Pitt Meadows, Langley Township and Surrey. Richmond has requested to join the Metro Vancouver Nuisance Mosquito Control Program service.

An amendment to the service bylaw is required to add Richmond as a new participant in the service, which requires service area consent and Inspector of Municipalities approval. Both prerequisites have been satisfied, and adoption of the amending bylaw can be considered by the Board.

The Board passed and adopted *Metro Vancouver Regional District Regional Mosquito Control Service Amending Bylaw No. 1320, 2021*.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Regional Culture Committee – June 23, 2021

Information Items:

5.1 Metro Vancouver Regional Culture Project Grants: Adjudication Process

Metro Vancouver's annual regional culture project grants, funded from the Cultural Grants Reserve, support region-serving arts and culture projects. Similar to the 2020 grants, the allocation of this year's grants will factor in additional considerations related to COVID-19 impacts and adapted project delivery resilient to evolving public health measures. Staff will undertake an initial review of all received applications and present shortlisted applications for adjudication by the Committee. At the July 21, 2021 meeting, applications will be discussed and a recommendation will be made on the grant award for each successful proponent to a cap of \$10,000 per project. As part of Metro Vancouver's restart and recovery support from the Province of BC's "COVID-19 Safe Restart Grant for Local Governments," the 2021 Regional Culture Project Grants include a one-time increase of \$150,000 for a total disbursement of \$300,000.

Performance and Audit Committee – July 7, 2021

Information Items:

5.2 Capital Program Expenditure Update as at April 30, 2021

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the first report for the 2021 fiscal year and covers the first four months ending April 30, 2021. For the first four months of 2021, Metro Vancouver's capital expenditures were underspent by approximately \$361.5 million of the prorated budget on a linear basis. Much of this variance represents a timing difference and is expected to catch up by year end. Any surplus resulting from capital program variance at the end of the year will be utilized as per the Board approved Operating, Statutory and Discretionary Reserves Policy.

5.3 Interim Financial Performance Report – April 2021

The projected overall operational results for 2021 for Metro Vancouver's functions is close to \$21.6 million on an approved budget of \$943.8 million (or slightly less than 2.3 per cent of the approved budget.) Historically, Metro Vancouver has observed an operating surplus in the range of three to five per cent per annum. As we move from the recent COVID-19 pandemic events of 2020 into the current year, and alongside the ratepayers and the residents and businesses of the region, Metro Vancouver is continuing to face some extraordinary circumstances and financial pressures as a result of the COVID-19

pandemic event. As the year progresses and financial impacts to Metro Vancouver are monitored, work plans will be adjusted as may be required to adapt to the changing circumstances along with any substantial financial pressures that might arise to minimize financial impacts to the final results, while also examining all opportunities for mitigation while maintaining service levels.

5.4 Investment Position and Returns – March 1, 2021 to May 31, 2021

The annualized return for Metro Vancouver's investment portfolio in 2021 at the end of May was 1.03 per cent for short term, 2.18 per cent for long term and 2.26 per cent for the Cultural Reserve Fund. Investment performance has met expectations for the current period. Due to the timing of the committee meeting, results and balance information cover a three-month period from March through May. Interest rates are expected to remain low for the balance of the year. Metro Vancouver's overall rate of return will continue to be pressed lower in the near term as a significant portion of the portfolio is kept in short-term products and held in cash for liquidity.

5.5 Tender/Contract Award Information – March 2021 to May 2021

During the period March 1, 2021 and May 31, 2021, the Purchasing and Risk Management Division issued 15 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were six existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the *Officers and Delegation Bylaws 1208, 284 and 247 – 2014* and the Procurement and Real Property Contracting Authority Policy.

Indigenous Relations Committee – July 8, 2021

Information Items:

5.1 Quarterly Report on Reconciliation Activities

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past several months as well as information on upcoming events and activities over the next few months.

Regional Parks Committee – July 14, 2021

Information Items:

5.4 Draft Regional Parks 2022-2026 Capital Plan

The draft 2022-2026 Regional Parks Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance, the capital plan was provided to the Regional Parks Committee for feedback in advance of final budget preparation and presentation to the Committee and Board in the fall. The estimated 2022 Capital Cash Flow is \$31.6 million, with a total estimated spend of \$163.3 million over the five years. This is a \$28-million, or 26.7-per-cent, change from last year's five-year capital plan.

This change is due to accelerated greenway initiatives following MVRD Board approval of *Regional Greenways 2050*, increased investment in park carrying capacity and visitor experience, and advance planning and cost estimates on major projects.

Climate Action Committee – July 16, 2021

Information Items:

5.2 Modelling a Carbon Neutral Region: Project Report

Metro Vancouver has committed to becoming a carbon neutral region by 2050. As a first step towards understanding the potential impact of policies on greenhouse gas emissions reductions, staff undertook a modelling project that compares a business as planned scenario with a carbon neutral scenario. This information was considered by staff as the actions and strategies included in the *Climate 2050 Roadmaps* and *Clean Air Plan* were developed, and were used as an initial estimate of the potential impact of policies in those documents. The results show that while it is possible to achieve significant emissions reductions through the implementation of a set of aggressive but achievable policies, at this time, this scenario did not meet Metro Vancouver's climate targets for 2030 or 2050. The results reaffirm the urgent need for climate action, and the need for a dynamic iterative process in continuing to add new actions as part of the *Climate 2050 Roadmaps*. The modelling was intended to focus on emission reductions, and additional analysis will likely be needed to support additional engagement and detailed implementation of many of these actions.

5.3 Highlights from Engagement on Draft Clean Air Plan

Metro Vancouver's draft Clean Air Plan was released for comments April 1 to June 15, 2021. The aim of the engagement program was to seek comments from stakeholders and the public related to the goals, targets and actions in addition to equity, implementation and collaboration. The stakeholder engagement activities sought comments on actions related to buildings, industry, transportation and agriculture from businesses, agencies and others involved in these sectors. For the public, the focus was on outreach to youth and residents who have indicated an interest in climate action and air quality issues with a deliberate effort to expand the audience involved. There was also dialogue with other governments, including First Nations, member jurisdictions, provincial staff and related agencies. Engagement activities attracted about 1,000 public participants and generated more than 50 feedback forms and 35 direct emails. This report summarizes some of the prevalent themes from the engagement, and reflects the expected tension between audiences who want to see more action now, and those who feel it is too aggressive. The key issues identified were costs, duplication with other governments initiatives, collaboration, and ability of small businesses to adjust.

5.4 2021 Update on Regional District Sustainability Innovation Fund Projects

This report provides an update on 14 projects that were approved for funding in 2017 through to 2020 under the Sustainability Innovation Fund. Of the projects, two are reporting as complete, one is

discontinued and the remainder are in progress. Progress on many of the projects was slowed due to the COVID-19 pandemic.

5.7 Lower Fraser Valley Ambient Air Quality Monitoring Network Review 2021

Metro Vancouver commissioned a consultant to review its network of air quality monitoring stations. The review found that Metro Vancouver operates one of the most comprehensive ambient air quality monitoring networks in the world. The report identified 13 recommendations to further strengthen the network so that it continues to be world-leading. These recommendations include improving spatial coverage of the permanent monitoring network (including adding a station in the Surrey/White Rock area), integrating lower cost sensors and improvements in odour monitoring. These recommendations will be considered by staff as part of ongoing planning for network improvements. Metro Vancouver's new air quality management plan, the *Clean Air Plan*, has identified the need for the network to be reviewed every five to 10 years.

Metro Vancouver Housing Corporation

E1.1 Mortgage renewal at 4151 Regent Street, Richmond (Minato West) and Payout of mortgage at 95 St. Andrews Avenue, North Vancouver (St. Andrews Place)

APPROVED

There are two MVHC-owned properties with mortgages up for renewal on October 1, 2021: Minato West, located at 4151 Regent St., Richmond, in the amount of \$2,635,728; and St. Andrews Place, located at 95 St. Andrews Ave., North Vancouver, in the amount of \$283,431. Canada Life, the current lender for both mortgages, is not investing in CMHC-backed mortgages at this time, therefore a new lender will be needed to refinance the existing mortgages. Prospective refinancing rates are 1.8 to 2.1 per cent on a five-year term and 2.5 to 2.9 per cent for a 10-year term.

The Board:

- authorized the MVHC to renew the mortgage for Minato West project located at 4151 Regent St., Richmond, through an external lender with the best overall terms;
- authorized the MVHC to extinguish the mortgage for St. Andrews Place project located at 95 St. Andrews Ave., North Vancouver, using reserves to pay out the remaining balance owing at the end of the mortgage term on October 1, 2021; and
- directed any two officers or directors, or any one director together with any one officer of the MVHC, for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the mortgage assignment, renewal, amendment and repayment of the mortgage as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

E1.2 Evaluation Criteria — Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Development **APPROVED**

The Metro Vancouver Housing 10-Year Plan sets a target for Metro Vancouver Housing to develop at least 1,350 new and redeveloped units over the next decade, at least 500 of which are targeted through partnerships on member lands.

In February 2020, Metro Vancouver Housing issued its first Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost to develop affordable rental housing. Metro Vancouver Housing is planning to issue a second round EOI planned for fall 2021. This report presents slightly modified evaluation criteria for Committee and Board review and endorsement. Criteria have been modified to emphasize development readiness (i.e., pre-zoning) to support projects that can move forward quickly in a cost-effective manner and position projects well for provincial and/or federal funding support.

The Board endorsed the evaluation criteria as presented in the report.

E1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 18-081: **RECEIVED**

Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex **APPROVED**

The Kingston Gardens Phase 1 Redevelopment is an 85-unit affordable rental development located at 15245 99 Ave. in Surrey. RFP No. 18-081 consisted of pre-construction and construction management at-risk services. The pre-construction services were awarded to Yellowridge Construction Ltd. (Yellowridge) in July 31, 2018. Following the completion of the detailed design, Yellowridge tendered the construction services with a total construction price of \$30,758,950. This fixed amount represents the construction management at-risk fee and the tendered construction costs.

The proposed construction price is within the project budget approved by the MVHC Board in May 2021. The recommended award is to the highest ranked proponent based on technical and financial components.

The Board:

- approved the award of a contract for an amount of \$30,758,950 (exclusive of taxes) to Yellowridge Construction Ltd. resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex, subject to final review by the Chief Administrative Officer; and
- authorized the Chief Administrative Officer and Corporate Officer to execute the required documentation once the Chief Administrative Officer is satisfied that the award should proceed.

E1.4 Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic **RECEIVED**

Metro Vancouver Housing, in partnership with Immigrant Link Centre Society, runs a free food program to support Metro Vancouver Housing's most vulnerable tenants. The program has positively contributed

to tenant well-being and overall household affordability throughout the pandemic by considerably reducing food costs. To support the expansion of this program, Metro Vancouver Housing will construct an amenity building on one of its housing sites where there is a need and demand for this service, but no space from which to safely operate. Metro Vancouver Housing will fund this construction through funding provided to Metro Vancouver through the provincial “COVID-19 Safe Restart Grants for Local Government.”

The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Housing Committee – July 7, 2021

Information Items:

5.2 Draft Metro Vancouver Housing 2022-2026 Capital Development & Capital Maintenance Plans

The draft 2022-2026 Metro Vancouver Housing Capital Development and Capital Maintenance Plans have been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver’s focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is for the Housing Committee to provide feedback and input that will be incorporated into the fall budget presentations to the Committees and Boards.

The draft 2022 capital development cash flow is \$48.3 million with a total estimated spend of \$441 million over the five years. The draft 2022 capital maintenance cash flow is \$9.9 million with a total estimated spend of \$72.9 million over the five years. The budget cycle-over-cycle development plan has increased by \$48.4 million (15.4 per cent) and the five-year capital maintenance plan has increased by \$14.1 million (32.4 per cent) from the corresponding years in the prior year capital plans.

5.3 Exploring Modular Housing Construction

The Metro Vancouver Housing 10-Year Plan seeks to strategically expand the Metro Vancouver Housing portfolio to create more affordable housing in the region. The Housing Committee requested that staff investigate and compare modular construction to more conventional on-site construction methods. This report explores the benefits and drawbacks of modular compared to conventional construction.

The analysis found that modular construction has a number of benefits including quality control, reduction in waste and the potential for a shorter construction schedule. Cost comparisons suggested higher hard costs, caused by a redundancy in the amount of material used to construct modules, as well as additional transportation of modules to site. However, this could potentially be offset by a shorter construction phase, which would result in less interest accrued in construction financing and faster renting. Modular construction is another viable construction option for MVH and will be explored as a preferred alternative during the feasibility stage of project development.

Greater Vancouver Water District

E1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 20-054: Construction of Douglas Road Main No. 2 — Still Creek Section — Microtunnel

APPROVED

Metro Vancouver is constructing Douglas Road Main No. 2 – Still Creek Section along Douglas Road, between Lougheed Highway and Canada Way, in the City of Burnaby. This new 1.5-metre-diameter, 2.2-kilometre-long water main will replace the existing Douglas Road Main No. 1, which has reached the end of its service life. The project is being delivered in three phases: the north section, the microtunnel section, and the south section.

As a result of Request for Qualifications No. 20-023, four experienced trenchless construction firms were shortlisted and invited to respond to Request for Proposal No. 20-054 for the 660 metre-long microtunnel section of the project. Ward & Burke Microtunnelling Ltd. was identified as offering the technically strongest and lowest cost proposal.

The Board approved awarding a contract in the amount of \$13,495,049 (exclusive of taxes) to Ward & Burke Microtunnelling Ltd. resulting from Request for Proposal No. 20-054: Construction of Douglas Road Main No.2: Still Creek Section — Microtunnel, subject to final review by the Commissioner; and authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E1.2 Coquitlam Lake Water Supply — Project Update

WITHDRAWN

E2.1 Proposed Updates to the Sustainability Innovation Fund Policies

APPROVED

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Water Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items from Standing Committees.

Water Committee – July 15, 2021

Information Items:

5.1 Draft Water Services 2022-2026 Capital Plan

The draft 2022-2026 Water Services Capital Plan has been prepared based on direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report represents a new step in the capital budgeting process for this year. The intent is for the Water Committee to provide comments on the draft capital plan, which will then be incorporated into the fall budget presentations to the Water Committee and GVWD Board. The estimated 2022 capital cash flow is \$492.7 million with a total estimated spend of \$2.6 billion over the five years (2022-2026). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$21.3 million, or 1.1 per cent.

5.2 Water Services Capital Program Expenditure Update to April 30, 2021

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes both the overall capital program for Water Services with a multi-year view of capital projects and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. In 2021, the annual capital expenditures for Water Services are \$62.4 million to date compared to a prorated annual capital budget of \$144.5 million. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

5.4 Regional Water Conservation Impacts on Capital Planning

Metro Vancouver has some of the highest per-capita water use when compared to other cities in Canada. From 2000 to 2019, the service population of the GVWD has grown by 642,000 with per-capita water consumption steadily declining. However, it is expected that over the next 20 years overall water consumption will begin to steadily increase as the limits of reductions from improvements in plumbing efficiencies, public awareness, and increased density are being reached. If Metro Vancouver is able to drive increased conservation measures, it may be possible to delay the construction of the Coquitlam Lake Water Supply Project and potentially other capital projects. To achieve that, per-capita consumption will need to drop below 200 litres per person, per day. This could be achieved through a strengthened *Drinking Water Conservation Plan*, increased awareness and enforcement of water conservation bylaws, conservation-oriented pricing structures and water metering, supported by behaviour change campaigns.

5.7 Residential Water Metering — Overview of Local Experience

Water metering is recognized as a best management practice strategy to achieve water conservation goals. Metro Vancouver continues to have low uptake of universal residential water metering amongst member jurisdictions, which has contributed to some of the highest per-capita residential water consumption in the country. Metro Vancouver has provided tools to member jurisdictions following a comprehensive regional assessment completed in 2019 to support them with the implementation of residential water metering programs.

I 2 Update on Water Supply, Conservation and Wildfire Response

RECEIVED

The Board received a verbal update from the Commissioner.

Greater Vancouver Sewage and Drainage District

E1.1 Award of a Contract Resulting from Request for Proposal No. 20-103: Construction Services for Golden Ears Forcemain and River Crossing

APPROVED

Request for Proposal No. 20-103 was issued in January 2021 for Construction Services for the Golden Ears Forcemain and River Crossing. Three compliant proposals were received on April 21, 2021 from Michels Canada Co., Pomerleau Inc. and Peter Kiewit Sons ULC. The proposal submitted by Pomerleau was the highest ranked submission on technical merits, and the financial submission with the lowest price.

The Board:

- approved a contract in the amount of up to \$83,628,768 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal 20-103: Construction Services for Golden Ears Forcemain and River Crossing, subject to final review by the Commissioner;
- directed staff to prepare a budget amendment to increase the Northwest Langley Wastewater Treatment Plant Expansion Program by \$39 million;
- directed staff to provide detailed options of potential budget reductions to offset, along with related risks, through the completion of the 2022 budget process; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E1.2 Iona Island Wastewater Treatment Plant Projects – Project Definition Update

RECEIVED

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.

Applying Metro Vancouver's new cost estimating framework, total project costs for the design concept are estimated at a present value of \$6.7 billion. When escalation and a risk reserve are included, the estimated total cost is \$10.4 billion.

Next steps will focus on addressing the challenges, and will include a revised structured decision-making process for alternate design concepts that will consider technology, layout, implementation and other aspects of the projects identified through an independent value engineering exercise.

Metro Vancouver will also re-engage member jurisdictions, key stakeholders, the public and First Nations on any revised aspects of the projects. Staff plan to report back with a recommended revised design concept in November 2021. Following Board endorsement of the recommended revised design concept, staff will target finalizing the project definition report and indicative design in early 2022, including a recommended schedule, budget and delivery strategy.

The Board received the report for information.

E2.1 Iona Island Wastewater Treatment Plant Projects – Project Definition Update

RECEIVED

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.

Applying Metro Vancouver's new cost estimating framework, total project costs for the design concept are estimated at a present value of \$6.7 billion. When escalation and a risk reserve are included, the estimated total cost is \$10.4 billion.

Next steps will focus on addressing the challenges, and will include a revised structured decision-making process for alternate design concepts that will consider technology, layout, implementation and other aspects of the projects identified through an independent value engineering exercise.

Metro Vancouver will also re-engage member jurisdictions, key stakeholders, the public and First Nations on any revised aspects of the projects. Staff plan to report back with a recommended revised design concept in November 2021. Following Board endorsement of the recommended revised design concept, staff will target finalizing the project definition report and indicative design in early 2022, including a recommended schedule, budget and delivery strategy.

The Board received the report for information.

E2.2 Engagement Plan for Liquid Waste Development Cost Charge Program Update

APPROVED

As part of a plan to update the liquid waste development cost charge (DCC) program every three to five years, a program review was initiated in 2020. An internal cross-departmental DCC steering committee has been leading this review concurrently with planning the implementation of a new water DCC program.

Work to date has involved initial engagement, including meetings with relevant advisory committees, industry capacity analysis, and rate modelling, now resulting in a set of draft DCC rates in principle. Following Board review of the rates in principle and engagement plan in this report, there will be further engagement with relevant levels of government, First Nations, stakeholders and the public, before finalizing the update for Board approval.

The Board directed staff to proceed with engagement on the proposed update to the liquid waste development cost charge program.

E2.3 Award of Contract Resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 — Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement **APPROVED**

A Request for Proposal (RFP) No. 21-019 was issued to five pre-qualified contractors for construction of the Annacis Island Wastewater Treatment (AIWWTP) Trickling Filter (TF) No. 2 & 4 — Trickling Filter Media, Rotary Distributor, and Foul Air (FOA) Ducting Replacement and closed on April 15, 2021. Pomerleau Inc. was ranked highest overall and offered the lowest proposed fee.

The AIWWTP trickling filter main components — plastic media, rotary distributors and FOA ducting — are experiencing varying degrees of degradation and reaching the end of their service life. Their replacement is critical to the operation of the AIWWTP secondary treatment system and the operational certificate compliance of the treatment plant.

The Board:

- approved the award of a contract for an amount of up to \$37,477,304 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 – Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E2.4 Award of Contract Resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract – Gravity Thickener Expansion **APPROVED**

A Request for Proposal was issued for the construction of the Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5, Phase 2, A506 Contract to four prequalified entities and closed on March 25, 2021. Maple Reinders Constructors Ltd. was ranked with the highest overall score following evaluation of the proposals.

The purpose of the Stage 5 expansion at AIWWTP is to increase the overall treatment capacity to serve a population of up to 1.5 million people (from a previous capacity of 1.2 million). Contract A506 is an integral component project within the Stage 5 expansion, and will increase the capacity of two areas within the plant, namely the gravity thickeners and the solids contact tanks.

The Board:

- approved the award of a contract for an amount of up to \$36,335,060 (exclusive of taxes), to Maple Reinders Constructors Ltd. resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract – Gravity Thickener Expansion, subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E3.1 Solid Waste and Recycling Industry Advisory Committee Draft Terms of Reference**RECEIVED**

The Ministry of Environment and Climate Change Strategy has initiated a process with the Waste Management Association of BC and Metro Vancouver to address challenges and find opportunity areas to improve solid waste management in the region. An initial outcome of this effort is the formation of a Waste and Recycling Industry Advisory Committee, to act as a forum for industry contribution and advice on planning, operations and policy related to solid waste and recycling in Metro Vancouver. A draft terms of reference has been developed and will be circulated to recycling and waste industry stakeholders to seek any additional feedback. If the terms of reference are revised substantially following feedback, an updated version will be provided to the Zero Waste Committee.

The Board received the report for information.

E3.2 Sea to Sky Soils Organics Management Contract**RECEIVED**

On April 30, 2021, the GVS&DD Board approved the award of a contract to Arrow Transportation Systems Inc. for the management of organics at the North Shore Recycling and Waste Centre. Metro Vancouver has subsequently entered into a contract with Sea to Sky Soils and Compacting Inc. (Sea to Sky Soils) to process approximately 6,000 tonnes per year of yard trimmings from the Langley and Maple Ridge Recycling and Waste Centres, and between 1,000 and 6,000 tonnes per year of single-family organic material from the North Shore Recycling and Waste Centre, to December 31, 2025.

The contract will be cost neutral with an overall value over its 4.5-year duration of up to \$4.167 million (exclusive of taxes). Entering into a contract with Sea to Sky Soils increases the resiliency of the regional organics management system by increasing the number of businesses providing organics management services to Metro Vancouver.

The Board received the report for information.

E4.1 Proposed Updates to the Sustainability Innovation Fund Policies**APPROVED**

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Liquid Waste Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Liquid Waste Committee – July 15, 2021

Information Items:

5.2 Draft Liquid Waste Services 2022-2026 Capital Plan

The draft 2022-2026 Liquid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Liquid Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 capital cash flow is \$675.8 million with a total estimated spend of \$4.6 billion over the five years. The 2022 capital cash flow is \$17.1 million, or 2.5-per-cent, less than last year's projection for 2022. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$480.1 million or 15 per cent.

5.3 Wet Weather Surcharge for Inflow and Infiltration Action

GVS&DD and its member jurisdictions have made a commitment to eliminate sanitary sewer overflows, which are caused by inflow and infiltration (I&I) of rainwater and groundwater in the sanitary sewer systems in the region, which is largely occurring in privately owned sewer connections. Management of I&I is most effective when done at the source (sewer piping owned by residents) and efforts to promote action on I&I have been challenging and the frequency of overflows is increasing.

Metro Vancouver is considering implementing a wet weather surcharge, which will be in the order of approximately 1 per cent of the GVS&DD levy. Funds raised will contribute to a reserve fund that will be accessible to municipalities, on a cost-sharing basis, for I&I and fats, oil and grease (FOG) management programs or projects targeted at addressing I&I or FOG at source, and reducing sanitary sewer

overflows. An overview and general principles of the proposed wet weather surcharge are provided in this report.

5.5 Liquid Waste Services Capital Program Expenditures Update as at April 30, 2021

The capital expenditure reporting process as approved by the GVS&DD Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. As of April 30, the 2021 capital expenditures for Liquid Waste Services are \$73 million, compared to a prorated annual capital budget of \$311.5 million. This shortfall is primarily due to payments expected later in the year and some project delays related to the timing of tenders, construction delays, and issues relating to COVID-19. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

Zero Waste Committee – July 16, 2021

Delegation Summaries:

3.1 Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd.

Action Arising from the Delegation:

The Zero Waste Committee requested staff report back to the Committee with information, including Metro Vancouver's jurisdiction, in response to the July 16, 2021 delegation from Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd. requesting Metro Vancouver express support for a change to the Agricultural Land Reserve (ALR) regulation exempting provincially-permitted landfills from the prohibition to accept construction and demolition waste on lands in the ALR.

Information Items:

5.1 Pre-Engagement Results – Solid Waste Management Plan Update

Public engagement is critical in the development of an updated solid waste management plan. To deliver a robust engagement process that goes beyond Metro Vancouver's typical process, exceeds provincial requirements, and addresses previous concerns about engagement, a pre-engagement phase was held to help shape the engagement process. In addition, an Independent Consultation and Engagement Panel was formed to guide development and implementation of engagement, and Metro Vancouver will be engaging on the development of provincially required public and technical advisory committee(s).

Metro Vancouver received feedback from more than 350 individuals via questionnaire responses, presentations, written submissions, meetings with staff, and presentations to the Solid Waste Management Plan Independent Consultation and Engagement Panel. Two entities that presented to the panel expressed concern about the presentation process, and a second opportunity to present to the panel was provided. Feedback indicated support for online and in-person engagement opportunities including sector-specific discussions and early, continuous, and iterative opportunities to provide

feedback. Staff will report back later in the year with a proposed engagement program as well as the proposed structure and selection criteria for the public and technical advisory committee(s).

5.3 Solid Waste Services Capital Program Expenditure Update as of April 30, 2021

The capital expenditure reporting process, as approved by the GVS&DD Board, provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, and includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending compared to the prorated budget to April 2021. For the first four months of 2021, the capital expenditures for Solid Waste Services were \$16.7 million compared to a 2021 prorated capital budget of \$32.6 million. The underspend is primarily due to longer than expected pre-construction phases for Waste-to-Energy Facility projects, and the property purchase timing for the North Surrey Recycling and Waste Centre depot development. Projects underway are expected to be completed within approved budgets.

5.4 Draft Solid Waste Services 2022 – 2026 Capital Plan

The draft 2022-2026 Solid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Zero Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 Capital Cash Flow is \$52.1 million with a total estimated spend of \$283 million over the five years. The 2022 Capital Cash Flow is \$24.2 million (31.7 per cent) less than last year's projection for 2022, primarily because the Acid Gas Reduction project spending was deferred as a result of an amendment to the Waste-to-Energy Facility operational certificate. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$30.4 million, or 15 per cent. Changes in overall capital are primarily due to carry-forward of budgets for projects not completed in 2021. Actual budget increases were offset by deferrals of projects out of the capital planning window.

5.6 Waste-to-Energy Facility 2020 Financial Update

The Metro Vancouver Waste-to-Energy Facility continues to be an environmentally sound, low-cost regional disposal option. In 2020, the Waste-to-Energy Facility processed 244,362 tonnes of municipal solid waste, at a net unit cost of \$69.84 per tonne for operation and maintenance. The Waste-to-Energy Facility costs increased as compared to 2018 and 2019 primarily due to the decrease in processed tonnage, an increase in bottom ash disposal costs, and reduced electrical revenue due to scheduled maintenance. In 2018 and 2019 more than 75,000 tonnes of bottom ash were beneficially used in the construction of the United Boulevard Recycling and Waste Centre. In 2020, all bottom ash was disposed of at the Vancouver Landfill. A procurement process for long-term beneficial use of bottom ash is underway.

5.7 2021 Regional Clothing Waste Reduction Campaign Results

Now in its third year, Metro Vancouver’s “Think Thrice About Your Clothes” (“Think Thrice”) behaviour-change campaign, performed strongly in terms of engagement and the number of Metro Vancouver residents reached. The campaign’s goal is to increase diversion of textiles from the waste stream by raising awareness of the textile waste problem and empowering residents to take action. The creative platform included updates to key messaging and ad creative based on post-2020 campaign research and focus group testing. The strategy included both broad reach and targeted digital tactics and delivered more than 69 million impressions. Overcoming barriers and effecting long-lasting behaviour change can take several years to achieve and requires a long term commitment. However, a range of indicators can be employed to measure campaign efficacy over time, including engagement, public attitudes research, and changes in clothing disposal identified through annual solid waste composition studies.

5.8 Update on Metro Vancouver’s Engagement with the Love Food Hate Waste Canada Campaign

As part of its commitment to preventing waste, Metro Vancouver is a campaign partner in Love Food Hate Waste Canada (LFHW). An initiative of the National Zero Waste Council (NZWC), LFHW inspires and empowers people to prevent household food waste. There are 11 campaign partners, including two provincial agencies, seven local governments (including Metro Vancouver), and two grocery chains (Walmart and Sobeys). As a partner, Metro Vancouver receives creative for regional activations, and benefits from national media buys and access to influencers and celebrity chefs. Research about the impact of COVID-19 on consumer behaviours and food waste found 24 per cent were wasting less than usual and 94 per cent were motivated to reduce their household’s avoidable food waste. In response, LFHW activations in 2020 and 2021 had a theme of “We’re Here to Help.” The regional campaign delivered 14.5 million total impressions and reached 320,000 people; the national campaign delivered more than seven million impressions.

For Metro Vancouver meetings on Friday, July 30, 2021

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: Jennifer Saltman at jennifer.saltman@metrovancouver.org or 604-314-5964.

Metro Vancouver Regional District**E1.1 Local Government Responses to the Discovery of an Unmarked Burial Site Near Kamloops Indian Residential School** **APPROVED**

The Board authorized the chair to write to the Prime Minister, urging the federal government to fully implement the Truth and Reconciliation Commission's Calls to Action attributed to the Government of Canada, particularly any additional supports needed to address Calls to Action 71 to 76 relating to information on missing residential school children and burial records.

E2.1 Municipal Director Appointment Process **APPROVED**

The Board will ask the Ministry of Municipal Affairs to amend the *Local Government Act*, section 198 (appointment and term of office for municipal directors), as necessary to require municipal councils to appoint the mayor, or the mayor's designate, as municipal director to the regional district board.

E3.1 Colony Farm Regional Park — Colony Farm Park Association Contribution Agreement **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect, and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a one-year funding amount of \$10,000 for the Colony Farm Park Association. The association has chosen to continue with a one-year contribution agreement because they are currently undertaking long-term strategic planning for future program delivery and managing services during the ongoing COVID-19 pandemic. The proposed funding supports the association's capacity to provide community benefit to Metro Vancouver Regional Parks through its many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Colony Farm Park Association for a one-year term in the amount of \$10,000 commencing January 1, 2022 and ending December 31, 2022.

E3.2 Kanaka Creek Regional Park — Kanaka Education and Environmental Partnership Society Contribution Agreement **APPROVED**

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Kanaka Education and Environmental Partnership Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

E3.3 Pacific Spirit Park — Pacific Spirit Park Society Contribution Agreement

APPROVED

The 2021-2025 Metro Vancouver Regional Parks five-year financial plan includes annual allocations in 2022 for seven park associations active in regional parks. Funding will be used to support opportunities for citizens to help preserve, protect and enhance regional parks, while advocating for greater public connection to nature.

This contribution agreement proposes a three-year funding amount of \$15,000 per year for the Pacific Spirit Park Society. The proposed funding supports the society's capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services.

The Board approved the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of \$45,000 (\$15,000 each year), commencing January 1, 2022 and ending December 31, 2024.

E4.1 Metro Vancouver's Achievement of Carbon Neutrality in 2020

RECEIVED

As a signatory to the *B.C. Climate Action Charter*, Metro Vancouver has been reporting its climate actions and carbon neutrality status for the past 10 years since the beginning of the Climate Action Revenue Incentive Program (CARIP). In May 2021, the province announced the cancellation of CARIP, with the 2020 reporting requirements marking the last year of the program. Although CARIP reporting is not a requirement for 2020, Metro Vancouver has completed a report on a voluntary basis.

Metro Vancouver has achieved corporate carbon neutrality for 2020, which is the second year in a row, building on its 2019 carbon neutral status. Carbon neutrality is assessed in accordance with the Charter and the associated *Provincial Carbon Neutral Local Government Framework*. The report highlights Metro Vancouver's actions to adapt to the changing climate as well as to reduce greenhouse gas emissions, and quantifies Metro Vancouver's net corporate carbon footprint. This report demonstrates leadership on climate action and a call for additional action that is needed to extend carbon neutrality from the corporation to the region as a whole by 2050, as set out in the Climate 2050 Roadmaps.

The Board received the report for information.

E4.2 Proposed Updates to the Sustainability Innovation Fund Policies

APPROVED

The Sustainability Innovation Fund (SIF) program allows Metro Vancouver to address critical climate challenges, meet strategic objectives, and pilot innovative ideas. Sustainability Innovation Fund projects

touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the SIF policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Regional District Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

E4.3 Next Phase of Engagement on a Cannabis Production and Processing Emission Regulation

APPROVED

In 2019, Metro Vancouver staff initiated consultation with stakeholders on regulatory proposals to manage emissions of volatile organic compounds (VOC) from cannabis production and processing facilities. This was followed by additional engagement with key stakeholders, from November 2020 through March 2021, to facilitate development of a common understanding of key issues and potential solutions.

Cannabis production and processing is potentially a significant additional source of VOC emissions in the airshed that warrant similar levels of control to other regulated sources to ensure that ground level ozone issues are not exacerbated. Based on stakeholder feedback, the regulatory proposals have been adjusted and would include requirements related to an emission management plan, emission control requirements, a complaints and officer observation response plan, records and reporting, and a minimum distance between new cannabis production and processing facilities and hospitals, schools and other sensitive receptors.

The Board authorized staff to proceed with the next phase of engagement.

E4.4 Board Appointment of Enforcement Officers

APPROVED

Recent changes in staff have resulted in a need to update staff appointments as MVRD Board designated officers under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*, the *Environmental Management Act* and the *Offence Act*.

The Board:

- pursuant to the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008* and the *Environmental Management Act*:
 - appointed Metro Vancouver employees Eugene Lee and Rei Van as officers; and

- pursuant to section 28 of the Offence Act:
 - appointed Metro Vancouver employees Eugene Lee and Rei Van for the purpose of serving summons under section 28 of the *Offence Act* for alleged violations under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*.

G1.1 MFA Fall 2021 Borrowing for Surrey — MVRD Security Issuing Bylaw No. 1323, 2021**APPROVED**

As set out in the *Community Charter*, the Metro Vancouver Regional District must adopt a security issuing bylaw in order to enable the City of Surrey to proceed with its long-term borrowing request of \$150.6 million. This borrowing relates to three infrastructure projects. The city's total estimated annual debt-servicing costs for existing and new proposed debt combined is approximately \$25 million, which is roughly 12.4 per cent of its overall liability servicing limit and 61.9 per cent of the approval-free liability threshold. Surrey has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1323, 2021* will authorize the City of Surrey's borrowing request.

The Board gave consent to the request for financing from the City of Surrey in the amount of \$150.6 million pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*; gave first, second, third and final readings to and adopted *Metro Vancouver Regional District Security Issuing Bylaw No. 1323, 2021*; and forwarded it to the Inspector of Municipalities for Certificate of Approval.

G2.1 Board and Committee Electronic Meetings — Next Steps**APPROVED**

During the pandemic, local governments have been authorized to hold electronic meetings under the authority of the *COVID Related Measures Act*, including Ministerial Order M192. With Ministerial Order M192 set to expire September 28, 2021, an amendment to the *Metro Vancouver Regional District Procedure Bylaw* will be required if the Board wishes to maintain the ability for Board members and Committee members to meet by electronic means. This report provides an opportunity for the Board to provide feedback on key considerations for electronic meetings — criteria for types of meetings that qualify, authorization required to participate and limits on participation — that will give staff direction on an appropriate amending bylaw.

The Board directed staff to bring forward amendments to the *Metro Vancouver Regional District Procedure Bylaw* with consideration for electronic meetings and participation by board and committee members at those meetings.

G2.2 MVRD Mosquito Control Service Amending Bylaw No. 1320 Final Adoption**APPROVED**

The MVRD provides the service of preventing and abating the nuisance caused by mosquitoes to five service area participants: Coquitlam, Maple Ridge, Pitt Meadows, Langley Township and Surrey. Richmond has requested to join the Metro Vancouver Nuisance Mosquito Control Program service.

An amendment to the service bylaw is required to add Richmond as a new participant in the service, which requires service area consent and Inspector of Municipalities approval. Both prerequisites have been satisfied, and adoption of the amending bylaw can be considered by the Board.

The Board passed and adopted *Metro Vancouver Regional District Regional Mosquito Control Service Amending Bylaw No. 1320, 2021*.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Regional Culture Committee – June 23, 2021

Information Items:

5.1 Metro Vancouver Regional Culture Project Grants: Adjudication Process

Metro Vancouver's annual regional culture project grants, funded from the Cultural Grants Reserve, support region-serving arts and culture projects. Similar to the 2020 grants, the allocation of this year's grants will factor in additional considerations related to COVID-19 impacts and adapted project delivery resilient to evolving public health measures. Staff will undertake an initial review of all received applications and present shortlisted applications for adjudication by the Committee. At the July 21, 2021 meeting, applications will be discussed and a recommendation will be made on the grant award for each successful proponent to a cap of \$10,000 per project. As part of Metro Vancouver's restart and recovery support from the Province of BC's "COVID-19 Safe Restart Grant for Local Governments," the 2021 Regional Culture Project Grants include a one-time increase of \$150,000 for a total disbursement of \$300,000.

Performance and Audit Committee – July 7, 2021

Information Items:

5.2 Capital Program Expenditure Update as at April 30, 2021

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the first report for the 2021 fiscal year and covers the first four months ending April 30, 2021. For the first four months of 2021, Metro Vancouver's capital expenditures were underspent by approximately \$361.5 million of the prorated budget on a linear basis. Much of this variance represents a timing difference and is expected to catch up by year end. Any surplus resulting from capital program variance at the end of the year will be utilized as per the Board approved Operating, Statutory and Discretionary Reserves Policy.

5.3 Interim Financial Performance Report – April 2021

The projected overall operational results for 2021 for Metro Vancouver's functions is close to \$21.6 million on an approved budget of \$943.8 million (or slightly less than 2.3 per cent of the approved budget.) Historically, Metro Vancouver has observed an operating surplus in the range of three to five per cent per annum. As we move from the recent COVID-19 pandemic events of 2020 into the current year, and alongside the ratepayers and the residents and businesses of the region, Metro Vancouver is continuing to face some extraordinary circumstances and financial pressures as a result of the COVID-19

pandemic event. As the year progresses and financial impacts to Metro Vancouver are monitored, work plans will be adjusted as may be required to adapt to the changing circumstances along with any substantial financial pressures that might arise to minimize financial impacts to the final results, while also examining all opportunities for mitigation while maintaining service levels.

5.4 Investment Position and Returns – March 1, 2021 to May 31, 2021

The annualized return for Metro Vancouver's investment portfolio in 2021 at the end of May was 1.03 per cent for short term, 2.18 per cent for long term and 2.26 per cent for the Cultural Reserve Fund. Investment performance has met expectations for the current period. Due to the timing of the committee meeting, results and balance information cover a three-month period from March through May. Interest rates are expected to remain low for the balance of the year. Metro Vancouver's overall rate of return will continue to be pressed lower in the near term as a significant portion of the portfolio is kept in short-term products and held in cash for liquidity.

5.5 Tender/Contract Award Information – March 2021 to May 2021

During the period March 1, 2021 and May 31, 2021, the Purchasing and Risk Management Division issued 15 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were six existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the *Officers and Delegation Bylaws 1208, 284 and 247 – 2014* and the Procurement and Real Property Contracting Authority Policy.

Indigenous Relations Committee – July 8, 2021

Information Items:

5.1 Quarterly Report on Reconciliation Activities

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past several months as well as information on upcoming events and activities over the next few months.

Regional Parks Committee – July 14, 2021

Information Items:

5.4 Draft Regional Parks 2022-2026 Capital Plan

The draft 2022-2026 Regional Parks Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance, the capital plan was provided to the Regional Parks Committee for feedback in advance of final budget preparation and presentation to the Committee and Board in the fall. The estimated 2022 Capital Cash Flow is \$31.6 million, with a total estimated spend of \$163.3 million over the five years. This is a \$28-million, or 26.7-per-cent, change from last year's five-year capital plan.

This change is due to accelerated greenway initiatives following MVRD Board approval of *Regional Greenways 2050*, increased investment in park carrying capacity and visitor experience, and advance planning and cost estimates on major projects.

Climate Action Committee – July 16, 2021

Information Items:

5.2 Modelling a Carbon Neutral Region: Project Report

Metro Vancouver has committed to becoming a carbon neutral region by 2050. As a first step towards understanding the potential impact of policies on greenhouse gas emissions reductions, staff undertook a modelling project that compares a business as planned scenario with a carbon neutral scenario. This information was considered by staff as the actions and strategies included in the *Climate 2050 Roadmaps* and *Clean Air Plan* were developed, and were used as an initial estimate of the potential impact of policies in those documents. The results show that while it is possible to achieve significant emissions reductions through the implementation of a set of aggressive but achievable policies, at this time, this scenario did not meet Metro Vancouver's climate targets for 2030 or 2050. The results reaffirm the urgent need for climate action, and the need for a dynamic iterative process in continuing to add new actions as part of the *Climate 2050 Roadmaps*. The modelling was intended to focus on emission reductions, and additional analysis will likely be needed to support additional engagement and detailed implementation of many of these actions.

5.3 Highlights from Engagement on Draft Clean Air Plan

Metro Vancouver's draft Clean Air Plan was released for comments April 1 to June 15, 2021. The aim of the engagement program was to seek comments from stakeholders and the public related to the goals, targets and actions in addition to equity, implementation and collaboration. The stakeholder engagement activities sought comments on actions related to buildings, industry, transportation and agriculture from businesses, agencies and others involved in these sectors. For the public, the focus was on outreach to youth and residents who have indicated an interest in climate action and air quality issues with a deliberate effort to expand the audience involved. There was also dialogue with other governments, including First Nations, member jurisdictions, provincial staff and related agencies. Engagement activities attracted about 1,000 public participants and generated more than 50 feedback forms and 35 direct emails. This report summarizes some of the prevalent themes from the engagement, and reflects the expected tension between audiences who want to see more action now, and those who feel it is too aggressive. The key issues identified were costs, duplication with other governments initiatives, collaboration, and ability of small businesses to adjust.

5.4 2021 Update on Regional District Sustainability Innovation Fund Projects

This report provides an update on 14 projects that were approved for funding in 2017 through to 2020 under the Sustainability Innovation Fund. Of the projects, two are reporting as complete, one is

discontinued and the remainder are in progress. Progress on many of the projects was slowed due to the COVID-19 pandemic.

5.7 Lower Fraser Valley Ambient Air Quality Monitoring Network Review 2021

Metro Vancouver commissioned a consultant to review its network of air quality monitoring stations. The review found that Metro Vancouver operates one of the most comprehensive ambient air quality monitoring networks in the world. The report identified 13 recommendations to further strengthen the network so that it continues to be world-leading. These recommendations include improving spatial coverage of the permanent monitoring network (including adding a station in the Surrey/White Rock area), integrating lower cost sensors and improvements in odour monitoring. These recommendations will be considered by staff as part of ongoing planning for network improvements. Metro Vancouver's new air quality management plan, the *Clean Air Plan*, has identified the need for the network to be reviewed every five to 10 years.

Metro Vancouver Housing Corporation

E1.1 Mortgage renewal at 4151 Regent Street, Richmond (Minato West) and Payout of mortgage at 95 St. Andrews Avenue, North Vancouver (St. Andrews Place)

APPROVED

There are two MVHC-owned properties with mortgages up for renewal on October 1, 2021: Minato West, located at 4151 Regent St., Richmond, in the amount of \$2,635,728; and St. Andrews Place, located at 95 St. Andrews Ave., North Vancouver, in the amount of \$283,431. Canada Life, the current lender for both mortgages, is not investing in CMHC-backed mortgages at this time, therefore a new lender will be needed to refinance the existing mortgages. Prospective refinancing rates are 1.8 to 2.1 per cent on a five-year term and 2.5 to 2.9 per cent for a 10-year term.

The Board:

- authorized the MVHC to renew the mortgage for Minato West project located at 4151 Regent St., Richmond, through an external lender with the best overall terms;
- authorized the MVHC to extinguish the mortgage for St. Andrews Place project located at 95 St. Andrews Ave., North Vancouver, using reserves to pay out the remaining balance owing at the end of the mortgage term on October 1, 2021; and
- directed any two officers or directors, or any one director together with any one officer of the MVHC, for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the mortgage assignment, renewal, amendment and repayment of the mortgage as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

E1.2 Evaluation Criteria — Expression of Interest (Round 2) to Identify Member Lands for Metro Vancouver Housing Development **APPROVED**

The Metro Vancouver Housing 10-Year Plan sets a target for Metro Vancouver Housing to develop at least 1,350 new and redeveloped units over the next decade, at least 500 of which are targeted through partnerships on member lands.

In February 2020, Metro Vancouver Housing issued its first Expression of Interest (EOI) for member jurisdictions to submit municipally-owned land to lease or transfer to MVH at a nominal cost to develop affordable rental housing. Metro Vancouver Housing is planning to issue a second round EOI planned for fall 2021. This report presents slightly modified evaluation criteria for Committee and Board review and endorsement. Criteria have been modified to emphasize development readiness (i.e., pre-zoning) to support projects that can move forward quickly in a cost-effective manner and position projects well for provincial and/or federal funding support.

The Board endorsed the evaluation criteria as presented in the report.

E1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 18-081: **RECEIVED**

Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex **APPROVED**

The Kingston Gardens Phase 1 Redevelopment is an 85-unit affordable rental development located at 15245 99 Ave. in Surrey. RFP No. 18-081 consisted of pre-construction and construction management at-risk services. The pre-construction services were awarded to Yellowridge Construction Ltd. (Yellowridge) in July 31, 2018. Following the completion of the detailed design, Yellowridge tendered the construction services with a total construction price of \$30,758,950. This fixed amount represents the construction management at-risk fee and the tendered construction costs.

The proposed construction price is within the project budget approved by the MVHC Board in May 2021. The recommended award is to the highest ranked proponent based on technical and financial components.

The Board:

- approved the award of a contract for an amount of \$30,758,950 (exclusive of taxes) to Yellowridge Construction Ltd. resulting from Request for Proposal (RFP) No. 18-081: Construction Management for Services and Construction (At-Risk) for Kingston Gardens Complex, subject to final review by the Chief Administrative Officer; and
- authorized the Chief Administrative Officer and Corporate Officer to execute the required documentation once the Chief Administrative Officer is satisfied that the award should proceed.

E1.4 Constructing a Metro Vancouver Housing Amenity Space to Support Food Security for Vulnerable Tenants Affected by the COVID-19 Pandemic **RECEIVED**

Metro Vancouver Housing, in partnership with Immigrant Link Centre Society, runs a free food program to support Metro Vancouver Housing's most vulnerable tenants. The program has positively contributed

to tenant well-being and overall household affordability throughout the pandemic by considerably reducing food costs. To support the expansion of this program, Metro Vancouver Housing will construct an amenity building on one of its housing sites where there is a need and demand for this service, but no space from which to safely operate. Metro Vancouver Housing will fund this construction through funding provided to Metro Vancouver through the provincial “COVID-19 Safe Restart Grants for Local Government.”

The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Housing Committee – July 7, 2021

Information Items:

5.2 Draft Metro Vancouver Housing 2022-2026 Capital Development & Capital Maintenance Plans

The draft 2022-2026 Metro Vancouver Housing Capital Development and Capital Maintenance Plans have been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver’s focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is for the Housing Committee to provide feedback and input that will be incorporated into the fall budget presentations to the Committees and Boards.

The draft 2022 capital development cash flow is \$48.3 million with a total estimated spend of \$441 million over the five years. The draft 2022 capital maintenance cash flow is \$9.9 million with a total estimated spend of \$72.9 million over the five years. The budget cycle-over-cycle development plan has increased by \$48.4 million (15.4 per cent) and the five-year capital maintenance plan has increased by \$14.1 million (32.4 per cent) from the corresponding years in the prior year capital plans.

5.3 Exploring Modular Housing Construction

The Metro Vancouver Housing 10-Year Plan seeks to strategically expand the Metro Vancouver Housing portfolio to create more affordable housing in the region. The Housing Committee requested that staff investigate and compare modular construction to more conventional on-site construction methods. This report explores the benefits and drawbacks of modular compared to conventional construction.

The analysis found that modular construction has a number of benefits including quality control, reduction in waste and the potential for a shorter construction schedule. Cost comparisons suggested higher hard costs, caused by a redundancy in the amount of material used to construct modules, as well as additional transportation of modules to site. However, this could potentially be offset by a shorter construction phase, which would result in less interest accrued in construction financing and faster renting. Modular construction is another viable construction option for MVH and will be explored as a preferred alternative during the feasibility stage of project development.

Greater Vancouver Water District

E1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 20-054: Construction of Douglas Road Main No. 2 — Still Creek Section — Microtunnel

APPROVED

Metro Vancouver is constructing Douglas Road Main No. 2 – Still Creek Section along Douglas Road, between Lougheed Highway and Canada Way, in the City of Burnaby. This new 1.5-metre-diameter, 2.2-kilometre-long water main will replace the existing Douglas Road Main No. 1, which has reached the end of its service life. The project is being delivered in three phases: the north section, the microtunnel section, and the south section.

As a result of Request for Qualifications No. 20-023, four experienced trenchless construction firms were shortlisted and invited to respond to Request for Proposal No. 20-054 for the 660 metre-long microtunnel section of the project. Ward & Burke Microtunnelling Ltd. was identified as offering the technically strongest and lowest cost proposal.

The Board approved awarding a contract in the amount of \$13,495,049 (exclusive of taxes) to Ward & Burke Microtunnelling Ltd. resulting from Request for Proposal No. 20-054: Construction of Douglas Road Main No.2: Still Creek Section — Microtunnel, subject to final review by the Commissioner; and authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E1.2 Coquitlam Lake Water Supply — Project Update

WITHDRAWN

E2.1 Proposed Updates to the Sustainability Innovation Fund Policies

APPROVED

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Water Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items from Standing Committees.

Water Committee – July 15, 2021

Information Items:

5.1 Draft Water Services 2022-2026 Capital Plan

The draft 2022-2026 Water Services Capital Plan has been prepared based on direction received at the April 8, 2021 Metro Vancouver Board budget workshop. As part of Metro Vancouver's focus on enhancing transparency and governance of the capital plan, this report represents a new step in the capital budgeting process for this year. The intent is for the Water Committee to provide comments on the draft capital plan, which will then be incorporated into the fall budget presentations to the Water Committee and GVWD Board. The estimated 2022 capital cash flow is \$492.7 million with a total estimated spend of \$2.6 billion over the five years (2022-2026). With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$21.3 million, or 1.1 per cent.

5.2 Water Services Capital Program Expenditure Update to April 30, 2021

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes both the overall capital program for Water Services with a multi-year view of capital projects and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. In 2021, the annual capital expenditures for Water Services are \$62.4 million to date compared to a prorated annual capital budget of \$144.5 million. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

5.4 Regional Water Conservation Impacts on Capital Planning

Metro Vancouver has some of the highest per-capita water use when compared to other cities in Canada. From 2000 to 2019, the service population of the GVWD has grown by 642,000 with per-capita water consumption steadily declining. However, it is expected that over the next 20 years overall water consumption will begin to steadily increase as the limits of reductions from improvements in plumbing efficiencies, public awareness, and increased density are being reached. If Metro Vancouver is able to drive increased conservation measures, it may be possible to delay the construction of the Coquitlam Lake Water Supply Project and potentially other capital projects. To achieve that, per-capita consumption will need to drop below 200 litres per person, per day. This could be achieved through a strengthened *Drinking Water Conservation Plan*, increased awareness and enforcement of water conservation bylaws, conservation-oriented pricing structures and water metering, supported by behaviour change campaigns.

5.7 Residential Water Metering — Overview of Local Experience

Water metering is recognized as a best management practice strategy to achieve water conservation goals. Metro Vancouver continues to have low uptake of universal residential water metering amongst member jurisdictions, which has contributed to some of the highest per-capita residential water consumption in the country. Metro Vancouver has provided tools to member jurisdictions following a comprehensive regional assessment completed in 2019 to support them with the implementation of residential water metering programs.

I 2 Update on Water Supply, Conservation and Wildfire Response

RECEIVED

The Board received a verbal update from the Commissioner.

Greater Vancouver Sewage and Drainage District

E1.1 Award of a Contract Resulting from Request for Proposal No. 20-103: Construction Services for Golden Ears Forcemain and River Crossing

APPROVED

Request for Proposal No. 20-103 was issued in January 2021 for Construction Services for the Golden Ears Forcemain and River Crossing. Three compliant proposals were received on April 21, 2021 from Michels Canada Co., Pomerleau Inc. and Peter Kiewit Sons ULC. The proposal submitted by Pomerleau was the highest ranked submission on technical merits, and the financial submission with the lowest price.

The Board:

- approved a contract in the amount of up to \$83,628,768 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal 20-103: Construction Services for Golden Ears Forcemain and River Crossing, subject to final review by the Commissioner;
- directed staff to prepare a budget amendment to increase the Northwest Langley Wastewater Treatment Plant Expansion Program by \$39 million;
- directed staff to provide detailed options of potential budget reductions to offset, along with related risks, through the completion of the 2022 budget process; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E1.2 Iona Island Wastewater Treatment Plant Projects – Project Definition Update

RECEIVED

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.

Applying Metro Vancouver's new cost estimating framework, total project costs for the design concept are estimated at a present value of \$6.7 billion. When escalation and a risk reserve are included, the estimated total cost is \$10.4 billion.

Next steps will focus on addressing the challenges, and will include a revised structured decision-making process for alternate design concepts that will consider technology, layout, implementation and other aspects of the projects identified through an independent value engineering exercise.

Metro Vancouver will also re-engage member jurisdictions, key stakeholders, the public and First Nations on any revised aspects of the projects. Staff plan to report back with a recommended revised design concept in November 2021. Following Board endorsement of the recommended revised design concept, staff will target finalizing the project definition report and indicative design in early 2022, including a recommended schedule, budget and delivery strategy.

The Board received the report for information.

E2.1 Iona Island Wastewater Treatment Plant Projects – Project Definition Update

RECEIVED

At its July 31, 2020 meeting, the GVS&DD Board endorsed the design concept for the Iona Island Wastewater Treatment Plant Project — one of Canada's most dynamic and transformative urban sustainability projects. Since then, a number of challenges have been identified related to constructability and schedule constraints, all contributing to higher estimated costs. In advancing the design concept, the preliminary project schedule indicates secondary wastewater treatment is anticipated to be operational by 2034, four years after the regulatory deadline of December 31, 2030.

Applying Metro Vancouver's new cost estimating framework, total project costs for the design concept are estimated at a present value of \$6.7 billion. When escalation and a risk reserve are included, the estimated total cost is \$10.4 billion.

Next steps will focus on addressing the challenges, and will include a revised structured decision-making process for alternate design concepts that will consider technology, layout, implementation and other aspects of the projects identified through an independent value engineering exercise.

Metro Vancouver will also re-engage member jurisdictions, key stakeholders, the public and First Nations on any revised aspects of the projects. Staff plan to report back with a recommended revised design concept in November 2021. Following Board endorsement of the recommended revised design concept, staff will target finalizing the project definition report and indicative design in early 2022, including a recommended schedule, budget and delivery strategy.

The Board received the report for information.

E2.2 Engagement Plan for Liquid Waste Development Cost Charge Program Update

APPROVED

As part of a plan to update the liquid waste development cost charge (DCC) program every three to five years, a program review was initiated in 2020. An internal cross-departmental DCC steering committee has been leading this review concurrently with planning the implementation of a new water DCC program.

Work to date has involved initial engagement, including meetings with relevant advisory committees, industry capacity analysis, and rate modelling, now resulting in a set of draft DCC rates in principle. Following Board review of the rates in principle and engagement plan in this report, there will be further engagement with relevant levels of government, First Nations, stakeholders and the public, before finalizing the update for Board approval.

The Board directed staff to proceed with engagement on the proposed update to the liquid waste development cost charge program.

E2.3 Award of Contract Resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 — Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement **APPROVED**

A Request for Proposal (RFP) No. 21-019 was issued to five pre-qualified contractors for construction of the Annacis Island Wastewater Treatment (AIWWTP) Trickling Filter (TF) No. 2 & 4 — Trickling Filter Media, Rotary Distributor, and Foul Air (FOA) Ducting Replacement and closed on April 15, 2021. Pomerleau Inc. was ranked highest overall and offered the lowest proposed fee.

The AIWWTP trickling filter main components — plastic media, rotary distributors and FOA ducting — are experiencing varying degrees of degradation and reaching the end of their service life. Their replacement is critical to the operation of the AIWWTP secondary treatment system and the operational certificate compliance of the treatment plant.

The Board:

- approved the award of a contract for an amount of up to \$37,477,304 (exclusive of taxes) to Pomerleau Inc., resulting from Request for Proposal No. 21-019: Annacis Island Wastewater Treatment Plant Trickling Filters No. 2 & 4 – Trickling Filter Media, Rotary Distributor and Foul Air Ducting Replacement subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E2.4 Award of Contract Resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract – Gravity Thickener Expansion **APPROVED**

A Request for Proposal was issued for the construction of the Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5, Phase 2, A506 Contract to four prequalified entities and closed on March 25, 2021. Maple Reinders Constructors Ltd. was ranked with the highest overall score following evaluation of the proposals.

The purpose of the Stage 5 expansion at AIWWTP is to increase the overall treatment capacity to serve a population of up to 1.5 million people (from a previous capacity of 1.2 million). Contract A506 is an integral component project within the Stage 5 expansion, and will increase the capacity of two areas within the plant, namely the gravity thickeners and the solids contact tanks.

The Board:

- approved the award of a contract for an amount of up to \$36,335,060 (exclusive of taxes), to Maple Reinders Constructors Ltd. resulting from Request for Proposal No. 20-002: Annacis Island Wastewater Treatment Plant Stage 5 Expansion — Phase 2, A506 Contract – Gravity Thickener Expansion, subject to final review by the Commissioner; and
- authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E3.1 Solid Waste and Recycling Industry Advisory Committee Draft Terms of Reference**RECEIVED**

The Ministry of Environment and Climate Change Strategy has initiated a process with the Waste Management Association of BC and Metro Vancouver to address challenges and find opportunity areas to improve solid waste management in the region. An initial outcome of this effort is the formation of a Waste and Recycling Industry Advisory Committee, to act as a forum for industry contribution and advice on planning, operations and policy related to solid waste and recycling in Metro Vancouver. A draft terms of reference has been developed and will be circulated to recycling and waste industry stakeholders to seek any additional feedback. If the terms of reference are revised substantially following feedback, an updated version will be provided to the Zero Waste Committee.

The Board received the report for information.

E3.2 Sea to Sky Soils Organics Management Contract**RECEIVED**

On April 30, 2021, the GVS&DD Board approved the award of a contract to Arrow Transportation Systems Inc. for the management of organics at the North Shore Recycling and Waste Centre. Metro Vancouver has subsequently entered into a contract with Sea to Sky Soils and Compacting Inc. (Sea to Sky Soils) to process approximately 6,000 tonnes per year of yard trimmings from the Langley and Maple Ridge Recycling and Waste Centres, and between 1,000 and 6,000 tonnes per year of single-family organic material from the North Shore Recycling and Waste Centre, to December 31, 2025.

The contract will be cost neutral with an overall value over its 4.5-year duration of up to \$4.167 million (exclusive of taxes). Entering into a contract with Sea to Sky Soils increases the resiliency of the regional organics management system by increasing the number of businesses providing organics management services to Metro Vancouver.

The Board received the report for information.

E4.1 Proposed Updates to the Sustainability Innovation Fund Policies**APPROVED**

The Sustainability Innovation Fund (SIF) program allows the Metro Vancouver organization to address critical climate challenges, meet strategic objectives and pilot innovative ideas. SIF projects touch on areas such as the circular economy, resource recovery, emissions reduction and environmental protection.

Following direction from the Climate Action Committee, staff are bringing forward proposed updates to the Sustainability Innovation Fund policies to strengthen and amplify the positive outcomes of the program. To address the stagnant annual contribution to the fund, Financial Services will develop and annually update a contribution schedule to ensure the fund is able to support future projects.

Starting in 2024, staff propose that Financial Services gradually phase in an increase in the contribution amount to each of the SIF reserves. Annual contributions will not exceed one per cent of the respective legal entity's operating budget and a maximum amount in the fund will be set at \$25 million, indexed to inflation.

The Board approved the proposed updates to the Liquid Waste Sustainability Innovation Fund with an amendment to make it subject to the annual budget approval.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Liquid Waste Committee – July 15, 2021

Information Items:

5.2 Draft Liquid Waste Services 2022-2026 Capital Plan

The draft 2022-2026 Liquid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Liquid Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 capital cash flow is \$675.8 million with a total estimated spend of \$4.6 billion over the five years. The 2022 capital cash flow is \$17.1 million, or 2.5-per-cent, less than last year's projection for 2022. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$480.1 million or 15 per cent.

5.3 Wet Weather Surcharge for Inflow and Infiltration Action

GVS&DD and its member jurisdictions have made a commitment to eliminate sanitary sewer overflows, which are caused by inflow and infiltration (I&I) of rainwater and groundwater in the sanitary sewer systems in the region, which is largely occurring in privately owned sewer connections. Management of I&I is most effective when done at the source (sewer piping owned by residents) and efforts to promote action on I&I have been challenging and the frequency of overflows is increasing.

Metro Vancouver is considering implementing a wet weather surcharge, which will be in the order of approximately 1 per cent of the GVS&DD levy. Funds raised will contribute to a reserve fund that will be accessible to municipalities, on a cost-sharing basis, for I&I and fats, oil and grease (FOG) management programs or projects targeted at addressing I&I or FOG at source, and reducing sanitary sewer

overflows. An overview and general principles of the proposed wet weather surcharge are provided in this report.

5.5 Liquid Waste Services Capital Program Expenditures Update as at April 30, 2021

The capital expenditure reporting process as approved by the GVS&DD Board provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2021 fiscal year to April 30, 2021 in comparison to the prorated annual budget. As of April 30, the 2021 capital expenditures for Liquid Waste Services are \$73 million, compared to a prorated annual capital budget of \$311.5 million. This shortfall is primarily due to payments expected later in the year and some project delays related to the timing of tenders, construction delays, and issues relating to COVID-19. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

Zero Waste Committee – July 16, 2021

Delegation Summaries:

3.1 Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd.

Action Arising from the Delegation:

The Zero Waste Committee requested staff report back to the Committee with information, including Metro Vancouver's jurisdiction, in response to the July 16, 2021 delegation from Tom Land, President & CEO and Christian Dietrich, General Manager, Ecowaste Industries Ltd. requesting Metro Vancouver express support for a change to the Agricultural Land Reserve (ALR) regulation exempting provincially-permitted landfills from the prohibition to accept construction and demolition waste on lands in the ALR.

Information Items:

5.1 Pre-Engagement Results – Solid Waste Management Plan Update

Public engagement is critical in the development of an updated solid waste management plan. To deliver a robust engagement process that goes beyond Metro Vancouver's typical process, exceeds provincial requirements, and addresses previous concerns about engagement, a pre-engagement phase was held to help shape the engagement process. In addition, an Independent Consultation and Engagement Panel was formed to guide development and implementation of engagement, and Metro Vancouver will be engaging on the development of provincially required public and technical advisory committee(s).

Metro Vancouver received feedback from more than 350 individuals via questionnaire responses, presentations, written submissions, meetings with staff, and presentations to the Solid Waste Management Plan Independent Consultation and Engagement Panel. Two entities that presented to the panel expressed concern about the presentation process, and a second opportunity to present to the panel was provided. Feedback indicated support for online and in-person engagement opportunities including sector-specific discussions and early, continuous, and iterative opportunities to provide

feedback. Staff will report back later in the year with a proposed engagement program as well as the proposed structure and selection criteria for the public and technical advisory committee(s).

5.3 Solid Waste Services Capital Program Expenditure Update as of April 30, 2021

The capital expenditure reporting process, as approved by the GVS&DD Board, provides for regular status reports on capital expenditures three times per year. This is the first report for 2021, and includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending compared to the prorated budget to April 2021. For the first four months of 2021, the capital expenditures for Solid Waste Services were \$16.7 million compared to a 2021 prorated capital budget of \$32.6 million. The underspend is primarily due to longer than expected pre-construction phases for Waste-to-Energy Facility projects, and the property purchase timing for the North Surrey Recycling and Waste Centre depot development. Projects underway are expected to be completed within approved budgets.

5.4 Draft Solid Waste Services 2022 – 2026 Capital Plan

The draft 2022-2026 Solid Waste Services Capital Plan has been prepared following direction received at the April 8, 2021 Metro Vancouver Board budget workshop and as part of Metro Vancouver's focus on enhancing transparency and governance over the capital plan. This is a new step in our budget process for this year and the intent is that the Zero Waste Committee provide feedback and input, which will then be incorporated into the fall budget presentations to the Committees and the Boards.

The estimated 2022 Capital Cash Flow is \$52.1 million with a total estimated spend of \$283 million over the five years. The 2022 Capital Cash Flow is \$24.2 million (31.7 per cent) less than last year's projection for 2022, primarily because the Acid Gas Reduction project spending was deferred as a result of an amendment to the Waste-to-Energy Facility operational certificate. With respect to the common four years compared to the prior cycle's capital plan, the estimated spend has increased by \$30.4 million, or 15 per cent. Changes in overall capital are primarily due to carry-forward of budgets for projects not completed in 2021. Actual budget increases were offset by deferrals of projects out of the capital planning window.

5.6 Waste-to-Energy Facility 2020 Financial Update

The Metro Vancouver Waste-to-Energy Facility continues to be an environmentally sound, low-cost regional disposal option. In 2020, the Waste-to-Energy Facility processed 244,362 tonnes of municipal solid waste, at a net unit cost of \$69.84 per tonne for operation and maintenance. The Waste-to-Energy Facility costs increased as compared to 2018 and 2019 primarily due to the decrease in processed tonnage, an increase in bottom ash disposal costs, and reduced electrical revenue due to scheduled maintenance. In 2018 and 2019 more than 75,000 tonnes of bottom ash were beneficially used in the construction of the United Boulevard Recycling and Waste Centre. In 2020, all bottom ash was disposed of at the Vancouver Landfill. A procurement process for long-term beneficial use of bottom ash is underway.

5.7 2021 Regional Clothing Waste Reduction Campaign Results

Now in its third year, Metro Vancouver’s “Think Thrice About Your Clothes” (“Think Thrice”) behaviour-change campaign, performed strongly in terms of engagement and the number of Metro Vancouver residents reached. The campaign’s goal is to increase diversion of textiles from the waste stream by raising awareness of the textile waste problem and empowering residents to take action. The creative platform included updates to key messaging and ad creative based on post-2020 campaign research and focus group testing. The strategy included both broad reach and targeted digital tactics and delivered more than 69 million impressions. Overcoming barriers and effecting long-lasting behaviour change can take several years to achieve and requires a long term commitment. However, a range of indicators can be employed to measure campaign efficacy over time, including engagement, public attitudes research, and changes in clothing disposal identified through annual solid waste composition studies.

5.8 Update on Metro Vancouver’s Engagement with the Love Food Hate Waste Canada Campaign

As part of its commitment to preventing waste, Metro Vancouver is a campaign partner in Love Food Hate Waste Canada (LFHW). An initiative of the National Zero Waste Council (NZWC), LFHW inspires and empowers people to prevent household food waste. There are 11 campaign partners, including two provincial agencies, seven local governments (including Metro Vancouver), and two grocery chains (Walmart and Sobeys). As a partner, Metro Vancouver receives creative for regional activations, and benefits from national media buys and access to influencers and celebrity chefs. Research about the impact of COVID-19 on consumer behaviours and food waste found 24 per cent were wasting less than usual and 94 per cent were motivated to reduce their household’s avoidable food waste. In response, LFHW activations in 2020 and 2021 had a theme of “We’re Here to Help.” The regional campaign delivered 14.5 million total impressions and reached 320,000 people; the national campaign delivered more than seven million impressions.

RECEIVED

File: AQ-07-00

August 13, 2021

AUG 20 2021

THE CORPORATION OF THE
CITY OF WHITE ROCK

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

Dear Sir/Madam:

Caring for the Air 2021, Metro Vancouver's Annual Review of Air Quality and Climate Change

Caring for the Air is Metro Vancouver's annual publication highlighting regional actions and initiatives that improve air quality and mitigate the impacts of climate change. Written in plain language, *Caring for the Air* helps increase public engagement in and understanding of air quality and climate change issues.

2021 is the 10th anniversary of *Caring for the Air*. The 2021 edition looks back at **accomplishments over the past 10 years** and looks ahead to upcoming plans and programs, such as the **Clean Air Plan** and the **Climate 2050 Roadmaps**.

Other topics in *Caring for the Air* 2021 include:

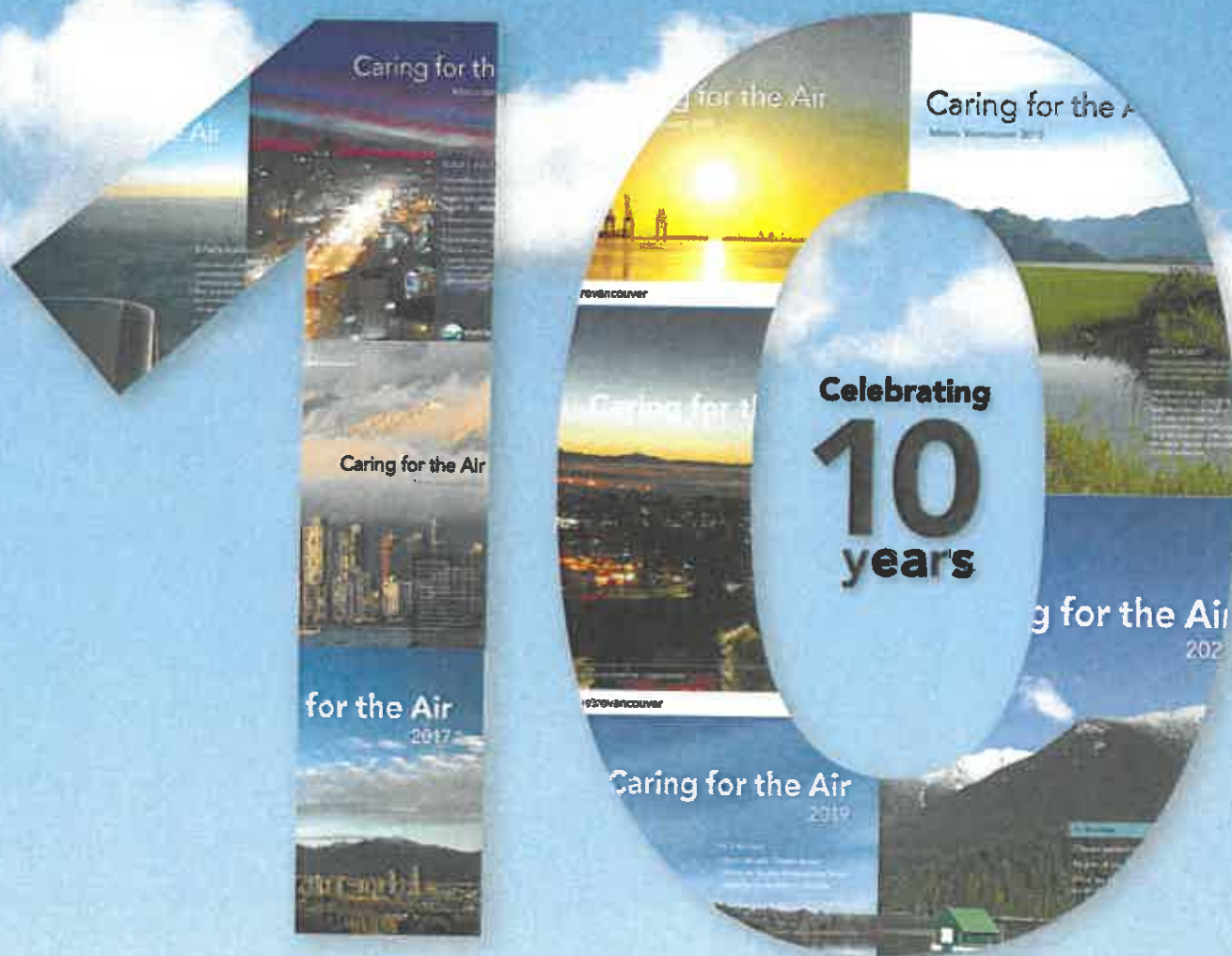
- How the **COVID-19** pandemic response affected regional air quality
- Results of the **Strata Energy Advisor** program – energy advisor services for multi-unit homes
- How **heat pumps** can contribute to greenhouse gas reductions
- How to interpret the **Air Quality Health Index**
- Improvements to Metro Vancouver's **air monitoring network**
- Upcoming requirements for the **residential indoor wood burning regulation**
- **2020 air quality trends**

A copy of *Caring for the Air* is included in this package. Current and previous editions of *Caring for the Air* are also available on metrovancover.org (search: 'Caring for the Air').

If you would like additional copies for distribution, or have comments or questions about *Caring for the Air*, air quality, or climate change, please contact AQInfo@metrovancover.org.

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Caring for the Air 2021



- In this issue**
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 - COVID-19 and air quality

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The Lower Fraser Valley airshed

Air pollutants can travel between Metro Vancouver and surrounding areas. Managing air quality successfully requires effective collaboration with our neighbours and other levels of government, and participation from businesses, public institutions, non-government organizations and residents. Articles in this publication reflect this cooperation.

Message from the Chair



In this landmark edition of *Caring for the Air*, Metro Vancouver celebrates many of the key milestones we've achieved over the last decade while underscoring the important work underway and the challenging road ahead.

In recent years, we have endured unprecedented wildfire seasons with smoke from distant forest fires settling into our region for days or weeks at a time. These periods of deteriorated air quality make us all acutely aware of the damaging health effects of wood smoke pollution and the role of climate change in exacerbating wildfire activity.

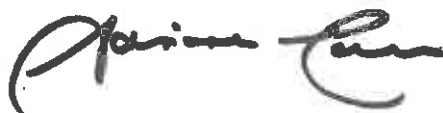
Indeed, climate action has emerged as our top priority — in this issue, you will read about how Metro Vancouver achieved carbon neutrality as an organization and how we are stepping up plans, based on scientific evidence, towards carbon neutrality in the entire region.

Back in October 2011, Metro Vancouver adopted the *Integrated Air Quality and Greenhouse Gas Management Plan*, as a 10-year vision for air quality and GHG management in the region. Fast forward ten years, and Metro Vancouver is developing the next iteration — the *Clean Air Plan*.

Air quality and climate change are inextricably linked, and the *Clean Air Plan* includes actions to significantly reduce air contaminant emissions over the next decade. These actions support *Climate 2050*, Metro Vancouver's regional climate action strategy, and include bold steps to reduce GHG emissions and accelerate climate change mitigation as well as adaptation measures.

This edition of *Caring for the Air* also examines some of the climate change and air quality implications of the COVID-19 global pandemic. As we look toward a robust economic and social recovery, many of the environmental improvements we saw over the past year give us hope that an environmentally-sound and socially-just recovery is feasible.

Clean air is one of the things that makes our region such a desirable place to live, work and play, and we thank all the regional, municipal, First Nation, and provincial staff and partners who work tirelessly to help keep our air clean.



Adriane Carr
Chair, Metro Vancouver Climate Action Committee

A Decade of *Caring for the Air*

This year marks the 10th anniversary of *Caring for the Air*. A lot has happened in the 10 years since the first edition in 2012, and there's a lot more planned for the next 10 years and beyond.

Metro Vancouver's air quality has steadily improved thanks to new programs and policies, and our response to new threats to air quality and climate change.

Let's take a look back at some of the changes in the past decade, and a look forward at what the next 10 years can bring.

Continues on next page

Caring for the Air 2021 1

A Decade of Caring for the Air

Air Monitoring

Since 2012, Metro Vancouver has:

- added four air monitoring stations to increase the network to 31 stations;
- built a new mobile air monitoring unit (MAMU) and deployed it to nine locations;
- upgraded particulate matter monitors to measure a portion of particulate matter not previously measured; and
- completed an in-depth review of the network, which included recommendations for improvement (see page 14).

Metro Vancouver's air monitoring network will continue to evolve to meet the region's air monitoring needs, whether it's for new pollutants, locations, or technology.

Air Quality Objectives

Air quality objectives are health-based targets for acceptable outdoor air pollutant concentrations. Over the last ten years, we've tightened our objectives to help drive air quality improvements. In the coming years, Metro Vancouver will further improve our objectives, including the objective for fine particulate matter (PM_{2.5}), which will meet or be better than federal standards for 2025.

Past, Present, and Future Air Quality and Climate Actions

Looking back over the past decade, Metro Vancouver has collaborated with other organizations to protect our air quality and climate by developing educational programs, policies, and regulations, including:

- programs to reduce energy use and emissions from buildings (see page 6 to learn more about the Strata Energy Advisor program for multi-unit homes);
- a wood stove exchange program to provide rebates for replacing old, inefficient wood-burning appliances with new, cleaner burning ones;
- an electric vehicle outreach program;
- bylaws to reduce emissions from non-road diesel engines and residential indoor wood burning appliances (learn more about new residential wood burning requirements on page 18 and regulation updates on page 20); and
- public services on air quality, such as providing real-time air quality data on www.AirMap.ca and www.ClearAirBC.ca, or issuing air quality advisories when air quality is poor.

Climate 2050
Strategic
Framework
is adopted



What comes next?

As our region and climate changes, so can sources of air pollution. Emerging threats include:

- **Wildfires:** Four of the last six years (2015, 2017, 2018, 2020) have had significant air quality impacts from wildfire smoke. The Metro Vancouver region generally has good air quality, so short-term poor air quality events are especially noticeable. Climate projections for our region include warmer, drier and longer summers, which could lead to more intense and more frequent wildfire smoke impacts.
- **Ground-level ozone:** Ground-level ozone is formed by a chemical reaction between nitrogen oxides (NOx) and volatile organic compounds (VOC) during hot and sunny days. While ozone formation is not new in Metro Vancouver, new regional sources of these 'precursors' are leading to increased ozone in areas and at times of the year that typically don't experience high ozone concentrations. For example, wildfire smoke can transport a mix of chemicals that increases ozone formation.

Unexpected challenges, such as the **COVID-19 pandemic**, can also influence air quality: see page 16 to learn more.

As new challenges emerge, Metro Vancouver is committed to taking bold actions to tackle them. Looking ahead, Metro Vancouver's new *Clean Air Plan* (page 8) lays out actions to protect our air quality for the next 10 years, and the *Climate 2050 Roadmaps* (page 4) outline how Metro Vancouver will reduce GHG emissions by 45% from 2010 levels by 2030, and become a carbon neutral region by 2050. Furthermore, the *Regional Ground-Level Ozone Strategy* (RGLOS) will be refreshed to address new sources of ozone precursors.

Even with the progress made in the past decade, we can all do more for our air quality and climate. Evolving challenges require innovative responses, and Metro Vancouver will continue to adapt its strategies to protect our health and the environment for the next 10 years and beyond.

AIR POLLUTANT	AVERAGING PERIOD	METRO VANCOUVER AMBIENT AIR QUALITY OBJECTIVE		CANADIAN AMBIENT AIR QUALITY STANDARD
		2012 (ppb)*	2021 (ppb)*	2025 (ppb)*
Nitrogen dioxide (NO ₂)	1-hour	107	60	42
Sulphur dioxide (SO ₂)	1-hour	174	70	65
Ozone (O ₃)	8-hour	65	62	60
Carbon monoxide (CO)	1-hour	26,500	13,000	n/a

*parts per billion



Mapping a Path to a Carbon Neutral Region

Climate change continues to be one of the foremost challenges facing the Metro Vancouver region and the world. Everyone can look at the recent experiences with the COVID-19 pandemic and see that both responsive and adaptive local actions are necessary to persist and thrive when faced with these global issues.

Metro Vancouver has committed to becoming a carbon neutral region by 2050 and has established a near-term target of a 45% greenhouse gas (GHG) emissions reduction by 2030. Through its overarching climate action strategy, *Climate 2050*, Metro Vancouver is developing *Climate 2050 Roadmaps* that will identify ways to guide the region's transition towards carbon neutrality and resiliency to climate change.

To inform the *Climate 2050* work, Metro Vancouver is modelling the impacts of different policies and potential actions on GHG emissions. Results confirm that collaboration between different levels of government, businesses, residents and communities, and other key partners will be essential to reduce GHG emissions to as close to zero as possible, with a small amount of emissions balanced out by projects that store carbon over long timeframes. Taking strong and urgent action now is critical in order for the region to avoid the worst impacts of climate change.

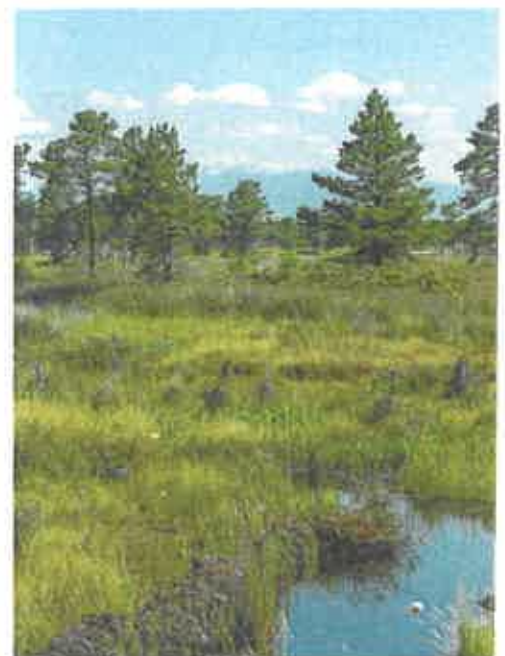
This modelling supports the *Climate 2050 Roadmaps* to identify the critical actions needed by the region on a pathway to carbon neutrality by 2050, as well as the development of Metro Vancouver's *Clean Air Plan*, which focuses on the air quality benefits of climate actions.

Achieving Corporate Carbon Neutrality

In 2019, Metro Vancouver achieved corporate carbon neutrality under the provincial Climate Action Revenue Incentive Program (CARIP). Metro Vancouver reduced its emissions and balanced its remaining carbon footprint with carbon credits from projects that avoid greenhouse gas (GHG) emissions, or increase carbon storage in natural ecosystems, including:

- Ecological restoration of Burns Bog (a joint effort with the City of Delta)
- Acquisition and conservation of forested land to expand regional parks
- Use of trenchless technology for sewer pipe installation

Achieving corporate carbon neutrality is an important milestone



Have a say on the development of the *Climate 2050 Roadmaps*

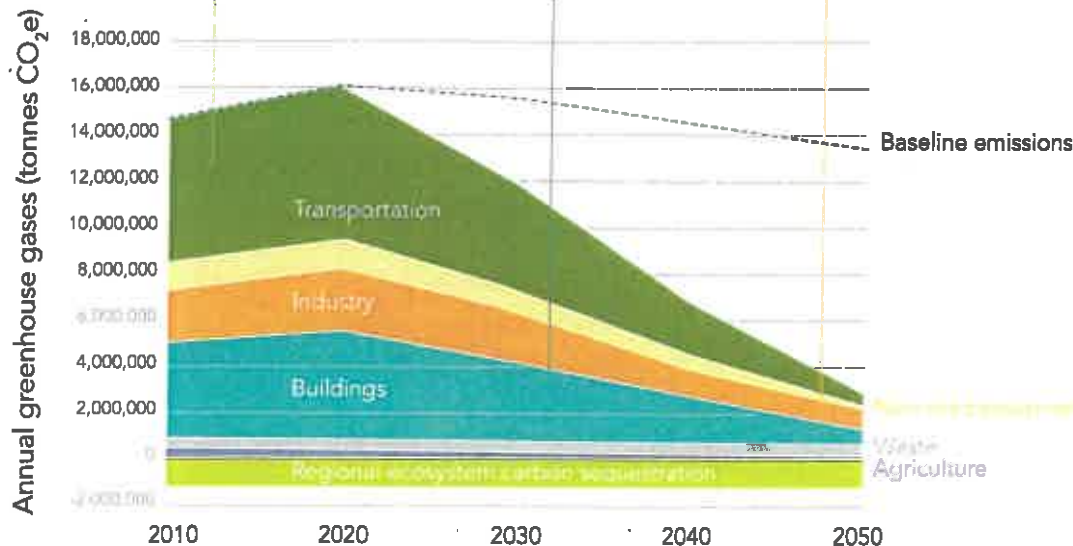
Visit: www.metrovancouver.org/climate2050 | Email Climate2050@metrovancover.org

Estimated Greenhouse Gas Emissions Reductions

Key action: Accelerate the transition of the passenger vehicle fleet to electric vehicles

Key action: Require greenhouse gas emissions limits for existing buildings

Key action: Accelerate greenhouse gas emissions reduction in industrial facilities and advance transition to zero emissions non-road equipment



To learn more about the *Clean Air Plan* and actions to protect our air quality and climate, see page 8.

for Metro Vancouver. Leadership on climate action serves as a 'call to action' for other organizations, businesses and residents alike to contribute to our target of regional carbon neutrality by 2050. As Metro Vancouver's corporate GHG emissions account for less than 1% of regional emissions, region-wide action is essential to meet this target. The *Climate 2050 Roadmaps* (see above), will focus on these actions as well as those that address adaptation to climate change.

Protecting Carbon Stored in Regional Park Lands

Conserving forest within a park can prevent the release of stored carbon that could be released if the land were developed. Acquiring and stewarding new park land will enable Metro Vancouver to ensure the carbon stored in the trees, plants and soils remains stored for decades to come, contributing to Metro Vancouver's corporate carbon neutrality.

Opening the Door to Greener Condos and Townhouses

Chances are that you or someone you know is reading this while perched in their condo or nestled in their townhouse. About one third of Metro Vancouver households live in multi-unit or 'strata' housing. Stratas account for about 20% of our regional greenhouse gas (GHG) emissions from buildings. This is about the same amount as heavy-duty vehicle emissions!

Yet, historically, strata buildings have been underserved by energy efficiency programs because of the challenges with making collective decisions. But instead of seeing stratas as a barrier to GHG reductions, Metro Vancouver saw them as an opportunity.

Strata Energy Advisor Program

Metro Vancouver's Strata Energy Advisor pilot program provided professional energy advisory services to condo and townhouse stratas to assist with evaluating and developing energy efficiency projects. The program also helped Metro Vancouver understand barriers and opportunities for GHG reductions in strata buildings and learn how to support them to take on energy saving projects.

Strata Energy Advisor Program in numbers

- 20-month pilot project
- 82 energy assessments and project business cases
- 38 completed energy saving projects
- 2265 tonnes of lifetime GHG reductions
- Over \$320,000 per year in utility cost savings to owners

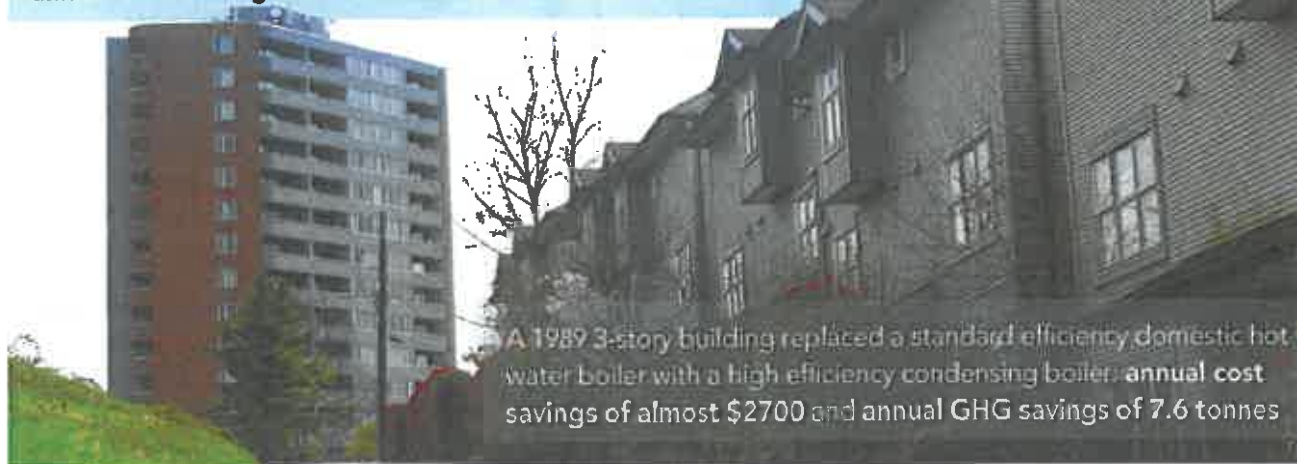
How can my strata building get involved?

The pilot project wrapped up in 2019, and the lessons learned are informing the *Climate 2050 Buildings Roadmap*, which will include actions needed to reduce regional GHG emissions.

Metro Vancouver is investigating how to scale up the pilot project so more stratas can benefit from the assistance of professional energy advisors.

Learn more at www.strataenergyadvisor.ca.

A 1974 10-storey building installed weather stripping in common areas and all units: **annual cost savings of over \$700 and annual GHG savings of 2.5 tonnes**



A 1989 3-story building replaced a standard efficiency domestic hot water boiler with a high efficiency condensing boiler: **annual cost savings of almost \$2700 and annual GHG savings of 7.6 tonnes**

Warming Up to Heat Pumps

The largest source of greenhouse gas emissions in the buildings sector comes from existing residential buildings. Roughly two-thirds of the buildings that are here today will still be here in 2050, when the Metro Vancouver region is aiming to reach carbon neutrality. Most of these homes burn natural gas for space or water heating, contributing to greenhouse gas emissions that are putting our planet in peril.

One climate-friendly solution that's becoming more popular among BC residents is installing an electric heat pump. Heat pumps can heat and cool your home using a fraction of the energy of other systems.

How does a heat pump work?

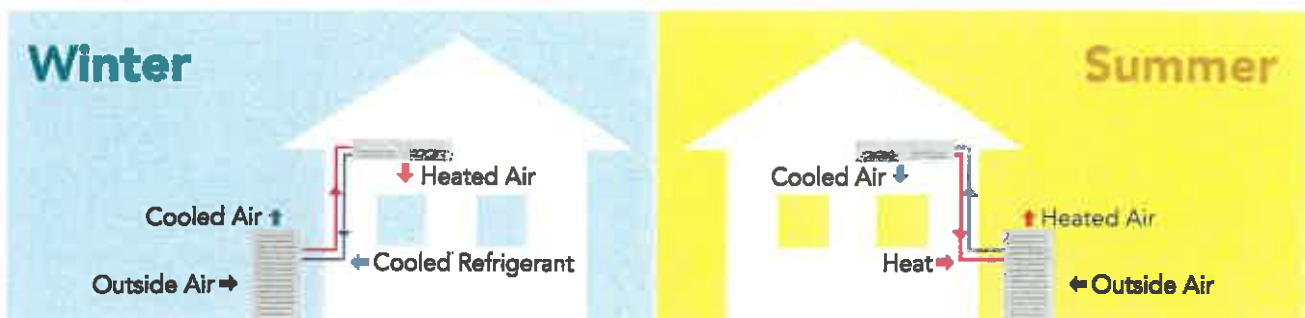
A heat pump works similarly to a refrigerator or air conditioner. In the winter, a heat pump extracts heat from the outside air or ground and brings it into your home. In the summer, it pulls heat from inside your home and moves it outside. By using refrigerants to help move the heat, heat pumps are by far the most energy efficient technology available for space heating and cooling and hot water heating. Depending on outdoor air temperatures, heat pumps can be up to 300-500% efficient. In contrast, electric baseboard heaters are typically 100% efficient, and a high performance natural gas furnace is about 95% efficient.

There are many different types of heat pump systems (for example, ducted vs. ductless systems), so there is bound to be one that is suitable for your home and local climate. Consult a professional contractor who has experience with different heat pump installations, and they will help you design the best system for you.

ADVANTAGES	DISADVANTAGES
Can both cool and heat a home	Higher upfront cost than a gas furnace
Highly energy-efficient	Efficiency reduced when it is below freezing outside
Low greenhouse gas emissions	Needs suitable space outside your home for the condenser unit

Learn more:

- Visit bchydro.com and search 'heat pump'
- BetterHomesBC.ca provides incentives, including heat pump rebates, for residents doing home renovations



Turning a Plan Into Action: How the *Clean Air Plan* Will Improve Air Quality and Reduce Greenhouse Gases

Metro Vancouver's residents generally experience good air quality. Climate change projections for the region for 2050 include longer, hotter and drier summers, warmer and wetter fall and winter seasons with decreased snowpack, and more extreme weather events, which can compromise public health and the environment, including our region's good air quality.

What is the *Clean Air Plan*?

Metro Vancouver, together with its member jurisdictions, has been taking action on air quality and greenhouse gas (GHG) emissions for decades. The *Clean Air Plan* was born out of a need to accelerate these actions to reduce our impacts on global climate change and to protect our health and the environment. Developed over the past two years with

Summary of Actions

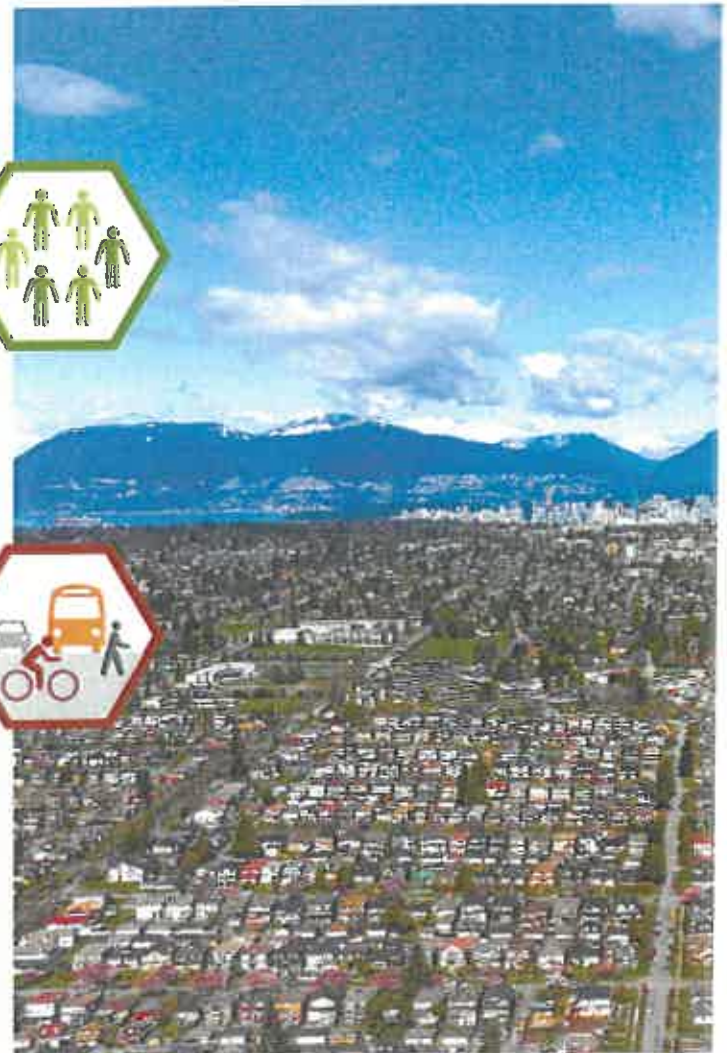
Equity

Metro Vancouver will develop a strategic approach to introducing equity in air quality and climate change programs. This will include community input, health impact assessments and other equity evaluation tools so that all residents benefit from air quality and climate change programs.



Transportation

The transition to zero emission passenger and commercial vehicles will be supported by sales targets, improved emission standards, more renewable fuels and a charging and refueling strategy. Personal transportation choices will be supported by increased funding for transit and active transportation and improved parking policies. Longer-term clean fuel strategies and engine technologies will reduce rail, marine and aviation emissions.



input from residents, governments and stakeholders, the *Clean Air Plan* is Metro Vancouver's latest air quality and GHG management plan. It identifies how the Metro Vancouver region can improve air quality and reduce GHG emissions within the region over the next 10 years.

The *Clean Air Plan* complements *Climate 2050*, Metro Vancouver's overarching long-term strategy that will guide our region's policies and collective actions to transition to a carbon neutral and resilient region over the next 30 years. *Climate 2050* and the *Clean Air Plan* are tightly integrated, as GHGs and air contaminants can come from the same sources. The *Clean Air Plan* focuses on actions that reduce both GHGs and air pollutants.

If all the actions in the *Clean Air Plan* are successfully implemented:

- Social health benefits of up to \$1 billion
- GHG emissions reduced by approximately 2 million tonnes by 2030

Next steps

The *Clean Air Plan* will be reviewed by the Metro Vancouver Board in 2021. Once adopted, it will drive new bold actions to improve air quality and reduce GHG emissions.

Industry & Business

Industry will benefit from cleaner fuels and better emission controls, supported by stronger emissions standards and regional collaboration. Replacement of older non-road equipment models will be accelerated with more stringent regulations as well as incentives.

Buildings

New and existing buildings will meet more stringent greenhouse gas standards and report on energy use and emissions. More households can benefit from retrofit programs by enhancing financial tools. Residential wood burning rules will reduce health impacts from fine particulate matter.

Agriculture

Agricultural equipment and greenhouses will reduce emissions through improved energy efficiency and shifting to renewable energy. Air quality impacts from burning vegetative waste will be reduced through alternative practices.



How the Air Quality Health Index Can Protect You

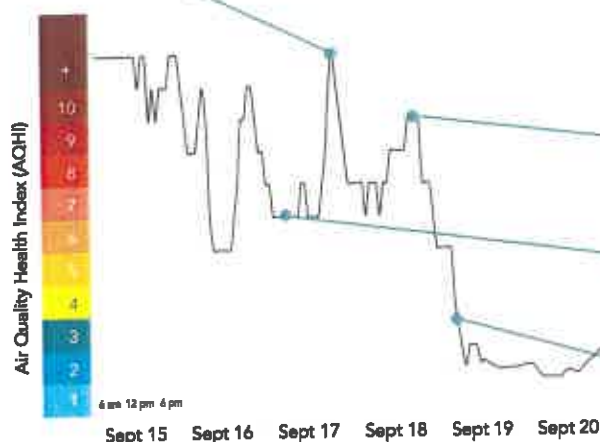
Metro Vancouver issues air quality advisories to inform residents about degraded air quality and what they can do to protect their health. An air quality advisory may be in effect for an entire day or longer, but conditions can change hour by hour. Here's how you can use the Air Quality Health Index (AQHI) to understand the health risk at any time.

The AQHI is a Canadian health index designed to help people understand how air quality can affect their health, and how they can protect themselves when air quality is poor. It uses a scale of 1-10+ to indicate potential health risk and to recommend actions for reducing risk.

During wildfire events, smoke conditions can change quickly. The AQHI is available for six different areas in our airshed and is updated every hour to reflect current air quality conditions. For example, the graph below shows AQHI data from an air quality advisory in Metro Vancouver in September 2020. Although the advisory was in effect from September 8 to 18, the AQHI fluctuated during that time and there were short windows of cleaner air.

Hourly changes to the AQHI during an air quality advisory

I'm a healthy 31-year-old – should I bike to the store?
Reduce or reschedule strenuous activities outdoors, especially if you experience symptoms such as coughing and throat irritation.



* People with heart or breathing problems are at greater risk.
Follow your doctor's usual advice about exercising and managing your condition.

1	2	3	4	5	6	7	8	9	10	+
LOW health risk			MODERATE health risk			HIGH health risk			VERY HIGH health risk	

Air Quality Health Index (AQHI)

- It is the recommended tool for Metro Vancouver residents to understand health risk in the region.
- In BC it categorizes health risk based on the higher of:
 - The combined levels of ground-level ozone (O₃), nitrogen dioxide (NO₂) and fine particulate matter (PM_{2.5}).
 - PM_{2.5} level during smoky conditions.
- An AQHI forecast is also available.

Where you find your Index matters

Some websites or apps run by private companies display a health index, but these indices might not be based on the best scientific evidence and might not reflect typical air contaminant concentrations. For example, they could be based on someone's private air monitor inside their home beside their smoky stove. You certainly wouldn't want to use this data to inform your trip to the park with the kids.

Always use reputable sites to check your community's AQHI, such as www.Airmap.ca for Metro Vancouver, www.env.gov.bc.ca/epd/bc/airquality/readings/find-stations-map.html for the rest of BC, or the national AQHI smartphone app open.alberta.ca/interact/aqhi-canada.

I'm a soccer coach – should I cancel practice tonight?*
Reduce or reschedule strenuous activities outdoors.
Children and the elderly should also take it easy.

I have asthma – is it safe to go for a run?*
Consider reducing or rescheduling strenuous activities outdoors if you are experiencing symptoms.

I'm an older adult – can I go on my hiking group?*
Enjoy your usual outdoor activities.

Air Quality in 2020

In 2020, the BC Centre for Disease Control noted that degraded air quality can increase susceptibility to COVID-19, as well as the severity of the infection, leading to further concerns for the health of Metro Vancouver residents during the summer wildfire season.

Metro Vancouver generally has good air quality, and air pollutant concentrations remained at levels that were better than air quality objectives for most of the summer. However, in September 2020, the region was under an air quality advisory for eleven days due

to wildfire smoke from the west coast of the United States. A rare weather pattern with high winds and dry conditions rapidly increased the number and size of wildfires, leading to rapid smoke production which blanketed the Metro Vancouver region.

During two hot periods in 2020, the weather patterns and urban emissions increased the formation of ground-level ozone, leading to two ozone air quality advisories, one in late July and one in mid-August.

Air Quality Trends

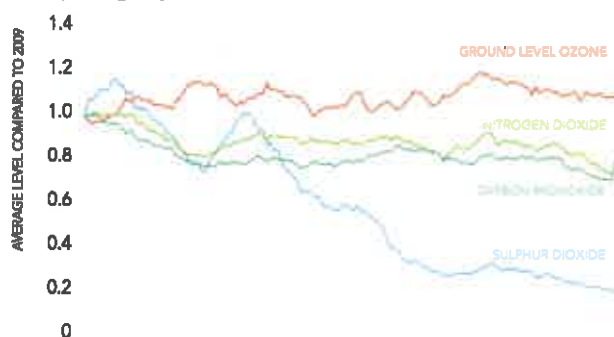
Trends charts (right) illustrate the change in average air quality across the region over time. Measurements from monitoring stations from Horseshoe Bay to Hope are averaged to represent the outdoor air quality typically experienced in the region.

Trends show that most air pollutant levels have been improving over the last decade, even while the region's population has grown. High concentrations of fine particulate matter in 2020 reflect the impacts of wildfire smoke in the region in September. Most gas phase air pollutants generally continued to decrease. Improvement of sulphur dioxide levels have been dramatic mainly due to strict lower sulphur requirements for marine fuels. Average levels of ground-level ozone have increased slightly despite reductions in some pollutants that create it. This is partly due to an increase in ozone formed outside Canada coming into our region. Peak ground-level ozone levels (not shown), which occur during hot and sunny summer afternoons, are better now than in the 1980s and early 1990s.

Trend in fine particulate matter

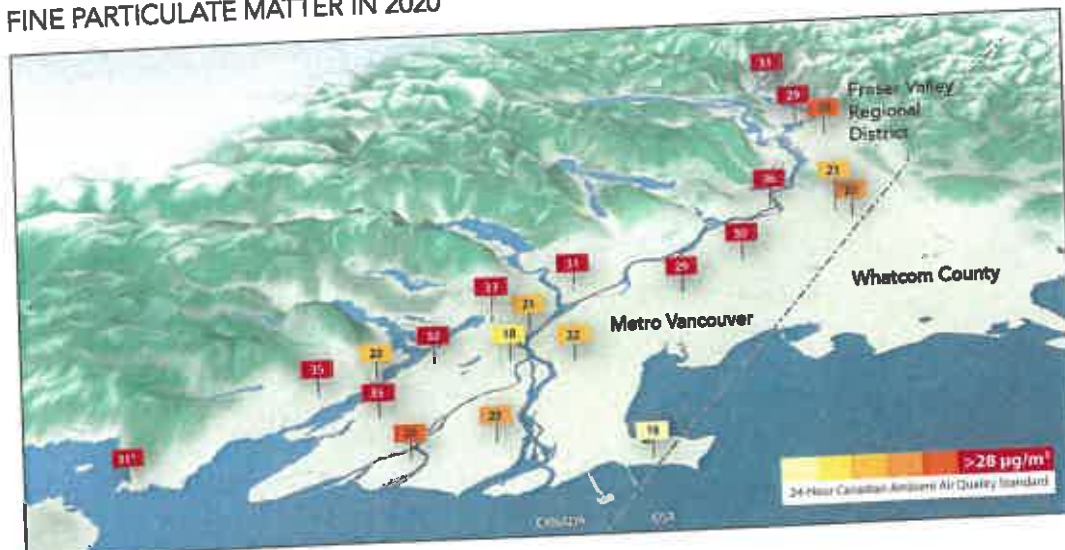


Trends in gas phase air pollutants



Air Quality in 2020 - Data Summary

FINE PARTICULATE MATTER IN 2020



*Based on incomplete data

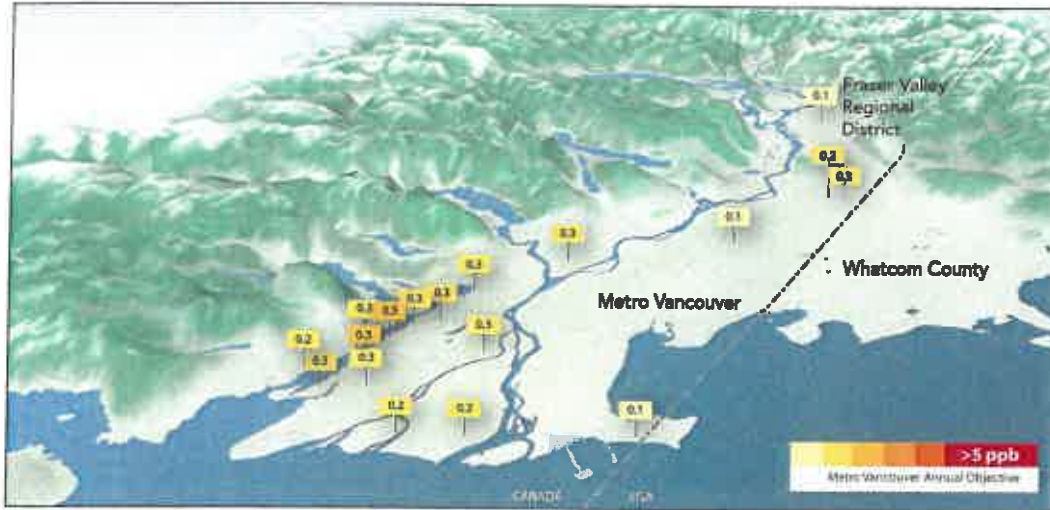
In 2020, fine particulate matter (PM_{2.5}) levels throughout the region were worse than the Canadian Ambient Air Quality Standard (calculated using data from 2018, 2019, and 2020) at more than half of monitoring stations, as shown on the map. This was a result of short term high concentrations in 2018 and 2020 largely due to smoke from out-of-region wildfires. Measurements averaged over 2020 were within Metro Vancouver's annual objective. Peak levels based on the highest 24-hour average were worse than the short-term objective (25 µg/m³) at all stations in 2020. Widespread exceedances occurred in September when the region was under an air quality advisory due to wildfire smoke. Exceedances of the short term objective also occurred in March, April, October and November, likely when the region was under an air quality advisory due to open-air burning and residential wood burning.

GROUND-LEVEL OZONE IN 2020



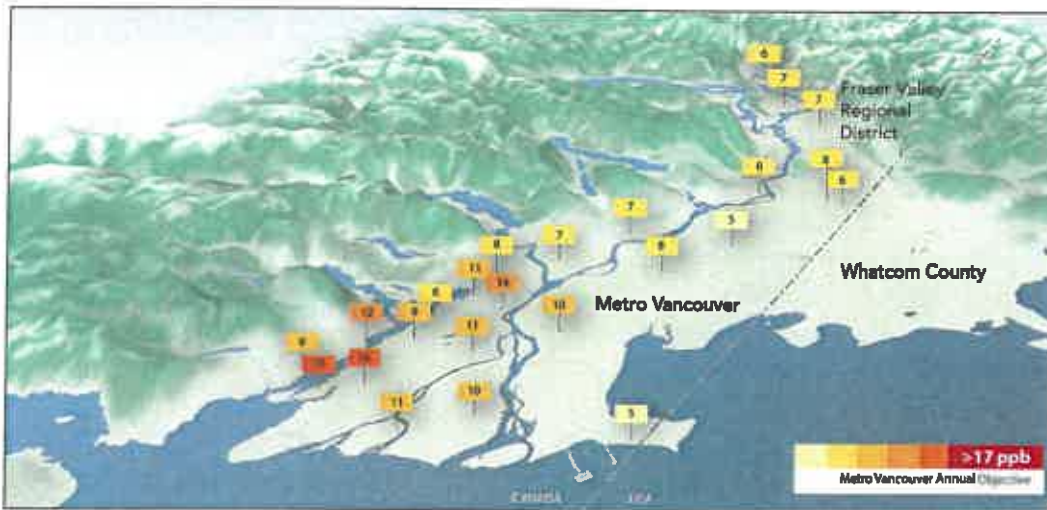
Ground-level ozone (O₃) forms when nitrogen oxides and volatile organic compounds react in the air in the presence of sunlight. The map above shows how measurements for 2020 compared to Metro Vancouver's 1-hour air quality objective. In 2020, elevated levels of O₃ were experienced in July and August with Chilliwack, Pitt Meadows, Mission and Abbotsford-Airport exceeding Metro Vancouver's 1-hour O₃ objective. These exceedances occurred briefly during hot, sunny weather.

SULPHUR DIOXIDE IN 2020



Average concentrations of sulphur dioxide for 2020 are shown on the map with all stations well below Metro Vancouver's annual objective of 5 ppb. Peak levels were better than Metro Vancouver's 1-hour objective of 70 ppb at all stations in 2020.

NITROGEN DIOXIDE IN 2020



Nitrogen dioxide (NO₂) concentrations were better than Metro Vancouver's long-term objective (17 ppb) at all monitoring stations, as shown on the map. The highest average NO₂ concentrations were measured in highly urbanized areas near busy roads. More than half of the regional emissions of nitrogen oxides (which includes NO₂) come from transportation sources. In 2020, NO₂ concentrations were better than Metro Vancouver's short-term objective (60 ppb) at all monitoring stations except for North Vancouver-Second Narrows which met the objective. Short-term measurements of NO₂ at North Vancouver-Second Narrows were influenced by local construction activity in 2020.

Improving Metro Vancouver's Air Monitoring Network



Metro Vancouver regularly conducts an in-depth review of its ambient air quality monitoring network to ensure that the network continues to meet the needs of the region and to plan for future enhancement. One major outcome of the review is identifying emerging air quality technology and trends in the region.

Over the last few years, residents, researchers, and government agencies are becoming more interested in the use of small sensors, which have been the subject of Metro Vancouver's Air Aware project (see box). One part of the network review completed in 2021 examined the possible integration of these sensors into Metro Vancouver's regulatory monitoring network and how these inexpensive yet potentially less accurate sensors could supplement our understanding of local and regional air quality.

The 2021 network review also looked at the previous review's recommendations and found that most of

the recommendations from the previous review were accomplished, which included more ground level ozone monitoring and developing 'Super Sites'. Super Sites measure more air contaminants than other stations. They monitor all the criteria air contaminants including sulphur oxides, nitrogen oxides, particulate matter, carbon monoxide, ammonia, ground level ozone, and volatile organic compounds; the chemical composition of particulate matter; black carbon; and visual air quality. This review has also demonstrated that Metro Vancouver's network is one of the more comprehensive regional monitoring networks in the world.

The 2021 network review made 13 recommendations, including:

- **Improve the spatial coverage of the current network**, specifically for areas south of the Fraser River, agricultural land in the Fraser Valley Regional District and areas that are not populated or have a very small population to better understand the impacts of urban emissions on the environment.
- **Integrate small air sensors into the monitoring network**. The current permanent network is comprised of sophisticated monitoring equipment to accurately measure air pollutants. With the increase in inexpensive yet less accurate small sensors, there is value in using these to supplement the spatial coverage of the permanent network. Small sensors can also support community-level monitoring and serve as educational and engagement tools. Other jurisdictions such as the US Environmental Protection Agency are exploring how to integrate measurements from sensors into their broader monitoring networks. For example, a pilot project demonstrated that during a wildfire event, sensors can show localized air quality data that is not captured by some existing air monitoring networks.

- **Begin continuous monitoring of carbon dioxide (CO₂)** at an existing air monitoring station. This will provide valuable information on local CO₂ concentrations and will be helpful in tracking changes as Metro Vancouver and other organizations in the region continue to implement policies to drive down greenhouse gas emissions.

Understanding air sensors

Find out how to choose and use the right sensor for your air monitoring needs, how sensors differ from the equipment used at government air monitoring stations, how to interpret the data, and more on Metro Vancouver's Air Aware website.

Visit metrovanancouver.org and search 'Air Aware'.

Network News

An in-depth network review is completed regularly, but Metro Vancouver's air monitoring network evolves outside of these formal reviews, and is regularly upgraded to respond to new needs and technologies.

Air monitoring at Vancouver's MacLean Park:

Metro Vancouver, supported by the Vancouver Fraser Port Authority, will be installing a new air monitor at MacLean Park in Vancouver's Strathcona neighbourhood. This compact pole-mounted station will allow air to be monitored in a location that didn't have enough space for a typical monitoring station, and will measure some of the same air pollutants as its larger counterparts, such as fine particulate matter (PM_{2.5}), nitrogen dioxide (NO₂) and sulfur dioxide (SO₂).

Equipment upgrades: Tiny particles in the air, known as particulate matter (PM), can have different health impacts depending on their size and composition. In 2013, Metro Vancouver upgraded its PM monitoring equipment to measure some PM that the previous equipment could not. Nearly 10 years later, Metro Vancouver is evaluating the latest technology for another upgrade within three years to further improve PM measurements.

Equipment wasn't the only change to the network: in 2020, the COVID-19 pandemic also required air quality technicians to change how they work. Deemed an essential service, the technicians followed provincial health guidance and comprehensive safety protocols, such as physical distancing and proper sanitization, when maintaining air monitoring stations to ensure the network continued to operate as usual. See page 16 for how the pandemic response affected regional air quality.

Where's MAMU?

MAMU, Metro Vancouver's Mobile Air Monitoring Unit, is used for specialized studies in locations that are not served by a permanent monitoring station, or to measure a specific pollutant. In April 2021, MAMU completed its 1-year deployment on Musqueam's Indian Reserve No. 2 lands in Vancouver. This monitoring will provide information on air quality in the Musqueam community and support Metro Vancouver's Iona Island Wastewater Treatment Plant Biosolids Dewatering Facility project.



COVID-19 & Air Quality: Learnings from an Involuntary Experiment

When the COVID-19 pandemic hit Metro Vancouver in March 2020, life in the region and around the world changed significantly. Many businesses either closed or shifted to work from home models. This drastic change in lifestyle was reflected in the region's air quality.

Air quality impacts

During March and April 2020, Metro Vancouver's near-road air quality monitoring station at Clark Drive and 11th Avenue in Vancouver recorded more than a 30% drop in traffic when compared to the same months in 2019. Other major traffic routes across the region saw similar reductions. Less traffic and fewer businesses operating meant less transportation-related emissions, such as nitrogen dioxide (NO₂), especially in dense urban areas.

However, not all air contaminants decreased in Metro Vancouver. Other contaminants associated with combustion, such as carbon monoxide (CO), saw some reductions but not as strongly as NO₂. Fine particulate matter even appeared to increase early on in the pandemic in residential and rural areas, especially in the evening hours. This was likely because of increased residential wood burning since more people were home. Fine particulate matter levels in these areas returned closer to previous years' concentrations once the weather warmed up and less wood burning occurred.

Some pandemic restrictions were relaxed by the Provincial Health Officer in late spring and early summer. Traffic data collected at Clark Drive also reflected these changes: after the significant reduction in traffic in March, April and May, a modest increase has been observed, but total traffic is still almost 15% below the same time period in 2019.

COVID-19 or the weather?

Determining the specific impact of COVID-19 on Metro Vancouver's regional air quality is very difficult even though the overwhelming evidence shows it improved. Air quality is influenced by many factors, such as emissions and the weather. For example, during the first week of major restrictions in BC, abnormal weather conditions trapped pollution close to the ground. Even with significantly less emissions in the region, these weather conditions led to higher than normal air contaminant concentrations. Over time, these 'blips' were smoothed out and a general trend of lower than usual air contaminant concentrations emerged. This illustrates how short-term weather patterns can temporarily influence air quality.

Protecting air quality, health, and the economy

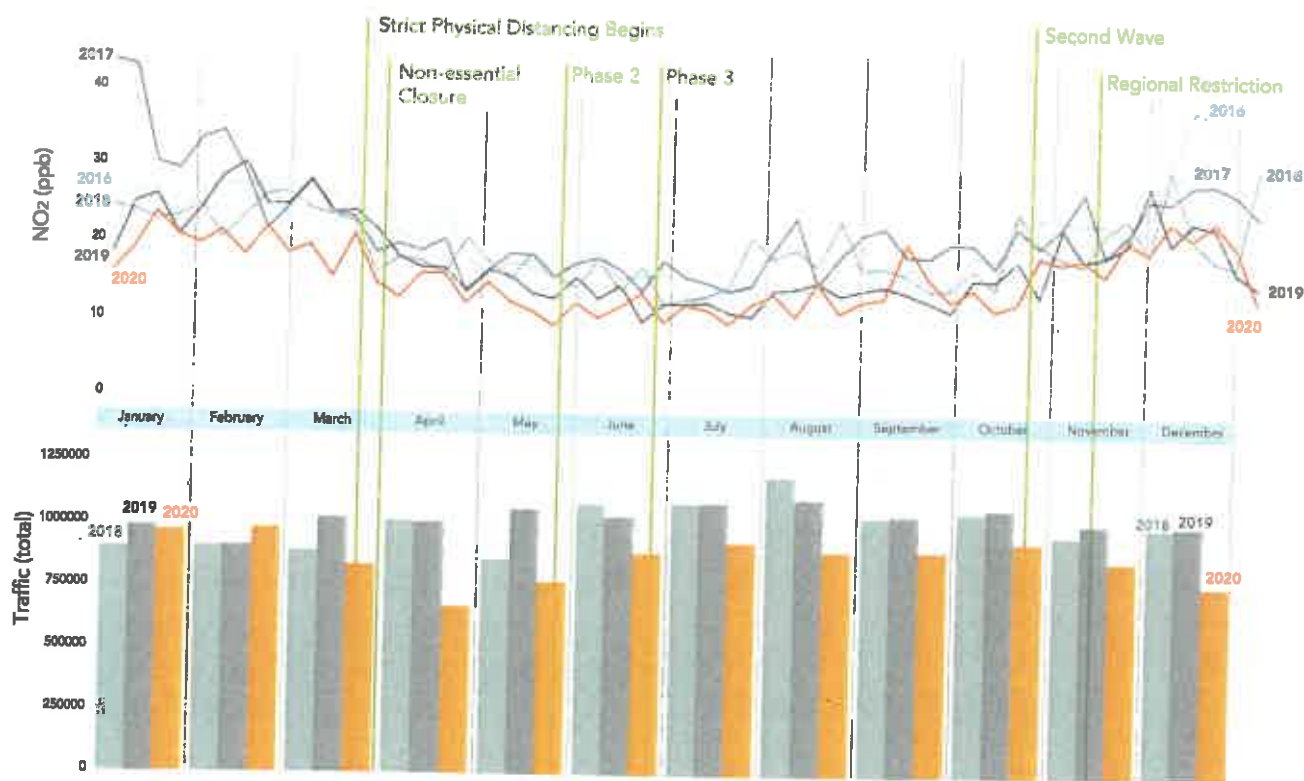
A study¹ showed that in Europe, improvements in air quality may have averted over 2000 premature deaths in the short term and possibly over 20,000 deaths in the longer term. This study focused on reductions in fine particulate matter, which were more pronounced than what was experienced in the Metro Vancouver region, given our comparatively clean baseline. Nevertheless, the European study highlights how even small reductions in air quality concentrations can translate to significant improvements in health outcomes.

Metro Vancouver's air quality is typically very good but COVID-19 has provided us with an involuntary

experiment which demonstrates how large reductions in emissions across the region could help to improve air quality. Transportation related activities accounted for nearly 30% of all NO₂ and greenhouse gas (GHG) emissions in Metro Vancouver in 2015. Work on Metro Vancouver's *Clean Air Plan* and *Climate 2050* strategy seeks to match or exceed the level of reductions observed during the pandemic, and are critical to setting a path for clean air and a carbon neutral region.

However, it is important to acknowledge the significant impact COVID-19 has had on the economy. Future policy development can use lessons from this pandemic but should balance improving air quality with maintaining a healthy economy.

Monthly average nitrogen dioxide (NO₂) concentrations by year at Vancouver's Clark Drive air monitoring station.



Monthly traffic counts by year at Vancouver's Clark Drive station.

¹ Giani, P., Castruccio, S., Anav, A., Howard, D., Hu, W., & Crippa, P. (2020). Short-term and long-term health impacts of air pollution reductions from COVID-19 lockdowns in China and Europe: a modelling study. *The Lancet Planetary Health*, 4(10), e474-e482. doi:10.1016/S2542-5196(20)30224-2



Reducing Smoke from Residential Indoor Wood Burning

In 2020, Metro Vancouver introduced a new bylaw on residential indoor wood burning that aims to reduce the impacts of residential wood smoke on people's health and the environment. Wood smoke contains tiny particles that can penetrate deep into our lungs. The use of wood burning appliances, such as fireplaces and wood stoves in homes, is the main source of emissions of these particles in the region.

Under the bylaw, anyone using a residential indoor wood burning appliance must use best burning practices to minimize wood smoke emissions.



Use only clean, seasoned wood



Don't let your fire smoulder



Don't burn garbage, plastic or treated wood



Inspect and maintain your appliance



Burn small + hot fires

Additional requirements come into effect in stages.

From May 2021, residential indoor wood burning is prohibited from May 15 to September 15 each year, unless it is a home's sole source of heat, is in an off-grid home located outside the Urban Containment Boundary, or there is an emergency such as a power outage.

Starting in September 2022, users of residential indoor wood burning appliances must submit a declaration of compliance with best burning practices. Appliances inside the Urban Containment Boundary must also be registered. Only appliances that can meet emissions criteria, provide the sole source of heat, or use only manufactured firelogs can be registered.

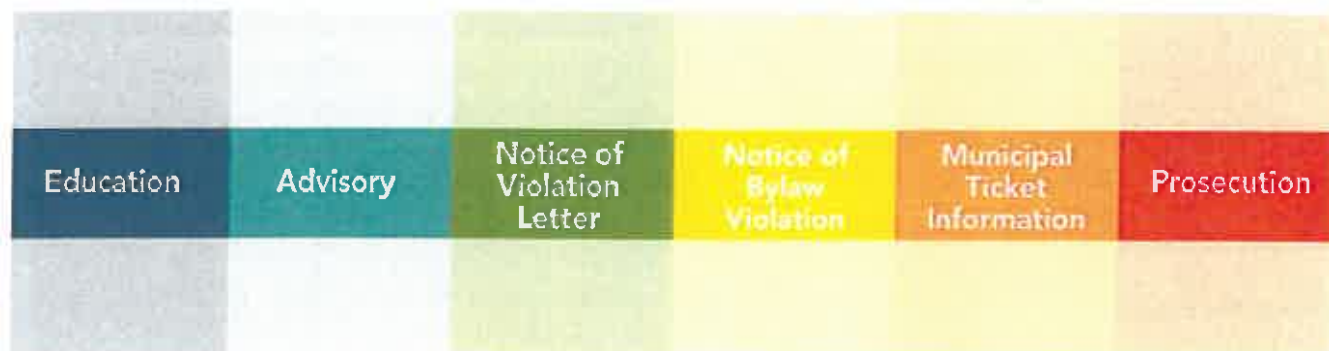
After September 2025, the use of unregistered appliances inside the Urban Containment Boundary will be prohibited unless they are used in low-income households, with the exception of in Lions Bay, where the prohibition will take effect in 2032.

The new bylaw does not prohibit residential indoor wood burning during an emergency, such as a power outage, and does not require the removal of wood burning appliances.

For more information about the bylaw, or to watch the video about the bylaw, go to metrovancover.org and search 'residential wood burning'.

Starting with Education:

Metro Vancouver's Bylaw Compliance Continuum



Officers in Metro Vancouver's Environmental Regulation and Enforcement Division assess and promote compliance with Metro Vancouver permits and bylaws. Officers have a variety of compliance tools. For each situation, officers consider the public interest when deciding which tool will be the most effective, efficient, timely, and fair.

These tools fall under a 'compliance continuum' with proactive education at one end, and punitive ticketing or prosecution at the other.

The implementation of new bylaws, or changes to bylaws, begins with education. Bylaws are often phased in so outreach can occur before bylaw requirements take effect. In these early stages, education is the most effective and efficient means of achieving compliance.

As an example, Metro Vancouver developed an outreach program for the new Residential Indoor Wood Burning Bylaw, adopted in 2020, so that residents would receive advanced notice of bylaw requirements coming into effect in May 2021.

Even when bylaw requirements are in effect, and unless a non-compliance is serious, officers may issue a warning instead of a ticket. A warning could be a verbal advisory or a notice of violation letter, with guidance on how to comply. Warnings can be highly effective, efficient and timely. They are also fair because a resident, up to this point, might truly not have been aware of or understood bylaw requirements.

If non-compliances continue and the resident has had enough time to address them, officers may issue a Notice of Bylaw Violation. If the non-compliance is significantly impacting others, officers may issue tickets or recommend prosecution not only to achieve compliance, but to also deter others from breaking the law.

Metro Vancouver Officers use professional judgement to choose the most appropriate compliance tool that fits the seriousness of the non-compliance, results in the desired outcome, and is in the public interest.

New Requirements for Automotive Refinishing Facilities

Air contaminants from automotive refinishing facilities (autobody shops) can affect employee and public health. Using coatings and surface cleaners can release volatile organic compounds (VOCs), hazardous air pollutants, and particulate matter. Metro Vancouver's Automotive Refinishing Emission Regulation limits the release of air contaminants from these facilities.

In 2019, after consulting with the public, Metro Vancouver amended this regulation to further reduce emissions. Changes included:

- updating paint standards to meet national standards, and
- expanding the bylaw to include mobile refinishing operations and activities such as paint mixing, grinding, abrasive blasting and grease and oil removal.



In addition, starting in 2021, operators and technicians need to complete an environmental training course every two years. This new re-certification helps ensure anyone working in these facilities is aware of the regulatory requirements. Visit the British Columbia Institute of Technology (BCIT) Automotive Program website to learn more about their 'VOC – Clearing the Air' course.

For more information about the regulation, visit metrovancover.org and search 'automotive refinishing facilities'.

Proposed Expansion of the Non-Road Diesel Engine Emission Regulation

Metro Vancouver's Non-Road Diesel Engine Emission Regulation aims to protect air quality and public health by reducing emissions from non-road diesel engines, such as construction and industrial equipment. The regulation encourages retiring or retrofitting older, higher-emitting engines.

Since the regulation was adopted in 2012:

296 higher-emitting engines were retired

88 retrofits were approved

Retirements have reduced diesel particulate matter emissions by more than 11 tonnes per year.

Metro Vancouver is looking to expand this regulation to further protect human health and the environment. Proposed changes include:

- Expanding current requirements to engines of other sizes and ages
- Restricting the use of older, higher-emitting engines around hospitals and care facilities
- Adding fees for other harmful emissions, such as nitrogen oxides

Learn more at metrovancover.org and search 'non-road diesel engine proposed expansion'.

Reinventing the Emissions Inventory

Metro Vancouver is expanding its emissions inventory (EI) toolbox to build a more complete picture of the region's emissions. Every five years, Metro Vancouver compiles an inventory of air pollutant and greenhouse

gas (GHG) emissions in the Lower Fraser Valley airshed. The last inventory was completed for 2015, and the 2020 EI is underway with some planned enhancements.

Annual Reporting of GHG Emissions

Metro Vancouver is speeding up its reporting of GHG emissions from a five-year schedule to annual GHG emissions reports, starting with 2019. Annual reporting will allow for more timely tracking of progress towards the region's emission reduction target of 45% below 2010 levels by 2030 and becoming carbon neutral by 2050. The annual report will include GHG emissions for the region and each of its member jurisdictions.

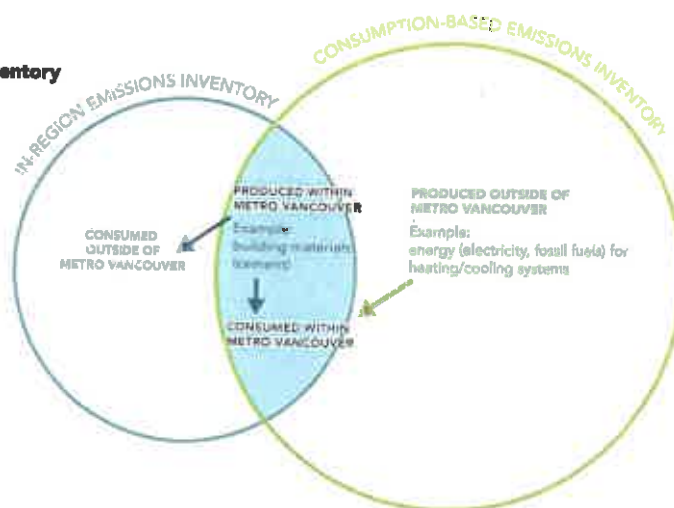
The first annual report will focus on transportation, buildings, and industry, which contribute more than 90% of the region's GHG emissions. These areas are also the subject of the first three *Climate 2050 Roadmaps* (see page 4 to learn more).

Consumption-Based Emissions Inventory

While our day-to-day activities, like driving and using a gas furnace, create GHG emissions in the region, we also create GHG emissions elsewhere when the products and services we use are created, shipped, or disposed. A consumption-based emissions inventory (CBEI) includes the GHG emissions generated from the production, transport, use and disposal of goods or services that we consume in the region, even if those emissions occur outside of the region.

Metro Vancouver is developing a CBEI to complement our five-year 'in-region' EI, which includes only GHG emissions that occur within the region. The CBEI will help us understand the global emissions resulting from our local consumption habits, and inform policies and processes that will support implementation of *Climate 2050* and the *Clean Air Plan*.

GHG emissions included in an in-region emissions inventory vs. a consumption-based emissions inventory
Example: GHG emissions from goods and services for a building





Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.

If you have questions or comments about *Caring for the Air*, please contact us at AQinfo@metrovancover.org or 604.432.6200.

Electronic copies of this and previous editions of *Caring for the Air* can be found on metrovancover.org



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105 - 21900 Westminster Hwy., Richmond, BC V6V 0A8
info@apbc.ca | www.apbc.ca

September 3, 2021

To: BC Mayors and Councillors

Re: Emergency Paramedics and Dispatchers: Who we are and what we do!

Dear Mayor & City Councillors;

In BC, over 4500 Paramedics and 270 Medical Dispatchers work 24 hours a day, 365 days a year to keep our communities healthy and safe. As leaders in emergency pre-hospital care and public safety, allies in healthcare and professionals in our communities, Paramedics and Medical Dispatchers are a quintessential resource for municipalities in BC.

The field of Paramedicine has evolved from a traditional response of unscheduled emergencies to a robust and multi-disciplined practice encompassing public safety, emergency first response, scheduled and acute transport, and community-based health innovation. As experts in emergency management, Paramedics are uniquely qualified to assist in emergency preparedness, prevention and response culminating in a dynamic and versatile skillset that transcends conventional public sectors. Engaged as a mutual stakeholder in both public safety and healthcare, Paramedics are able to provide relief to healthcare systems and infrastructures operating at or above capacity within BC communities as specialists in emergency response and preventative healthcare.

As the world evolves and continues to adapt to the universal consequences and reality of Covid-19, our leaders continue to manage an ongoing opioid epidemic amidst a global pandemic with the constant threat of seasonal natural disasters (such as heatwaves, wildfires and flooding). A unique set of circumstances requires a unique response and BC Paramedics and Medical Dispatchers are always ready to respond.



What can Paramedics do in YOUR community?

Paramedics in BC provide a variety of services to support community health and safety. Through a multitude of specialties and license levels BC Paramedics are there for you.

- Primary Care Paramedic
- Advanced Care Paramedic
- Critical Care Paramedic
- Paramedic Specialists
- Community Paramedics
- Emergency Medical Dispatch and Call-taking

Our resources are available by land, sea or sky.



Tel: 604-273-5722 | **Fax:** 604-273-5762 | **Toll Free:** 1-866-273-5766 | **Toll Free Fax:** 1-866-273-5762
105 - 21900 Westminster Hwy., Richmond, BC V6V 0A8
info@apbc.ca | www.apbc.ca

- Ambulances
- Paramedic Response Units
- Fixed-wing Aircraft
- Helicopters
- Boats

Services Paramedics can provide:

- Emergency medical first response
- Scheduled and acute transport of ill and injured patients
- Province-wide service ensuring access to healthcare in hard to reach communities
- Provision of primary healthcare in communities experiencing service delivery gaps
- Community based care for elderly, indigenous, at-risk or vulnerable populations
- Immunization clinics, Covid-19 testing and contact tracing for Covid-19
- Emergency management including planning, preparedness and response
- Emergency Medical Dispatch and Call-taking, providing over the phone medical assistance until resources arrive at the patient's side

How can you ensure YOUR community's needs are met?

As municipal and community leaders, you have a critical role in the decisions being made about healthcare services and public safety within your community. You know the needs of your community better than anyone else. We want to work with you!

Visit www.apbc.ca and check out what resources are currently available in your community. Our comprehensive resource list includes every Ambulance Station in British Columbia along with the current resources available in each of those communities.

We welcome the opportunity to discuss your community specific Public Safety, Ambulance Service and healthcare needs, challenges, gaps and paramedic services. Please visit our virtual booth at UBCM, we will be available to live chat.

We ask that you write both the Health Minister and Health Critic to advocate for enhanced paramedic services and healthcare in your community.

Again, we encourage you to come visit us virtually if you have any questions about Paramedic Services in your community. Alternatively, feel free to contact myself at (250) 250-319-4713 or troy.clifford@apbc.ca or info@apbc.ca either leading up to, during or post UBCM.

Thank you for your time, see you virtually at UBCM!

Sincerely,

Troy Clifford
Provincial President
Ambulance Paramedics and Emergency Dispatchers of BC
CUPE Local 873
TC/sb/MoveUp

Chris Magnus

From: Gwyer Webber <gwyer@telus.net>
Sent: September 7, 2021 11:38 AM
To: White Rock Council
Subject: Rail Transit
Attachments: Lower Mainland Inter City Rail Sept 2021.pdf; Lower Mainland Rail Rapid Transit Sept 2021.pdf; Vancouver Island Inter City Rail Sept 2021.pdf

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

Dear Mayor and Council,

The following email I sent to the Provincial Government this morning.

Sincerely
Gwyer Webber

Dear Premier,

Due to the rising cost of High Speed Rail, I was wondering if it would be better to upgrade the existing rail line between Seattle and Vancouver for now. If the train can average 100km/hr then the travel time would be 144min whereas the car per Google Map is around 180 minutes.

The California High Speed Rail is estimated to cost up to \$150 million/km and the High Speed Rail Line HS2 between London and Birmingham in England is estimated to cost up to \$348 million/km.

There are up to 158 trains per day running on the existing rail line between London Euston and Birmingham New Street. Prior to Covid there were only two trains a day running between Vancouver and Seattle.

The attached **Lower Mainland Inter City Rail** shows a new BNSF route through Surrey and using the Interurban rail line would allow the Surrey station at Newton. The existing BNSF line would be a multi use path from White Rock to Mud Bay with a section returned to the Semiahmoo First Nations. A new tunnel under the Fraser River at New West separates Inter City trains from the freight trains.

The Interurban Inter City Rail runs from the Vancouver Pacific Central Station to Chilliwack. The Chilliwack station at Sardis is about halfway between UFV and Downtown Chilliwack with Bus #1 on route and fairly frequent. The attached **Lower Mainland Rail Rapid Transit** has an optional alignment to provide a connection between the Interurban and Skytrain at Langley City. The Whistler Inter City would run from the Vancouver Pacific Central Station under the Burrard Inlet connecting to the existing rail line to Whistler and Pemberton. The tunnel could also be a second access to the North Shore for freight.

The attached **Vancouver Island Inter City Rail** would provide passenger service from Victoria to Courtenay (future extension to Campbell River), and from Nanaimo to Port Alberni.

Inter City Rail would provide passenger rail service from Vancouver to Chilliwack, Whistler, and Seattle, as well as on Vancouver Island using existing rail lines for the most part.

Thank you for your time.

Sincerely

Gwyer Webber

Lower Mainland Inter City Rail

Written by Gwyer Webber (1999-2021)

Sept 2021

This option shows an Inter City Rail passenger service from Vancouver to Chilliwack, an Inter City Rail from Vancouver to Seattle WA, and an Inter City Rail from Vancouver to Whistler.

Interurban Inter City Rail

The train would run along the Interurban from Chilliwack to New West and the BNSF/CNR from New West to Vancouver. The station stops would be at Chilliwack (Sardis), Abbotsford, Thunderbird Show Park, Langley City, Surrey (Newton), New West (Braid), and Vancouver Pacific Central Station.

The Interurban line would be upgraded to double track from 232nd St to Cloverdale. The line would be elevated over the CPR and Clayburn Rd in Abbotsford, and under the coal train tracks west of 232 St in Langley. A new tunnel at New West would separate the passenger trains from the freight crossing the Fraser River. A connection to the Expo Line in Langley at 200 St.

Rerouting the freight trains from the Interurban to the BNSF between Scott Rd and Cloverdale (except local) would keep the rail line free for passenger rail.

The trains would be either hydrogen powered multiple units or bi-level coaches with Tier 4 low emission diesel locomotives or bi-mode locomotives if the line is electrified from Langley City to Vancouver. Room for station platforms up to 270m.

Amtrak Inter City Rail

The BNSF tracks would be moved from the White Rock and Crescent Beach waterfront to an alignment east of 184 St in Surrey. The BNSF freight trains would use a new single track from Cloverdale to Mud Bay and continue on the existing alignment.

The station stops would be similar to the HSR at Vancouver BC, Surrey BC (Newton), Bellingham WA, Everett WA, and Seattle WA.

The Amtrak trains would use the Interurban from Cloverdale to New Westminster and continue on the BNSF/CN line to the Pacific Central Station. There would be a direct transfer to the Whistler Inter City Rail and the Chilliwack Inter City Rail.

Amtrak Inter City Rail Continued

The new alignment would allow for higher train speeds and reduce the overall travel time. If the average speed of the passenger train is 100km/hr then the travel time from Vancouver to Seattle would be 144 minutes where as the travel time by car is around 180 minutes.

The use of Tier 4 locomotives reduces carbon emissions. The line could also be electrified to lower carbon emissions further.

Whistler Inter City Rail

The line would run from Vancouver to Whistler Creekside with stations at Waterfront, Ambleside (West Van), Lions Bay, Britannia Beach, Squamish, Whistler Creekside, and Pemberton.

A new tunnel across the Burrard Inlet would connect the rail line to the Pacific Central Train Station. The tunnel would also provide a second access to the North Shore for freight trains. There would be a direct connection to Amtrak Inter City Rail and the Interurban Inter City Rail.

Initially one train running from Vancouver to Pemberton and return in the morning and one return trip in the afternoon. Bi-Level coaches similar to the West Coast Express would be used with dual mode locomotives to allow the train to run on the overhead electric wires from the Ambleside station through the tunnel to Downtown Vancouver.

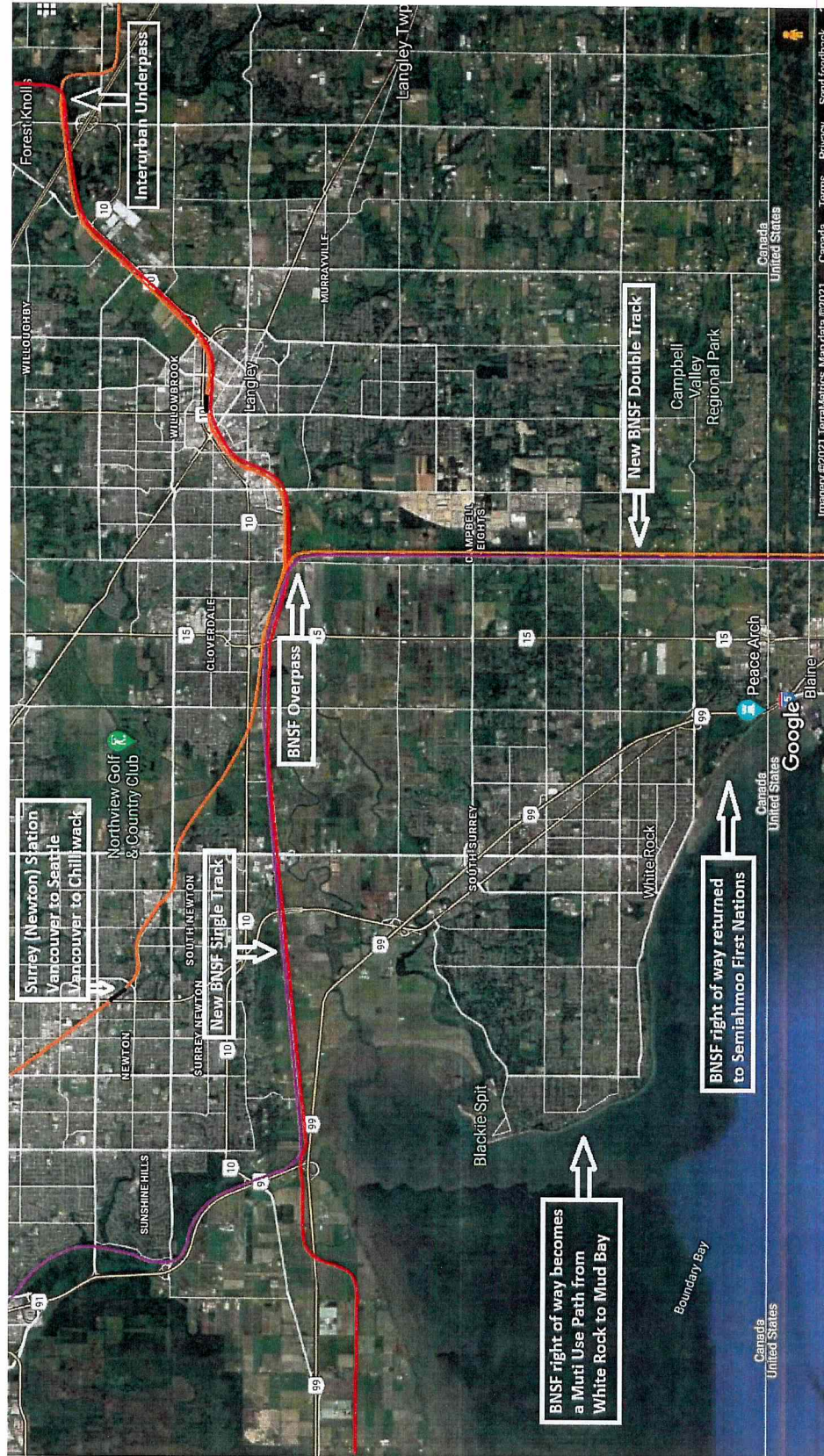
An additional train would run from Squamish to Vancouver and return during rush hours or continue throughout the day if required. Bi mode multiple units would allow the train to run on overhead electric lines from Ambleside through the tunnel under Burrard Inlet to Pacific Central Station.

If the average speed of the passenger train is 60km/hr then the travel time from Vancouver to Whistler would be 121 minutes and the travel time from Squamish to Vancouver would be 66 minutes.

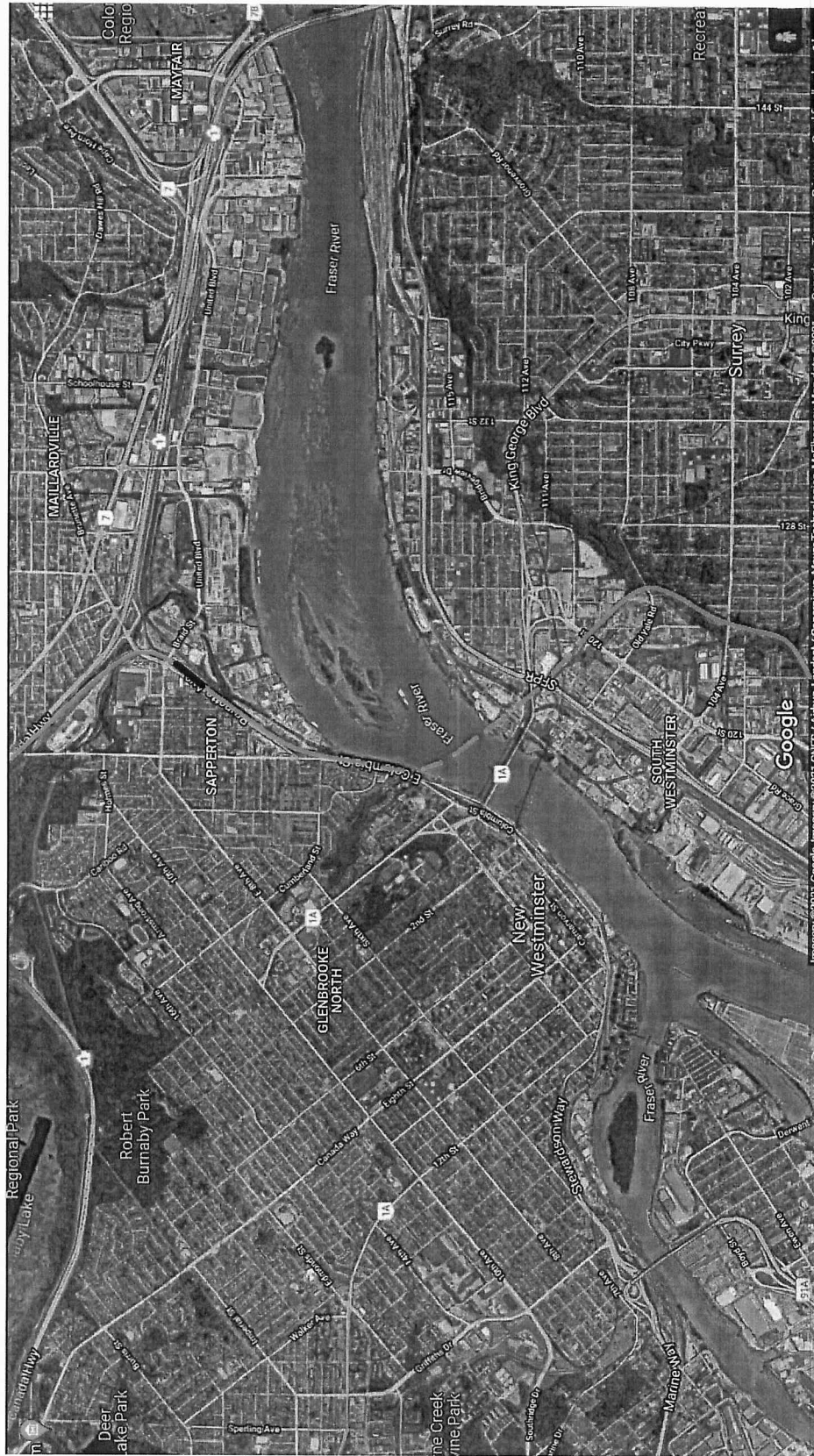
Disclaimer

The author is not a professional planner, consultant, or a member of any group. The option is an idea for Inter City Rail in the Lower Mainland.

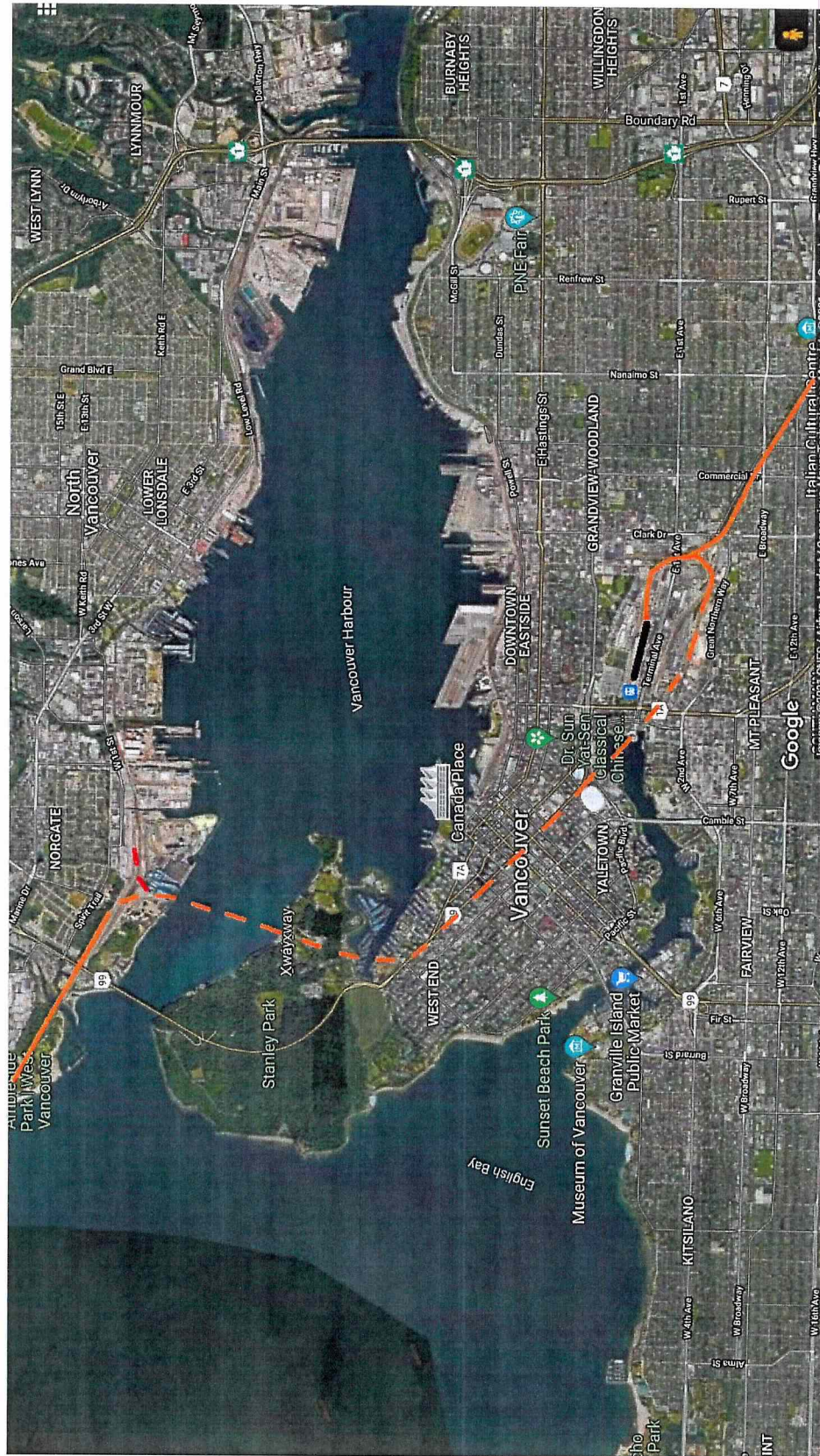
Surrey and Langley



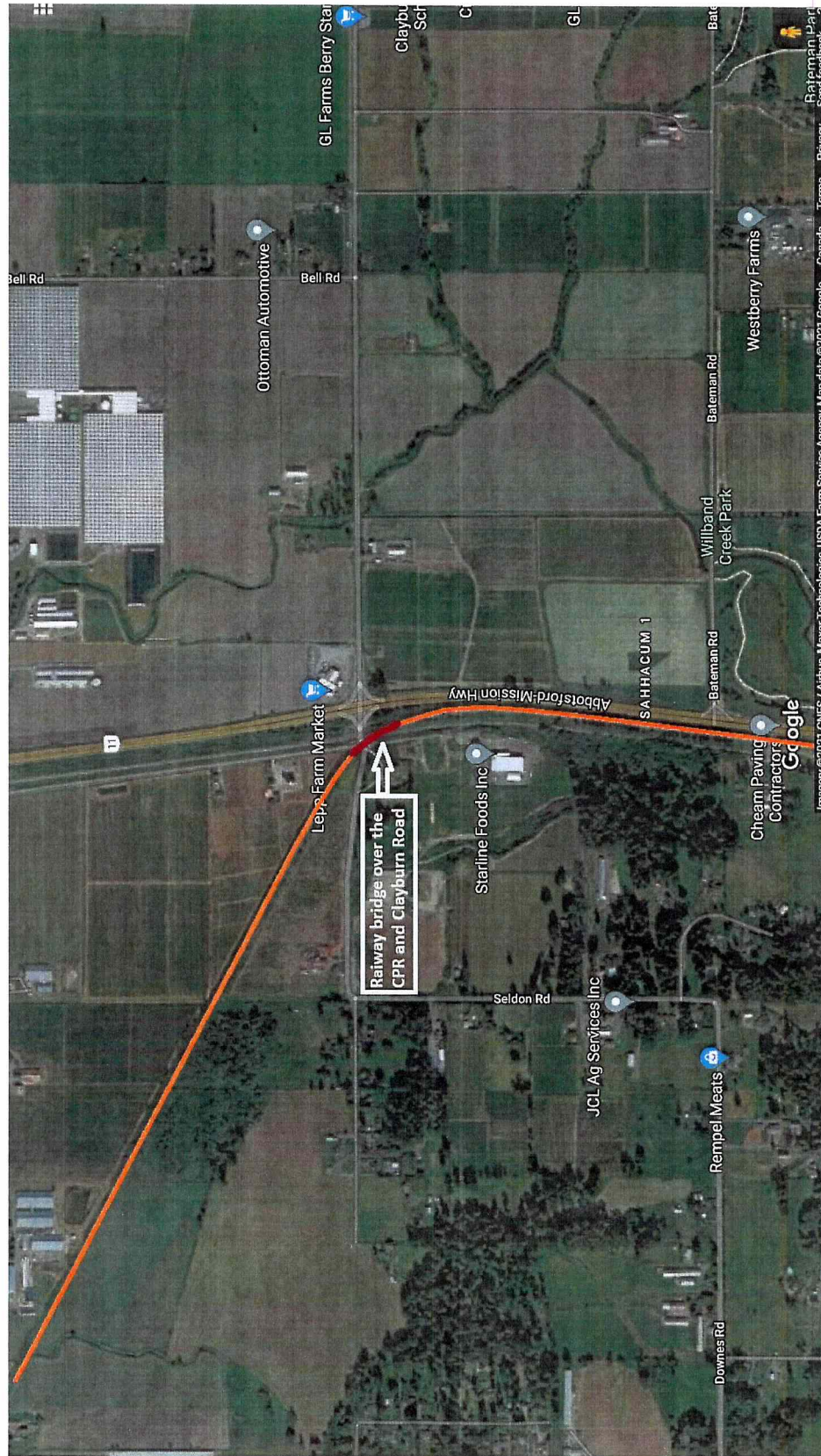
New West



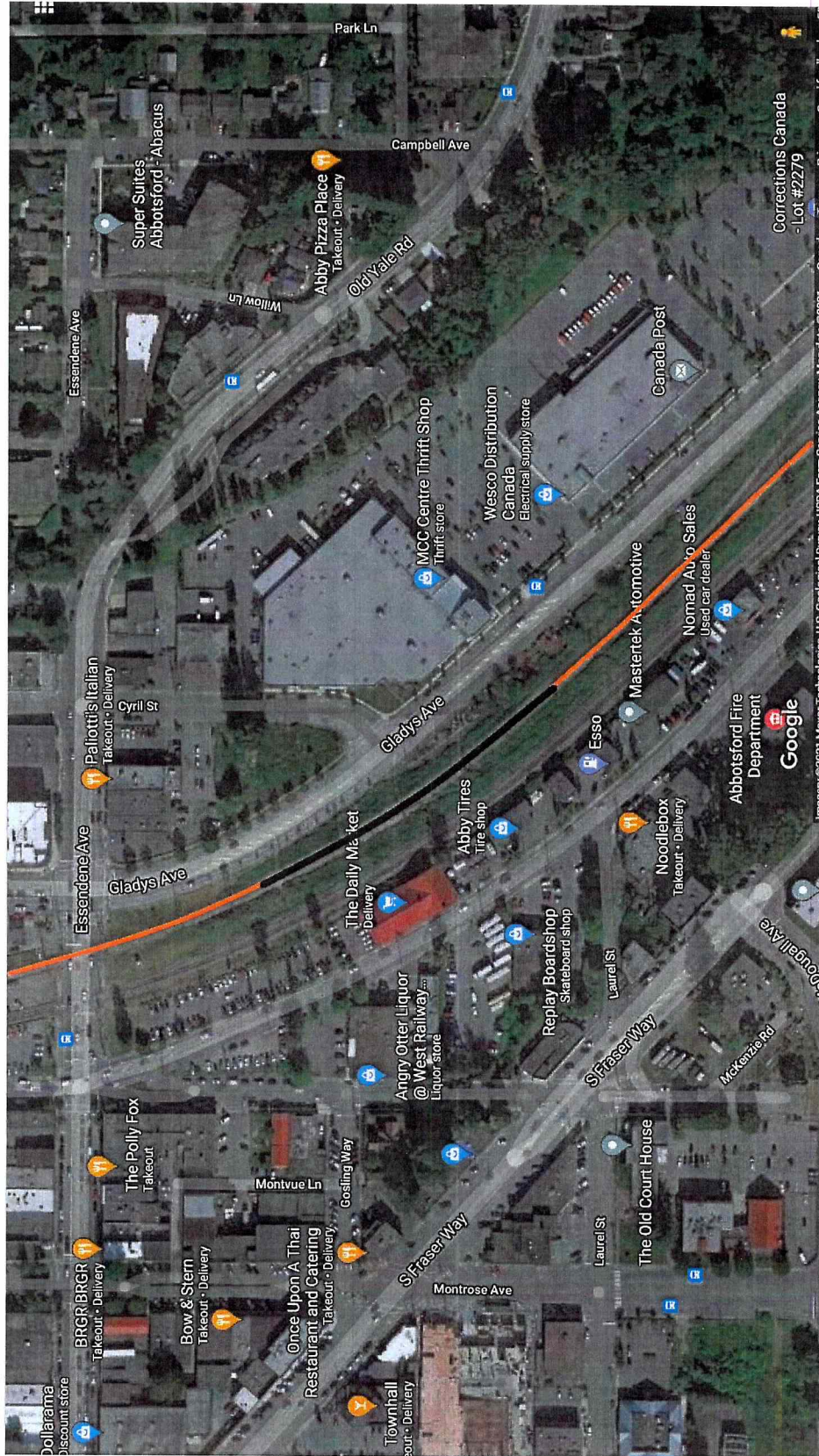
Burrard Inlet



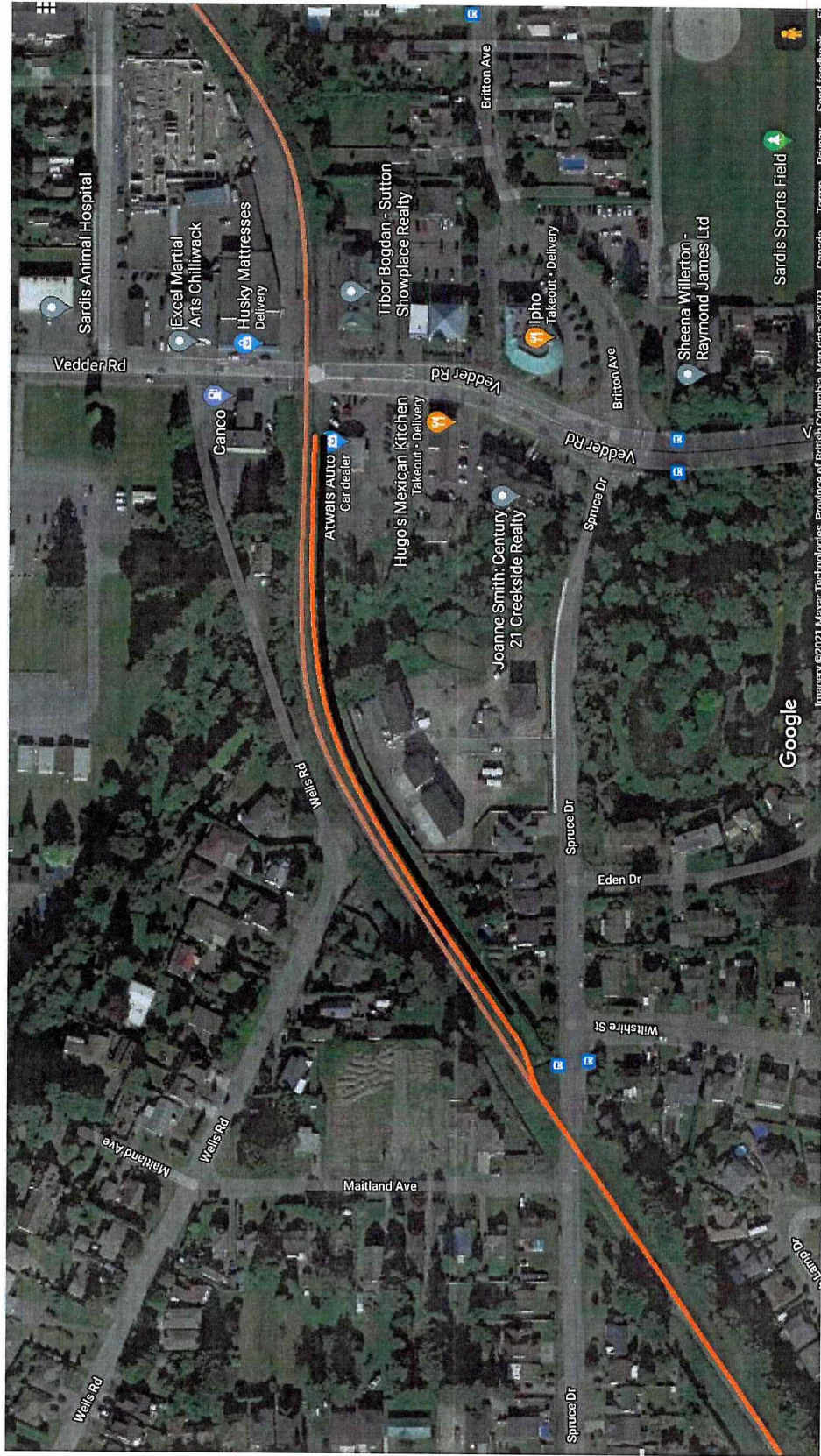
Clayburn Rd



Abbotsford



Chilliwack (Sardis)



Vancouver Pacific Central Station

Vancouver Pacific Central Station			
Platforms 1-2 Amtrak Seattle	Platforms 3-4 Whistler	Platforms 5-6 Chilliwack	Platforms 7-8 VIA

Vancouver Waterfront Station

Vancouver Waterfront Station		Planned Transit Concourse	Hub St	20 Storey Development Site	Canada Place Extension
		Skytrain	Platforms 1-5 West Coast Express	Freight	Waterfront Rd