

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, November 22, 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 November 22, 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:

- Regular Council, November 8, 2021.

4. QUESTION AND ANSWER PERIOD

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

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.

As of 8:30 a.m., November 17, 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 November 22, 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

5.1.a. CAM HANTIUK - WASTE MANAGEMENT ASSOCIATION OF BC

Cam Hantiuk, Waste Management Association of B.C., to appear virtually to discuss solid waste pick-up for multi-family buildings.

5.1.b. CINDY POPPY AND AMY HENNESSY - WHITE ROCK EVENTS SOCIETY

33

Cindy Poppy and Amy Hennessy, White Rock Events Society, to attend in person to discuss a proposal for the White Rock Promenades Sculpture Competition.

5.2. PETITIONS

None.

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

6.1.a. HOUSING NEEDS REPORT - CITYSPACES

Jada Basi, CitySpaces, to attend to present the final draft for the White Rock Housing Needs report.

6.2. CORPORATE REPORTS

6.2.a. COVID-19 GLOBAL PANDEMIC UPDATE (ON TABLE MEMO TO BE PROVIDED)

The Fire Chief to provide an On-Table memo regarding the COVID-19 global pandemic.

6.2.b. CITY OF WHITE ROCK HOUSING NEEDS REPORT (2021)

35

Corporate report dated November 22, 2021 from the Acting Director of Planning and Development Services titled "City of White Rock Housing Needs Report (2021)".

Note: The Housing Advisory Committee recommendation regarding the Housing Needs Report can be viewed under item 7.2.a.a.

RECOMMENDATION
THAT Council:

1. Receive the "Housing Needs Report," included as Appendix A to the corporate report titled "City of White Rock Housing Needs Report (2021)" as the first Housing Needs Report for the municipality, prepared pursuant to Division 22 of the *Local Government Act* and the requirements of British Columbia Regulation 90/2019; and
2. Direct staff to publish a copy of the "Housing Needs Report" on the City's webpage.

6.2.c. WHITE ROCK TREE MANAGEMENT BYLAW CHANGES AS RECOMMENDED BY THE CITY'S ENVIRONMENTAL ADVISORY COMMITTEE

218

Corporate report dated November 22, 2021 from the Acting Director of Planning and Development Services titled "White Rock Tree Management Bylaw Changes as Recommended by the City's Environmental Advisory Committee".

Note: Bylaw 2407 is on the agenda for consideration of first, second and third reading under item 8.1.c

RECOMMENDATION

THAT Council:

1. Give the first three readings to City of White Rock Tree Protection Bylaw, 2021, No. 2407 and that final adoption of the Bylaw be given at the next regular meeting of Council;
2. Repeal City of White Rock Tree Management Bylaw, 2008, No. 1831, with the date of repeal coinciding with the date of final adoption of White Rock Tree Protection Bylaw, 2021, No. 2407; and
3. Rescind Council Policy 510 "Criteria for Type 2 Tree Removal Requests on Private Land" recognizing that the related content has been incorporated into City of White Rock Tree Preservation Bylaw, 2021, No. 2407.

6.2.d. CITY OF WHITE ROCK PLANNING PROCEDURES BYLAW, 2017, NO. 2234, AMENDMENT NO. 5, BYLAW, 2021, NO. 2409

228

Corporate report dated November 22, 2021 from the Acting Director of Planning and Development Services titled "City of White Rock Planning and Procedures Bylaw, 2017, No. 2234, Amendment No. 5, Bylaw, 2021, No. 2409".

Note: Bylaw 2409 is on the agenda for consideration of first, second and third reading under item 8.1.f.

RECOMMENDATION

THAT Council receives the corporate report dated November 22, 2021 from the Acting Director of Planning and Development Services, titled "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No. 5, Bylaw, 2021, No. 2409."

6.2.e. KENT STREET SENIORS SOCIETY PICNIC TABLE DONATION

237

Corporate report dated November 22, 2021 from the Director of Recreation and Culture titled "Kent Street Seniors Society Picnic Table Donation".

RECOMMENDATION

THAT Council approve the installation of a concrete picnic table to be built on City property located north of the Kent Street Activity Centre (KSAC).

6.2.f. PROPOSED WHITE ROCK SEWER CONNECTION AND RENTAL CHARGES BYLAW UPDATE

243

Corporate report dated November 22, 2021 from the Director of Engineering and Municipal Operations titled "Proposed White Rock Sewer Connection and Rental Charges Bylaw Update".

Note: Bylaw 2406 is on the agenda for consideration of first, second and third reading under item 8.1.d

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated November 22, 2021 from the Director of Engineering and Municipal Operations, titled "Proposed White Rock Sewer and Rental Charges Bylaw Update."
2. Give first, second, and third readings to "Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406."

6.2.g.

WHITE ROCK FINANCIAL PLAN (2021-2025) BYLAW, NO. 2377, AMENDMENT NO. 3, 2021, NO. 2411

246

Corporate report dated November 22, 2021 from the Acting Director of Financial Services titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 3, 2021, No. 2411

Note: Bylaw 2411 is on the agenda for consideration of first, second and third reading under item 8.1.e.

RECOMMENDATION

THAT Council receive for information the corporate report dated October 25, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 3, 2021, No. 2411."

6.2.h. STATUS UPDATE OF COUNCIL'S 2021-2022 TOP PRIORITIES

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

- **Solid Waste Pickup for Multi-Family:** Responses to letters sent to Multi Family and Commercial properties are being submitted and staff are responding to questions. The job classification is scheduled to be sent to Metro classification group for evaluation. A request for proposal for consultant is close to finalization and scheduled to be sent out next week.
- **Housing Needs / Affordable Housing:** Presentation by CitySpaces is scheduled for November 22nd.
- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - **Emerson Park Playground Upgrade:** Contract has been signed and the contractor is ordering materials.
 - **Maccaud Park Upgrade:** Design is underway incorporating feedback from parks staff regarding trees.
 - **Centre Street Hillside Walkway Upgrade:** Design work continues, dialogue ongoing with encroaching property owners who are arranging to remove encroachments although some are engaging legal resources in an attempt to keep the encroachment(s).
 - **Review Options for Upgrading Multiple Hillside Walkways (Road Ends) to Waterfront:** No update at this time
- **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

254

RECOMMENDATION

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

- Housing Advisory Committee -October 26, 2021.

7.2. STANDING AND SELECT COMMITTEE RECOMMENDATIONS

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

7.2.a.a. Recommendation #1 - Draft Housing Needs Report

The Housing Needs Report was on the agenda under Item 6.2.b

RECOMMENDATION

THAT Council receive the Housing Advisory Committee endorsement of the draft Housing Needs Report, in its final form, to go to the November 22, 2021 Council meeting for adoption.

7.2.a.b. Recommendation #2 - 2021-2022 Housing Advisory Committee Work Plan

259

Note: Suggested work plans to be referred to staff to ensure they coincide with current staff work loads and Council Priorities.

RECOMMENDATION

THAT Council approve the 2021-2022 Housing Advisory Work Plan.

7.2.b. LAND USE AND PLANNING COMMITTEE (COUNCILLOR CHESNEY)

The following recommendations are being brought forward from the Land Use and Planning Committee meeting held earlier in the evening.

7.2.b.a. Recommendation #1 - INITIAL REVIEW (REVISED SUBMISSION) 1441, 1443-45, AND 1465 VIDAL STREET, AND 14937 THRIFT AVENUE ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT (19-011)

RECOMMENDATION

THAT Council:

1. Direct staff to advance the Zoning Bylaw Amendment Application at 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, to the next stage in the application review process; and
2. Update the on-site development signage to reflect the revised development proposal as described in the corporate report titled "Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011)".

7.2.b.b. Recommendation #2 - EARLY REVIEW OF REZONING APPLICATION - 1164 ELM STREET

RECOMMENDATION

THAT Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

8. BYLAWS AND PERMITS

8.1. BYLAWS

**Bylaw 2410 - WHITE ROCK ZONING BYLAW, 2012, No. 2000,
AMENDMENT (RS-4 15733 Thrift Avenue) BYLAW, 2021, No. 2410**

Bylaw 2410 - A Bylaw to amend the *White Rock Zoning Bylaw, 2012, No. 2000* . The Zoning amendment would allow for the subdivision of the subject property from one to two lots. Each of the lots would be developed with a single-family dwelling.

Note: Bylaw 2410 was the subject of a Corporate Report at the November 22, 2021 Land Use and Planning Committee meeting.

RECOMMENDATION

THAT Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410*”.

RECOMMENDATION

THAT Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410”.

RECOMMENDATION

THAT Council direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410” back for consideration of final adoption:

- a. Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b. Ensure that all matters pertaining to tree protection and retention, are addressed to the satisfaction of the Director of Planning and Development Services; and
- c. Confirm that a tree protection covenant is registered on title to ensure the recommendations of final Arborist Report, approved by the Director of Planning and Development Services and more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities.
- d. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.

- 8.1.b. **BYLAW 2401 - 2022 FEES AND CHARGES BYLAW, 2021, NO. 2401** 263
- Bylaw 2401 - A bylaw to impose fees and charges for various services offered by the City that are not included in any other City Bylaw. This item is on the agenda for consideration of first, second and third reading.
- Note:** Bylaw 2401 was the subject of a Corporate Report at the November 22, 2021 Finance and Audit Committee meeting.
- RECOMMENDATION**
THAT Council give first, second and third reading to "2022 Fees and Charges Bylaw, 2021, No. 2401".
- 8.1.c. **BYLAW 2407 - WHITE ROCK TREE PROTECTION BYLAW, 2021 NO. 2407** 282
- Bylaw 2407 - A bylaw to regulate and prohibit the cutting, removal, and damage of protected trees through the issuance of Tree Management Permits and the establishment of requirements for tree replacement and the posting of securities for tree protection and tree maintenance. The bylaw is on the agenda for consideration of first, second and third reading.
- Note:** Bylaw 2407 was the subject of a corporate report under item 6.2.c
- RECOMMENDATION**
THAT Council give first, second and third reading to "White Rock Tree Protection Bylaw, 2021, No. 2407".
- 8.1.d. **BYLAW 2406 - SEWER CONNECTION AND RENTAL CHARGES BYLAW, 1970, NO. 396, AMENDMENT NO. 31, 2021 NO. 2406** 299
- Bylaw 2406 - A bylaw to amend the Sewer Connection and Rental Charges Bylaw, 1970, No. 396. This report is on the agenda for consideration of first, second and third reading.
- Note:** Bylaw 2406 was the subject of a corporate report on the agenda under item 6.2.f
- RECOMMENDATION**
THAT Council give first, second and third reading to *Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406.*
- 8.1.e. **BYLAW 2411 - WHITE ROCK FINANCIAL PLAN (2021-2025) BYLAW, NO. 2377, AMENDMENT NO. 3, 2021, NO. 2411** 300
- Bylaw 2411 - A bylaw to amend the White Rock Financial Plan (2021-2025) to transfer \$3M from the Community Amenity Contribution Reserve to the Affordable Housing Reserve. This bylaw is on the agenda for consideration of first, second and third reading.
- Note:** Bylaw 2411 was the subject of a corporate report under item 6.2.g.

RECOMMENDATION

THAT Council give first, second and third reading to "*White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 3, 2021 No. 2411*".

8.1.f.

BYLAW 2409: WHITE ROCK PLANNING PROCEDURES BYLAW, 2017, NO. 2234, AMENDMENT NO. 5, BYLAW, 2021, NO. 2409

305

Bylaw 2409 - A bylaw to amend the White Rock Planning and Procedures Bylaw which, if approved, would:

- Remove all references to "Schedule A – Applications Fees" within the Bylaw recognizing that fees for planning applications are to be incorporated into City of White Rock Fees and Charges Bylaw. A separate corporate report is included on the regular agenda to introduce the related amendments to the Fees and Charges Bylaw.
- Introduce additional rigor into the process of carrying out a "Formal Pre-Application" under circumstances explicitly introduced into the Planning Procedures Bylaw. Schedule C to the Procedures Bylaw has been revised to outline when a "Formal Pre-Application" process is required; and
- Recognize the need for Applicant's to post a retainer to cover the costs of a peer review when technical studies are determined, by the Director of Planning and Development Services, to require such a peer review.

The bylaw is on the agenda for consideration of first, second and third reading.

Note: Bylaw 2409 was the subject of a corporate report under item 6.2.d.

RECOMMENDATION

THAT Council give first, second and third reading to "*City of White Rock Planning and Procedures Bylaw, 2017, No. 2234, Amendment No. 5, Bylaw, 2021, No. 2409*".

8.1.g.

WHITE ROCK HOUSING AGREEMENT(1485 FIR STREET) BYLAW, 2021, NO. 2408

308

Bylaw 2408 - A bylaw to enter into a Housing Agreement under Section 483 of the *Local Government Act*. The bylaw is was given first, second and third reading on November 8, 2021 and is on the agenda for consideration of final reading.

RECOMMENDATION

THAT Council give final reading to "*White Rock Housing Agreement Bylaw 2408 (1485 Fir Street)*".

8.2.	PERMITS	
	None.	
9.	CORRESPONDENCE	
9.1.	CORRESPONDENCE - RECEIVED FOR INFORMATION	
	<u>Note:</u> 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.	
	<u>Note:</u> Council may wish to refer this matter to staff for consideration and response.	
9.1.a.	METRO VANCOUVER BOARD IN BRIEF - OCTOBER 29, 2021	332
	Metro Vancouver Board in Brief - October 29, 2021 for information purposes.	
9.1.b.	LIT BENCHES - FRASER VALLEY REAL ESTATE BOARD (FVREB)	350
	Correspondence dated November 8, 2021 from the Fraser Valley Real Estate Board (RVREB) regarding the gifting of an illuminated bench to the City of White Rock.	
	<u>Note:</u> Council may consider referring the item to staff to bring forward information prior to action.	
9.1.c.	METRO VANCOUVER 2040: SHAPING OUR FUTURE LAND USE DESIGNATION AMENDMENT REQUEST FROM THE CITY OF SURREY	357
	Correspondence from Metro Vancouver regarding:	
	<ul style="list-style-type: none"> • Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey - South Campbell Heights • Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey - 228 175A Street • Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey - Cloverdale Hospital Site 	
	<u>Note:</u> Correspondence has been forwarded to staff for response by deadline of January, 2022.	
10.	MAYOR AND COUNCILLOR REPORTS	
10.1.	MAYOR'S REPORT	

- 10.2. COUNCILLORS REPORTS
- 11. MOTIONS AND NOTICES OF MOTION
 - 11.1. MOTIONS
 - 11.2. NOTICES OF MOTION
- 12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS
- 13. OTHER BUSINESS
- 14. CONCLUSION OF THE NOVEMBER 22, 2021 REGULAR COUNCIL MEETING

Regular Council Meeting of White Rock City Council

Minutes



November 8, 2021, 7:00 p.m.

City Hall Council Chambers

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

PRESENT:

Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT:

Councillor Fathers

STAFF:

Guillermo Ferrero, Chief Administrative Officer
Jim Gordon, Director of Engineering and Municipal Operations
Jacquie Johnstone, Director of Human Resources
(left at 7:36 p.m.)
Eric Stepura, Director of Recreation and Culture
Ed Wolfe, Fire Chief
Kale Pauls, RCMP Staff Sargent
Shannon Johnston, Acting Director of Financial Services
Greg Newman, Acting Director of Planning and Development
Services
Debbie Johnstone, Deputy Corporate Officer
Chloe Richards, Committee Clerk

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00 p.m.

1.1 **FIRST NATIONS LAND ACKNOWLEDGEMENT**

We would like to recognize that we are standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

Motion Number: 2021-427 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for November 8, 2021 as amended to include the following:

- **On-table memo from the Fire Chief with up-to-date information in regard to the COVID-19 Pandemic;**
- **On-table amendment for Bylaw 8.1.c "White Rock Housing Agreement (1485 Fir Street) Bylaw, 2021, No. 2408"; and,**
- **Adding under Other Business, Item 13.1 - Festival of Lights.**

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2021-428 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council amend the Regular Council meeting minutes for October 25, 2021 as follows:

- **Motion 2021-418 to read "*THAT Council endorse the funding for the Pickleball Courts at Centennial Park project from the City's 2021 Capital Contingency*";**

AND THAT the minutes be adopted as amended.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

4. QUESTION AND ANSWER PERIOD

Question and Answer Period opportunity took place both in person at the meeting, as well as electronically through email.

As of 8:30 a.m., November 3, 2021, there were no Question and Answer period submissions received.

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- A. Rewers, White Rock resident, noted concerns with correspondence relating to an unauthorized encroachment on the city right of way.

Staff noted that correspondence on this matter was sent via email.
Further concerns can be sent directly to the Mayor.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.1.a WHITE ROCK RCMP QUARTERLY REPORT (Q3) FOR JULY TO SEPTEMBER

Staff Sargent Kale Pauls provided a presentation regarding the RCMP quarterly report for the period of July to September.

Council suggested that it would be helpful to know how many crimes in White Rock were committed by White Rock residents. Staff noted that this type of information could be indicated in a future report.

Motion Number: 2021-429 It was MOVED and SECONDED

THAT Council direct the incoming Manager of Communications to initiate an educational campaign surrounding fireworks.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC UPDATE (ON-TABLE MEMO TO BE PROVIDED)

The Fire Chief provided an on-table memo regarding the COVID-19 global pandemic.

6.2.b CITY-WIDE 30 KM/H SPEED LIMITS

Corporate report dated November 8, 2021 from the Director of Engineering and Municipal Operations titled "City-wide 30 km/h Speed Limits".

The following discussion points were noted:

- Police enforcement may not be the best answer if the City were to lower speeds to 30 km/hr. Engineering solutions could instead be considered (speed bumps) to slow traffic down 24 hours a day.
- Beach Grove in Tsawwassen has a blanket speed of 30 km/hr and staff could monitor how this is working in that area.
- Additional research on pilot projects in other areas are required prior to moving forward with this implementation.
- Rather than implementing a blanket 30 km/hr speed limit, certain streets could be considered over others.

Motion Number: 2021-430 It was MOVED and SECONDED

THAT Council receive the November 8, 2021, report from the Director of Engineering and Municipal Operations for consideration and supports the city monitoring of Ministry of Transportation and Highway's approved blanket speed limit pilots and report back to Council prior to consideration of the implementation of city-wide 30 km/h speed limits.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

6.2.c 2021 CAO PERFORMANCE REVIEW PROCESS

Corporate report dated November 8, 2021 from the Director of Human Resources titled "2021 Annual CAO Performance Review".

Staff clarified the 360-degree review process will include feedback from all direct reports plus 6-8 'step' reports, as well as Council. In accordance with a recommendation made last year, additional staff interviews will take place every second year.

It was suggested that Policy 126 be updated to reflect these changes.

Motion Number: 2021-431 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated November 8, 2021, from the Director, Human Resources, titled "2021 Annual CAO Performance Review" outlining the review process for 2021.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

6.2.d COMPLETION OF DEVELOPMENT PREREQUISITES FOR ADOPTION OF ZONING AMENDMENT BYLAW NO. 2361, 14234 MALABAR AVENUE (ZON&MIP 19-005)

Corporate report dated November 8, 2021 from the Acting Director of Planning and Development Services titled "Completion of Development Prerequisites for Adoption of Zoning Amendment Bylaw No. 2361, 14234 Malabar Avenue (ZON&MIP 19-0050)".

Note: Bylaw 2361 is on the agenda for consideration under Item 8.1.a.

Motion Number: 2021-432 It was MOVED and SECONDED

THAT Council receive the November 8, 2021, report from the Acting Director of Planning and Development Services, titled “Completion of Development Prerequisites for Adoption of Zoning Amendment Bylaw No. 2361, 14234 Malabar Avenue (ZON&MIP 19-005).”

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

6.2.e REVIEW OF METRO VANCOUVER'S DRAFT REGIONAL GROWTH PLAN (METRO 2050)

Corporate report dated November 8, 2021, from the Acting Director of Planning and Development Services titled "Review of Metro Vancouver's Draft Regional Growth Plan (Metro 2050)".

The Acting Director of Planning and Development Services summarized staff's comments which will be provided to Metro Vancouver as part of their update to the Regional Growth Plan titled "Metro 2050".

Council noted the following additional points for consideration as they relate to the numbered items (rows) in Appendix A to the corporate report:

Item 1:

- North Bluff Road is considered to be a high traffic area, also noting that is an area with more affordable housing, which may benefit from more frequent transit service.
- It was suggested that City staff reach out to Surrey on their response to this item, as there are some similar priorities between both municipalities (rapid bus system, for example).

Item 2:

- 1.1.5 - Council would like to see a comment go back to Metro Vancouver - not just for climate change but also for environmental challenges. Actions in Surrey and Langley have the potential to impact White Rock's aquifer.

- Slope stability could be considered in this section as well (staff noted this is currently addressed through reference to “natural hazards” in Metro 2050).
- The City’s aquifer is important for White Rock and should be included.
- Future development of the South Campbell industrial area and the effect this will have on Little Campbell River, and the respect and support of the Semiahmoo First Nation was discussed.

Item 3:

- No comments.

Item 4:

- The Tree canopy cover target may be unrealistic for some smaller municipalities with fewer trees/ tree planting options. This is something that should be monitored over time.
- The strategy could highlight adding trees onto slopes to address concerns with landslides (sliding into the ocean and/or train tracks).

Item 5:

- Measurables for greenhouse gas reduction (GHG) and how this would be implemented need to be made clearer and need to make sense for this community.

Item 6:

- White Rock Council is very supportive of this goal (affordable housing).

Motion Number: 2021-433 It was MOVED and SECONDED

THAT Council receive the corporate report, titled “Review of Metro Vancouver’s Draft Regional Growth Plan (Metro 2050)” for consideration, and pass the following resolution:

“That the report titled Review of Metro Vancouver’s Draft Regional Growth Plan (Metro 2050) containing the City of White Rock’s comments on the July 2021 version of Metro 2050, the draft regional growth strategy, be forwarded to the Metro Vancouver Board of Directors for consideration.”

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

6.2.f CONSIDERATION OF FIRST THREE READINGS OF "WHITE ROCK HOUSING AGREEMENT(1485 FIR STREET) BYLAW, 2021, NO. 2408"

Corporate report dated November 8, 2021 from the Acting Director of Planning and Development Services titled "Consideration of First Three Readings of White Rock Housing Agreement (1485 Fir Street) Bylaw, 2021, No. 2408".

Note: An ON-TABLE version of Bylaw 2408 was considered later under item 8.1.c.

The Acting Director of Planning and Development Services provided a summary of the report.

Motion Number: 2021-434 It was MOVED and SECONDED

THAT Council defer consideration of the White Rock Housing Agreement report for 1485 Fir Street and corresponding Bylaw 2408 until all members of council are present.

Voted in the negative (4): Mayor Walker, Councillor Johanson, Councillor Kristjanson, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (2 to 4)

The following discussion points were noted:

- Following redevelopment of the property, occupancy for the building is estimated to take place in two (2) to three (3) years.
- An interest was expressed in obtaining information on the number of current residents in the building that are expected to return following redevelopment.
- Canada Mortgage and Housing Corporation (CMHC) market rents were provided for one (1) and two (2) bedrooms from October of last year. It was suggested that it would be helpful to get projected numbers for three (3) years from now.

- It was clarified that credit would be applied for Development Cost Charges (DCCs) for the existing 25 units. DCCs would be applied to 55 of the units, being the net new units to the property.
- This is the first project where the City has used Tenant Relocation Policy 514. Changes could be considered depending on issues that may arise.
- Policy 514 should be provided to all the current tenants at 1485 Fir Street, so they are aware of their rights. Concerns were noted surrounding the communication of this.
- Market rental rates are built into the Housing Agreement Bylaw.
- Concerns were noted that the City has provided the developer with two (2) extra stories with no guarantee that any of these rentals will return.

Motion Number: 2021-435 It was MOVED and SECONDED

THAT Council endorse the Tenant Relocation Plan included as Appendix A to this corporate report dated November 8, 2021, from the Acting Director, Planning and Development Services, titled “Consideration of First Three Readings of “White Rock Housing Agreement (1485 Fir Street) Bylaw, 2021, No. 2408.”

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

6.2.g STATUS UPDATE OF COUNCIL'S 2021-2022 TOP PRIORITIES

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

- **Solid Waste Pickup for Multi-Family:** Letter scheduled to be sent to approximately 250 multi-family and 100 strata properties this week providing a description of the new solid waste single contractor collection paradigm. The following information will be requested:
 - The location of collection facility

- Frequency of pickup of each of garbage, recyclables and compost
- The type and size of collection containers (also are they usually full)
- The termination notice provisions in current private hauler contract

- **Housing Needs / Affordable Housing:** The first draft of the Housing Needs Report was presented to the Housing Advisory Committee on October 28. Staff will bring forward a report to Council on November 22nd with adoption being sought by the end of 2021. The project is tied to funding from UBCM and an obligation to complete the Report, and upload the final document to the City's webpage, by the end of the year. Following the adoption of the Report staff would look to Council for direction on advancing Housing Strategies (Actions) to address identified needs.
- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - **Emerson Park Playground Upgrade:** The contract for \$250K scheduled for final signature this week. The contractor will then start to order supplies with installation planned for completion in the Spring.
 - **Maccaud Park Upgrade:** The City held a detailed design kick-off meeting with consultant. Design underway as per Council direction.
 - **Centre Street Hillside Walkway Upgrade:** Legal resources are employed with respect to two (2) of the encroachments. Design underway. Park needs and beautification under consideration (potential for public art).
 - **Review Options for Upgrading Multiple Hillside Walkways (Road Ends) to Waterfront:** Blackwood and Vidal upgrades are underway.
- **The City's Relationship with the Semiahmoo First Nation:** Additional contact has been made by Mayor Walker in regard to

sign design selection for the Grand Chief Robert Bernard Charles Memorial Plaza.

Councillor Manning left the meeting at 8:33 p.m. and returned at 8:35 p.m.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2021-436 It was MOVED and SECONDED

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

- **Economic Development Advisory Committee - October 20, 2021;**
- **At-Risk and Priority Population Task Force - October 27, 2021;**
and,
- **Environmental Advisory Committee - October 28, 2021.**

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a ECONOMIC ADVISORY COMMITTEE (COUNCILLOR FATHERS, CHAIRPERSON)

7.2.a.a Recommendation #1 - Soleil Building Signage

The Chief Administrative Officer noted that he could discuss this with the developer to see if they would be willing to pay for the sign.

Motion Number: 2021-437 It was MOVED and SECONDED

THAT Council direct staff to approach the developer of Soleil to consider installing signage on the outside of the building, welcoming people to White Rock, after the construction has been completed.

Voted in the negative (1): Councillor Trevelyan

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

7.2.b AT-RISK AND PRIORITY POPULATION TASK FORCE (MAYOR WALKER, CHAIRPERSON)

7.2.b.a Recommendation #1 - Acquisition of Property for Affordable Housing

Motion Number: 2021-438 It was MOVED and SECONDED

THAT Council set and maintain, as a strategic priority, the acquisition and development of emergency and transitional housing (for those experiencing homelessness) and any land development (including city owned property).

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

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

Discussion ensued on the current Affordable Housing Reserve. Council currently have one (1) million dollars in the fund, with direction to put in an additional one (1) million dollar each year until 2025. Allocating more money into this fund from Community Amenity Contributions (CACs) would require an amendment to the 2021-2025 Financial Plan.

The Chief Administrative Officer noted that it is important to be ready for affordable housing projects and, in order to do this, funding needs to be there.

Motion Number: 2021-439 It was MOVED and SECONDED

THAT Council directs staff to move three (3) million dollars from the Community Amenity Contribution (CAC) Fund into the Affordable Housing Reserve and that the 2021-2025 Financial Plan be updated accordingly.

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

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.a WHITE ROCK FINANCIAL PLAN (2021-2025) BYLAW, 2021, NO. 2377, AMENDMENT NO. 2, 2021, NO. 2403

Bylaw 2403 - A bylaw to amend the Financial Plan for 2021 to 2025 to include:

- \$111K to the 2021 Financial Plan for a new regular full time Solid Waste Coordinator position starting in December 2021, \$8K to 2021 and \$103K to 2022, funded from Reserves;
- \$50K to the 2021 Financial Plan for a consultant to assist with the Request for Proposal for a Solid Waste Contractor funded from Reserves; and
- add \$650K for the Centre Street Walkway Project funded from CAC's.

The bylaw was given first, second and third reading at the October 25th meeting and was presented for consideration of final reading.

Note: Advertising for the public written comments in relation to Bylaw 2403 was placed in the Peace Arch News November 4, 2021.

The Deputy Corporate Officer confirmed that no submissions were received in regard to Bylaw 2403.

Action Item: Staff to provide an outline of the job description to Council for information.

Motion Number: 2021-440 It was MOVED and SECONDED

THAT Council give final reading to "*White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 2, 2021, No. 2403*".

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

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

8.1.b WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (RS-4 - 14234 MALABAR AVENUE), BYLAW, 2020 NO. 2361

Bylaw 2361 - A Bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" was given first and second reading on November 9, 2020, and went to public hearing on February 1, 2021. The bylaw permits subdivision of the property and the construction of a single family detached home on each resultant lot. This bylaw was presented for consideration of final reading at this time.

Note: Bylaw 2361 was the subject of a corporate report under Item 6.2.b.

Staff clarified that there was an error on the agenda, and that this bylaw is to be considered for final reading at this time. Third reading was provided on February 8, 2021.

Motion Number: 2021-441 It was MOVED and SECONDED

THAT Council give final reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4- 14234 Malabar Avenue) Bylaw, 2020, No. 2361*".

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

**8.1.c WHITE ROCK HOUSING AGREEMENT (1485 FIR STREET)
BYLAW, 2021, NO. 2408**

Bylaw 2408 - A bylaw to enter into a Housing Agreement under Section 483 of the *Local Government Act*. The bylaw is presented for consideration of first, second and third reading.

Note: Bylaw 2408 was the subject of a corporate report under Item 6.2.f.

Note: On-table version of Bylaw 2408 was provided.

Motion Number: 2021-442 It was MOVED and SECONDED

THAT Council give first, second and third reading to "*White Rock Housing Agreement Bylaw 2408 (1485 Fir Street)*" as presented and circulated On-Table.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2021-443 It was MOVED and SECONDED

THAT Council receive correspondence as circulated Items 9.1.a - 9.1.b.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

9.1.a MAYORS AND REGIONAL DISTRICT CHAIRS OF BRITISH COLUMBIA

Correspondence from the Ministry of Municipal Affairs dated October 29, 2021, to announce the recently launched CleanBC Roadmap to 2030 initiative. A climate plan to help reach the 2030 emissions and reduction targets and build a strong, low-carbon economy. The expanded climate actions in the Roadmap to 2030 will accelerate transition to a net-zero future and ensure we meet B.C's legislated greenhouse gas target of 40 percent below 2007 levels by 2030.

9.1.b TRANSLINK LAUNCHES SWEEPSTAKES FOR TRANSIT USERS

Correspondence from TransLink to announce their first-ever sweepstakes for transit users where all transit customers will be eligible to win. The contest encourages people to come back to transit and a way to say thank you to their customers. Contest was launched November 1st and will run for five months with prize draws occurring each month.

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following:

- Oct. 26 – Facebook Live session with Councillor Chesney;
- Oct. 27 – South Surrey/ White Rock Chamber of Commerce Virtual Chambers Chat;
- Oct. 29 – Metro Vancouver Board of Directors meeting;
- Nov. 1 – Closed Council meeting;
- Nov. 2 – Welcoming remarks at the White Rock Business Improvement Association's Annual General meeting;
- Nov. 3 – Metro Vancouver's Housing Committee meeting;
- Nov. 4 – Metro Vancouver Liquid Waste Committee meeting; and
- Nov. 8 – CTV news interview to discuss the reopening of the land border with the US and PCR testing that is required to re-enter Canada.

10.2 COUNCILLORS REPORTS

Councillor Kristjanson – no update

Councillor Trevelyan – no update

Councillor Manning noted the following:

- Oct. 26 – Housing Advisory Committee meeting;
- Oct. 28 – White Rock Museum Annual General meeting;
- Nov. 2 – White Rock Business Improvement Association Annual General meeting;
- Nov. 4 – White Rock/ South Surrey Community Action Team;
- Nov 4. – B.C. Ale Trail and Galaxy Brewing; and
- Nov. 5 – Peninsula Productions *Not about Hero's* play.

Councillor Johanson – no update

Councillor Chesney noted the following:

- Rotary Club of White Rock program "Feed My City" continues;
- Selling poppies to support Remembrance Day (this year is the 100th Anniversary of the Poppy). A Remembrance Day service will be held outside of City Hall on Thursday; and
- White Rock Museum exhibit – Lest We Forget: White Rock during the War Years on display.

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

11.1.a 2022 REGULAR COUNCIL MEETING SCHEDULE AMENDMENT

Motion Number: 2021-444

It was MOVED and SECONDED

THAT Council cancel the January 17, 2022 Regular Council meeting and reschedule it to January 24, 2022.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

11.2 NOTICES OF MOTION

11.2.a STAFF'S ANNUAL WORKPLAN

Councillor Manning requested a reconsideration for the following adopted resolution made at the October 25, 2021 Regular Council meeting:

THAT Council direct staff to forward their Annual Work Plans for each department.

Note: *in accordance with Section 31 (4) of the Council and Committee Procedure Bylaw a Member of Council who voted with the majority to adopt the resolution may request at a future meeting within 30 days of the meeting where the vote to adopt was made bring forward a motion to reconsider giving notice under Notice of Motion.*

Staff noted that all information has been provided to Council with respect to staff work plans for strategic priorities. Additionally, during the budget process, Council would have an opportunity to hear presentations from departments where projects/capital plan information would be provided.

Motion Number: 2021-445 It was MOVED and SECONDED

THAT Council endorse reconsideration of the following adopted resolution made at the October 25, 2021 Regular Council meeting.

THAT Council direct staff to forward their Annual Work Plans for each department.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

Motion Number: 2021-446 It was MOVED and SECONDED

THAT Council rescind the following recommendation:

THAT Council direct staff to forward their annual work plans for each department.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

**12.1 RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS
SEPTEMBER 2020 - JULY 26, 2021**

List of Topics from September 2020 - July 26, 2021 for public release.

Note: Release of Closed information from November 18, 2018 to July 26, 2021 can be located on the City website at the following link:

[Information Released from Closed Meetings | White Rock, BC \(whiterockcity.ca\).](https://www.whiterockcity.ca/Information%20Released%20from%20Closed%20Meetings%20-%20White%20Rock%20BC)

13. OTHER BUSINESS

13.1 FESTIVAL OF LIGHTS

Council asked Mr. Gary Gumley to provide an update on the Festival of Lights. Mr. Gumley noted concerns with an outstanding invoice issued by the City and confirmed that fundraising for the event would not take place until this has been resolved.

Motion Number: 2021-447 It was MOVED and SECONDED

THAT Council extend the meeting past 9:30 p.m.

Voted in the negative (1): Councillor Manning

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

The following discussion points were noted:

- Staff noted that work could have been initiated on the event even if there was an outstanding balance owed to the City.
- Concerns were noted with the progress for fundraising for the event.

Motion Number: 2021-448 It was MOVED and SECONDED

THAT Council:

- 1) Directs and endorses that the Festival of Lights event be changed to a Category A event (City Produced Event) and**
- 2) Rescind their endorsement of the White Rock Lights Society to put on the event;**

AND THAT a 2021-2025 Financial Plan Amendment take place to allocate \$50,000 to \$60,000 to host a light event on the waterfront.

Voted in the negative (1): Councillor Manning

Absent (1): Councillor Fathers

Motion CARRIED (5 to 1)

14. CONCLUSION OF THE NOVEMBER 8, 2021 REGULAR COUNCIL MEETING

The meeting concluded at 9:58 p.m.



Mayor Walker

Debbie Johnstone, Deputy
Corporate Officer

WRES Meetings with Community Leaders

August 12, 2021	White Rock Public Arts Advisory Committee - Barbara Cooper and Yvonne Everson
August 23, 2021	Reached out to Jim Gordon, Director of Engineering and Municipal Operations, City of White Rock
August 23, 2021	Ernie Klassen
September 02, 2021	Arts and Cultural Advisory Committee - Elaine Leung and Michelle Partridge
September 15, 2021	Met with Eric Stepura, Director Leisure Services – City of White Rock and Elizabeth Keurvorst, Manager Cultural Development – City of White Rock
November 01, 2021	Karin Bjerke-Lisle – Executive Director – White Rock Museum and Archives
November 04, 2021	Councilor Anthony Manning – City of White Rock
November 09, 2021	Alex Nixon – BIA City of White Rock Executive Director

White Rock Events Society		
White Rock Promenade Sculptures-Draft budget 2022		
	Budget	Comments
Income		
City of White Rock		
Funding		
Grant in Aid	5,000.00	
Total City of White Rock	5,000.00	
Sponsors	70,000.00	
Total Income	75,000.00	
Operating Expenses		
Legal and professional fees	1,000.00	
Insurance - Directors	700.00	
Office supplies	1,500.00	
Advertising/printing	2,000.00	
Volunteer program	1,000.00	
Volunteer/Sponsor Gala	1,500.00	
Venue signage	1,000.00	
Social Media	1,200.00	
Miscellaneous	3,000.00	
Contingency fund	5,000.00	
Sub Total Operating Exp	17,900.00	
Event Expenses		
Installation/Removal	5,600.00	
Const Materials/plaques	25,000.00	Approx \$2500 per pad/pedestal x 10
Maintenance	5,000.00	
Awards	25,000.00	
Artist Honourariums	5,000.00	
Sponsor Gift Certificates	1,500.00	Towards purchase of Sculptures
Insurance - Event	5,000.00	
Sub Total Event Expenses	72,100.00	
Total Expenses	90,000.00	
Other Income		
In-Kind Goods Income		
In-Kind Service Income		
Total Other Income		
Other Expenses		
In-Kind Goods Expense		
In-Kind Service Expense		
Total Other Expenses		
Net	-15,000.00	

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Greg Newman, Acting Director, Planning and Development Services

SUBJECT: City of White Rock Housing Needs Report (2021)

RECOMMENDATIONS

THAT Council:

1. Receive the “Housing Needs Report,” included as Appendix A to the corporate report titled “City of White Rock Housing Needs Report (2021)” as the first Housing Needs Report for the municipality, prepared pursuant to Division 22 of the *Local Government Act* and the requirements of British Columbia Regulation 90/2019; and
 2. Direct staff to publish a copy of the “Housing Needs Report” on the City’s webpage.
-

EXECUTIVE SUMMARY

This corporate report introduces the first “Housing Needs Report” for the City of White Rock. The Housing Needs Report (HNR) recognizes six (6) key areas of local housing need and includes a summary of demographic and housing-related data, as well as the results of a series of public engagement activities held between January and July 2021.

The six areas of local housing need recognized in the HNR include:

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People At-Risk of Homelessness.

Each of the areas of housing need are described further in this corporate report and the HNR itself. The Housing Needs Report includes the information required by the province through B.C. Regulation 90/2019. As outlined in the Regulation, completed HNRs are to be updated every five (5) years. Between each five-year period, municipalities are expected to pursue policy changes and other interventions that address areas of identified need, with the scheduled review allowing local governments, and the province, to measure the success of certain interventions. Should Council agree with the recommendation presented in this corporate report, the next step in this important planning work would be to evaluate strategies that could be used to address identified areas of need. The City’s Housing Advisory Committee has built into their 2022 Work Plan a

commitment to explore opportunities to support housing choice, and affordability, to address local needs and the overall quality of life for White Rock residents.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-156 March 15, 2021	THAT Council endorses the following as their top five (5) priorities: <ul style="list-style-type: none">• The Official Community Plan (OCP) Review• Solid Waste Pickup for Multi-Family• Housing Needs / Affordable Housing• Community Amenity Contribution (CAC) ‘shovel-in-the-ground’ projects• The City’s Relationship with Semiahmoo First Nation

The City’s Housing Advisory Committee (HAC) has been consulted throughout the preparation of the Housing Needs Report. Members of HAC provided valuable insight to staff and the City’s consultant as it relates to the experiences of White Rock residents and their housing needs. On October 26, 2021, the Housing Advisory Committee passed a motion endorsing the draft Housing Needs Report and the presentation of this work at the November 22, 2021 meeting of Council.

INTRODUCTION/BACKGROUND

In April, 2019, the Ministry of Municipal Affairs and Housing introduced amendments to the *Local Government Act* requiring that all municipalities complete housing needs reports for their communities by April, 2022, and that such reports be updated every five (5) years thereafter. The purpose of a housing needs report is to:

1. Enable the province to gain an understanding of changes in demographics and housing to plan for future housing needs;
2. Enable municipalities to better understand their current and future housing needs; and
3. Assist local governments in implementing policies and bylaws that respond to current and projected housing needs.

The first Housing Needs Report (HNR) for the City of White Rock is provided in Appendix A. The Housing Needs Report presents six (6) key areas of local housing need, including:

1. Affordable Ownership Housing;
2. Rental Housing;
3. Special Needs Housing;
4. Seniors Housing;
5. Family Housing; and
6. Shelters and Housing for People At-Risk of Homelessness.

Each of the above-listed areas of local housing needs are given greater merit in the following sections of this corporate report.

Evidence of Local Housing Needs

Areas of local housing need were identified through an evaluation of demographic and housing-related data and the trends observed between the 2006, 2011 and 2016 Census periods. This information is summarized in the “Part 1: Community and Housing Profile, White Rock,” included as Appendix A to the Housing Needs Report. The Profile was prepared for the City of

White Rock by Metro Vancouver and contains the data required for inclusion in a housing needs report as outlined by the Province through B.C. Regulation 90/2019.

As a complement to the Profile, White Rock staff prepared a Housing Needs Survey. The survey was launched via the City's "TalkWhiteRock" web platform (www.talkwhiterock.ca/housing) and was made available between January 2 and January 31, 2021. 406 responses to the survey were received. The following lists several of the key observations drawn from results of the survey. Appendix B to the Housing Needs Report includes all the responses to the survey.

- Majority of respondents (78%) identified as being 55 years of age or older;
- Majority of respondents (85%) indicated they own their home;
- Approximately 78% of respondents identified as living alone (117 respondents) or with a spouse/partner without children (205), 63 respondents (15%) noted living with their spouse and a child(ren), and 6 (1%) identified as a single parent living with a child(ren);
- The top three (3) housing challenges identified were:
 - the ability to afford future mortgage / rent payments;
 - the lack of parking available to the home; and
 - the need for repairs to the home.
- The top three (3) barriers to finding a home were:
 - Limited supply of the type of home sought;
 - Cost of a home purchase (and rent) was too high; and
 - Restrictions tied to strata limit access (e.g., age, no pets, no children, etc.)
- The top three factors sought when looking for a home were:
 - Cost of housing / price of home;
 - Type of home; and
 - Proximity to shops and services.

Two of the questions in the survey asked about the type of housing needed over the short and long term. As shown in Figure 1 below, over the short term (5 to 10 years), the majority of respondents (132 of 372, or 35%) provided that they would need an apartment, with the next highest need being a single detached home (26%), and supportive housing (15%). Over the longer term (20 to 30 years), most respondents (189 of 366, or 51%) referenced the need for supportive housing, followed by an apartment (29%) and a single detached home (16%).

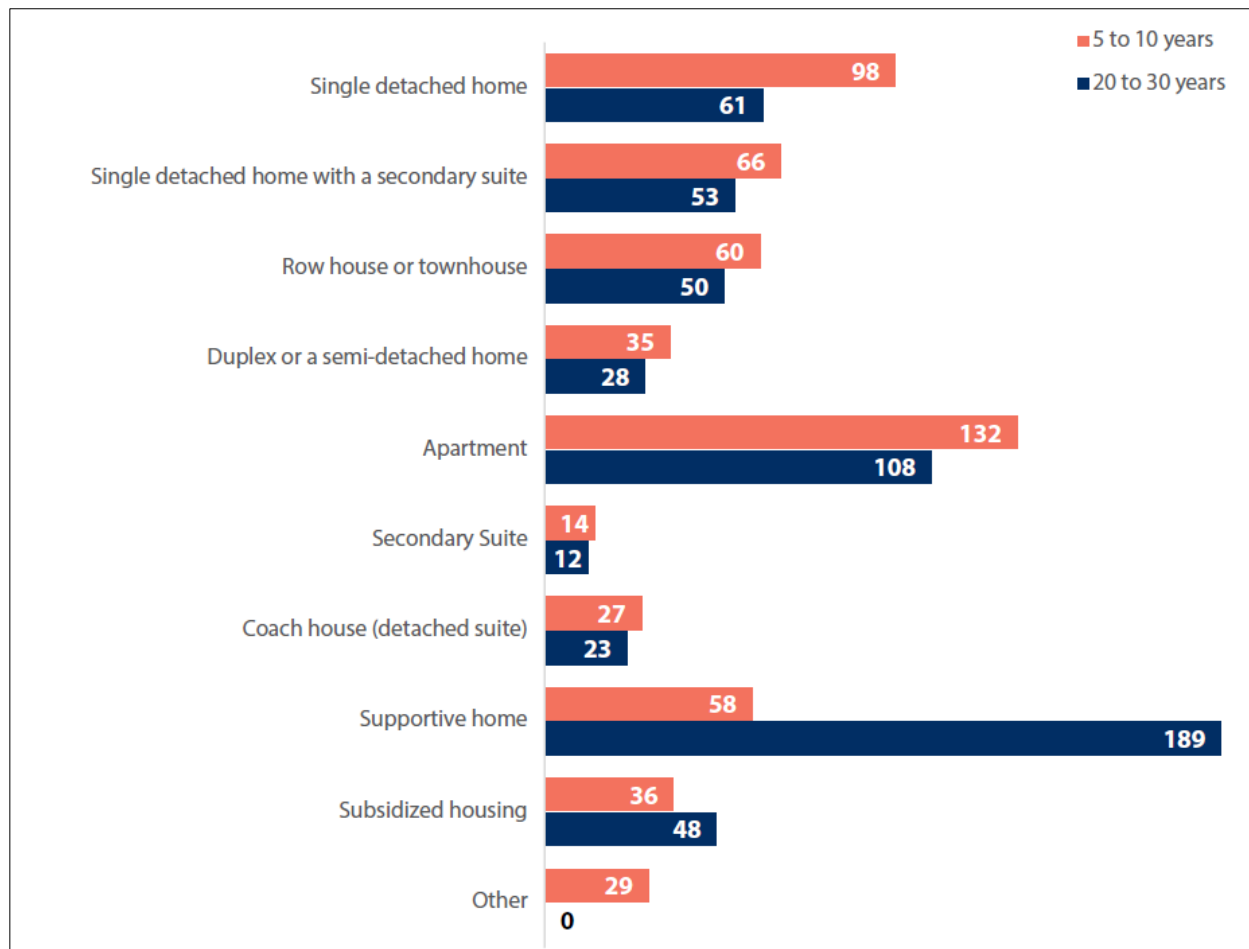


Figure 1: Survey Responses Regarding Short- and Long-Term Housing Needs (Housing Needs Report, 2021)

The increase in those identifying the need for housing supports, over the long term, may be attributable to the age of those completing the survey. White Rock is, however, comprised of an older demographic and therefore the findings of the survey are believed to be reflective of a real need to focus on increasing the services and supports available to seniors within the market.

Following the completion of the Housing Needs Survey, CitySpaces Consulting was retained to assist staff in carrying out broader community engagement regarding housing needs in White Rock. Between April and June, 2021, CitySpaces led a series of engagement activities including:

- a virtual public open house;
- renters housing forum; and
- four key stakeholder workshops.

Figure 2 that follows provides a summary of the engagement activity led by CitySpaces.



Figure 2: Engagement Activities "At-A-Glance"

As noted in Figure 2, CitySpaces carried out 12 “lived experience” interviews. These interviews allowed for more personal conversations with those identifying as: a low-income household, single-parent household, senior, person with a disability, newcomer to Canada, person who has suffered from homelessness, or a person who has suffered from substance abuse. The feedback received through the consultation phase of this project is summarized in an “Engagement Summary Report.” This report is included as Appendix C to the Housing Needs Report.

Areas of Identified Local Housing Need

The demographic and housing-related data summarized by Metro Vancouver has been reviewed against the results of the Housing Needs Survey and the findings of community engagement to identify six (6) areas of local housing need. These areas of need are described in detail below.

1. Affordable Ownership Housing

Metro Vancouver is recognized as having some of the highest home prices to household income in North America. Generally, home ownership is considered “affordable” if a household earning the median household income can purchase a home with ten percent (10%) down, a 25-year amortization period, and the resultant costs being no greater than 30 percent of the household income. With a median household income in of \$62,344 (2016 Census for White Rock), an affordable home would need to be no more than \$350,000. More recent analyses of housing affordability recognize the need for first-time home buyers to put 20 percent (20%) down and to include other “non-negotiable” shelter costs in the equation (i.e., utility costs (heat), strata fees, and internet services). Figure 3 illustrates the price of homes in White Rock and South Surrey, as identified by the Greater Vancouver Real Estate Board.

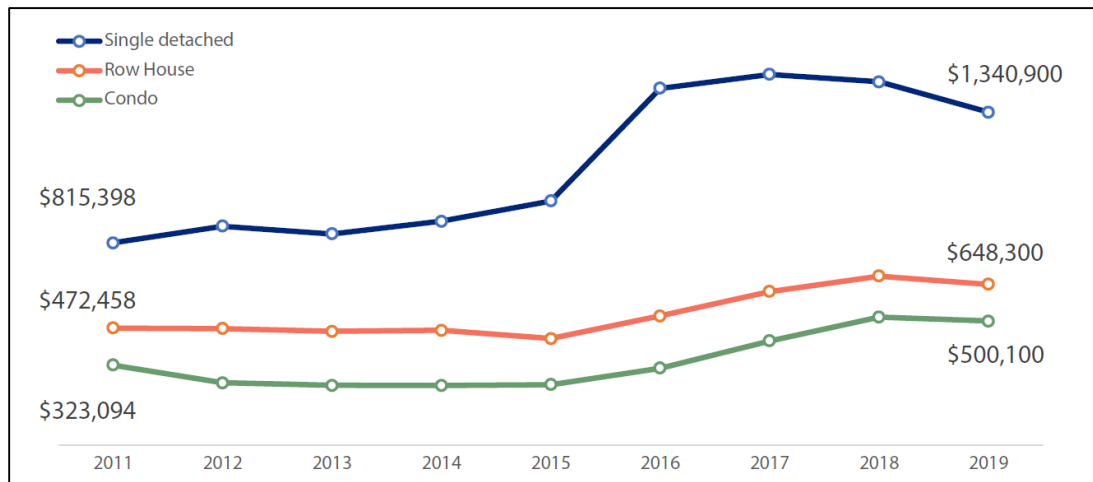


Figure 3: Sales Price, White Rock + South Surrey, Greater Vancouver Real Estate Board (2013 to 2019)

Setting sales prices against the affordability threshold for White Rock demonstrates the continuing decline in household affordability across the majority forms of housing (see Figure 4). The declining supply of affordable home ownership options in White Rock may result in people moving outside of the community to purchase a home or seeking options for local rental housing. As discussed in the next section, the limited availability of rental housing may be further stressed with a decline in local home ownership opportunities.

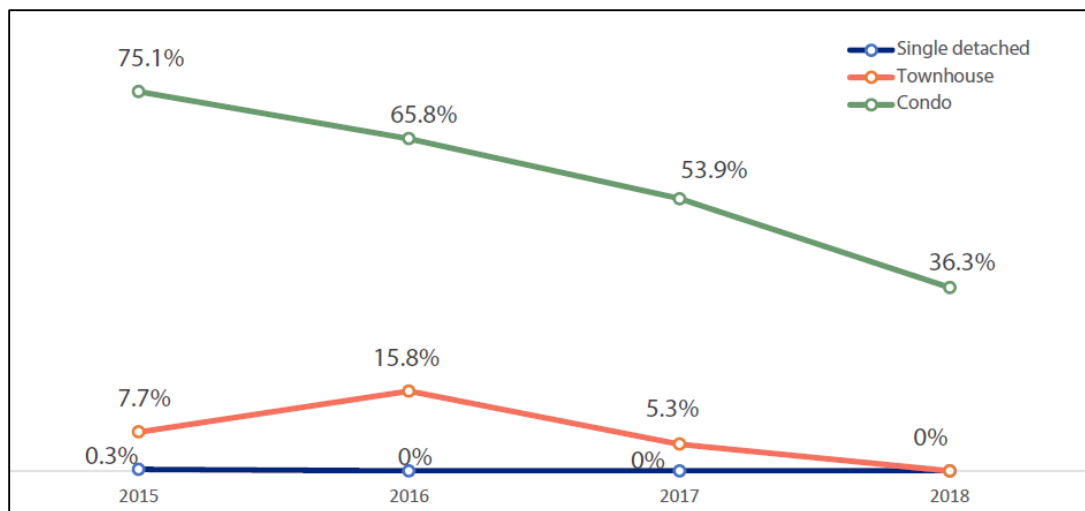


Figure 4: Affordable Sales by Structure Type, White Rock (2015 to 2018)

2. Rental Housing

As outlined in the 2016 Census, approximately 32% of the 10,005 households in White Rock are rental in tenure. Figure 5 identifies housing completions between 2011 and 2019 and recognizes both new rental construction and unit demolitions. Although the figure identifies a modest supply of new rental housing, it is understood that much of this housing is being brought into the community concurrent with the demolition of rental units. The overall availability of rental housing in White Rock has remained stagnant over the past decade with 3,210 units reported in the 2006 Census and 3,210 units reported in 2016.

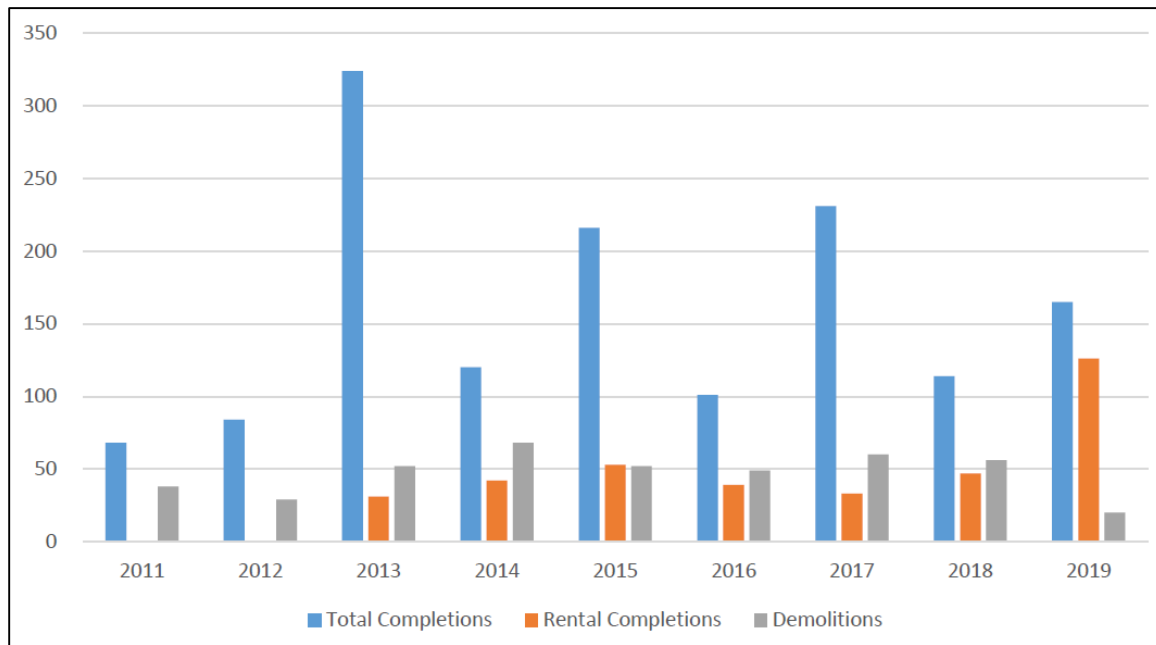


Figure 5: Housing Completions in White Rock, 2011 to 2019 (Canada Mortgage and Housing Corporation)

With a limited net new supply of rental housing, it is not surprising to see low overall rates of rental vacancy in the White Rock market. Generally, a “healthy” vacancy rate is considered to be between one and three percent. When rates fall below this level prices can rise placing additional strain on the market. The Canada Mortgage and Housing Corporation (CMHC) publishes an annual Rental Market Report. The Report identifies the supply of rental units within the “primary rental market” and the vacancy rate within this market. Figure 6 below illustrates the rental vacancy rates over the past decade as published by CMHC.

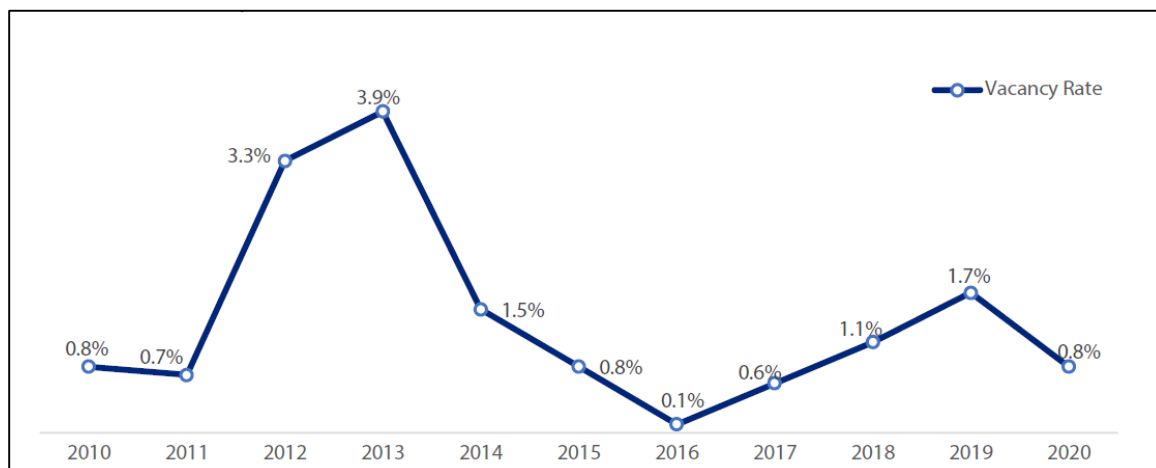


Figure 6: CMHC Rental Market Report (Rental Vacancy Rate, 2010 – 2020) – Entire Rental Universe

The most recent CMHC Rental Market Report was published in October, 2021. The Report provides that rental vacancy in October 2020 was highest within bachelor rental suites (1.3%), followed by one-bedroom units (1.0%), two-bedroom units (0.3%), and three-bedroom units (0.0%). The data is recognized as being “excellent” in terms of its reliability. For those who cannot afford to purchase a home and need housing with two or three bedrooms, the rental market data suggests that their ability to find accommodation in White Rock is significantly limited. The result of a lack of rental housing supply has caused an increase in rental rates for all sizes of rental dwelling unit in the City (see Figure 7).

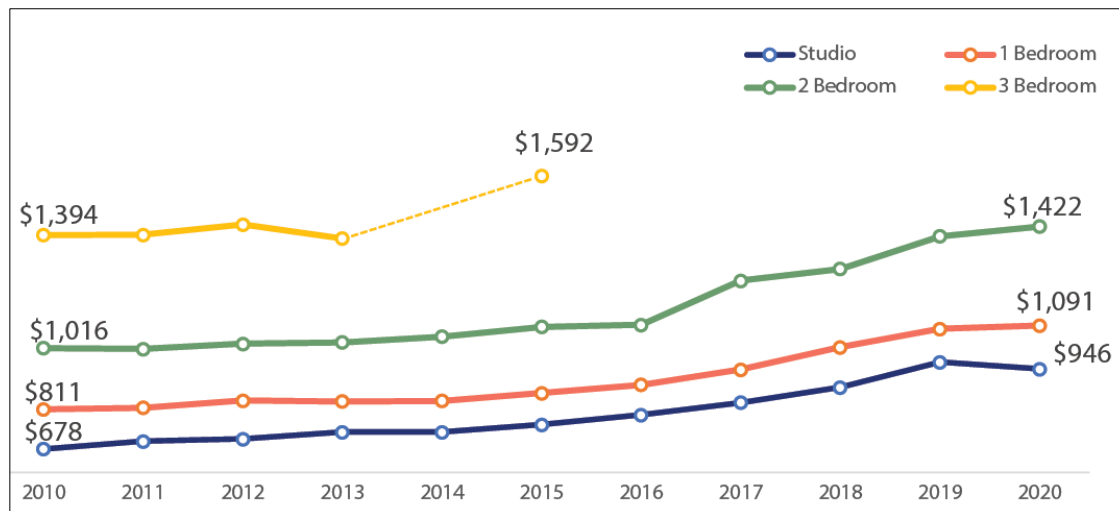


Figure 7: Rental Rates, White Rock (CMHC Market Reports)

In order to address the lack of rental housing supply there is a need to support rental housing construction and, importantly, the construction of more two and three-bedroom rental units.

3. Special Needs Housing

The following is taken directly from the Housing Needs Report and is reflective of feedback received through engagement with White Rock residents and local service providers.

“Special needs housing, particularly accessible units, is needed in White Rock. This includes wheelchair accessible units, units that can accommodate mobility aids, and adaptable units. There is an opportunity to incorporate a high standard of livability given the aging population in White Rock and persons with disabilities or who have experienced mental health challenges. Drawing from what was heard during engagement, suggestions from the community that could make units accessible and livable in these circumstances include design features (elevators, ramps, wide corridors), quiet and calm places, low stimulating environments, and access to natural light, fresh air, and nature.”

Policy 11.1.2 in the City’s Official Community Plan looks to support Age-Friendly Housing for People with Disabilities and promotes “age-friendly measures that respond to the needs of older individuals and people with disabilities by:

- a) Developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments; and
- b) Reducing parking requirements for dwelling units that are secured by a housing agreement for occupancy by persons with disabilities”

Moving forward, additional policy measures and incentives could be used to achieve greater supports for those with special needs.

4. Seniors Housing

The City of White Rock is comprised of a higher proportion of those aged 50 and older when compared with related age-cohort proportions found in the region. As our residents age, it is anticipated that their housing needs will change. The results of the Housing Needs Survey provide that over the next decade there will be a demand for more apartment units, perhaps necessary to accommodate those choosing to downsize from a single-family home. Furthermore, over the longer, 20-to-30-year horizon, participants in the survey acknowledged the need for seniors housing with supports. For those who have the financial resources available to support “independent” seniors living, where special services are provided by the

operator, data published by CMHC provides that there is currently a healthy supply of such housing. As illustrated in Figure 8 below, rental vacancy within senior's independent living units in the South Surrey / White Rock market area falls between 5 and 20%.

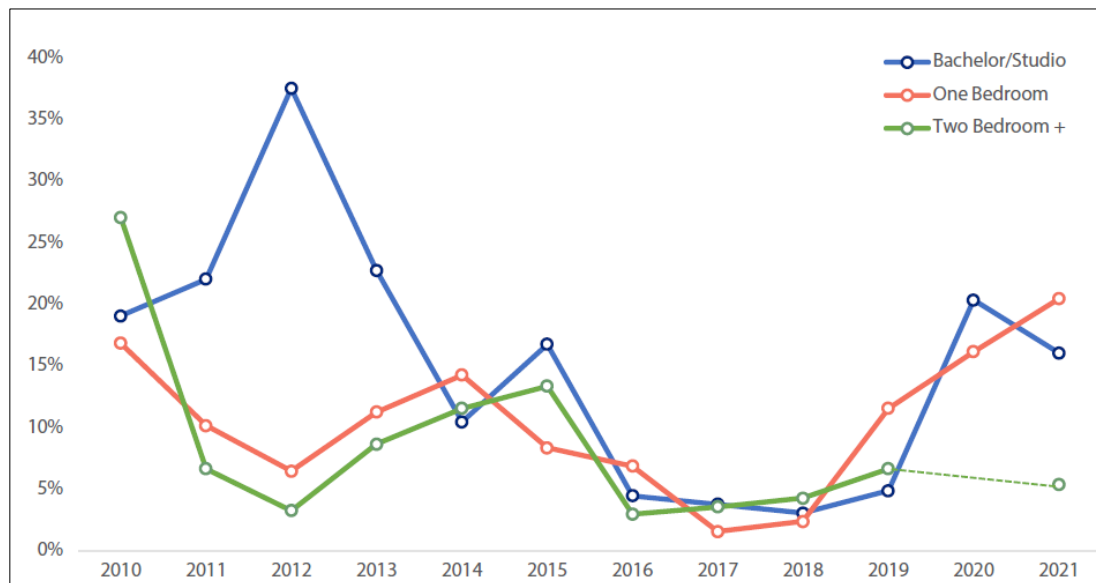


Figure 8: Independent Seniors Housing Vacancy, White Rock and South Surrey (CMHC)

The rental rates associated with independent seniors living are outlined in Figure 9.

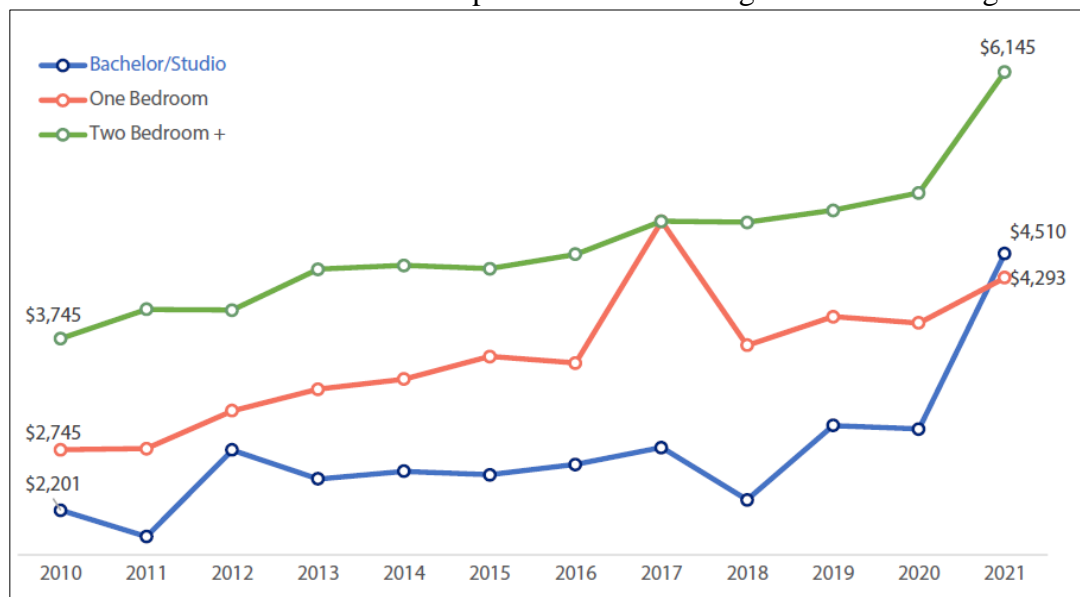


Figure 9: Independent Seniors Housing Rental Rates, White Rock and South Surrey (CMHC)

For many, it is anticipated that rental rates tied to independent seniors housing opportunities may be financially out of reach. In the absence of affordable market rental options, seniors may need to rely on supports provided through agencies like BC Housing.

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing

wheelchair access. Figure 10 provides a breakdown of those on BC Housing’s non-market housing wait list. The Figure clearly illustrates the high proportion of seniors waiting for suitable housing options. As the White Rock population ages there will be a growing need to look at housing equipped to accommodate the needs of seniors and the affordability thresholds that can be borne by residents requiring access such housing.

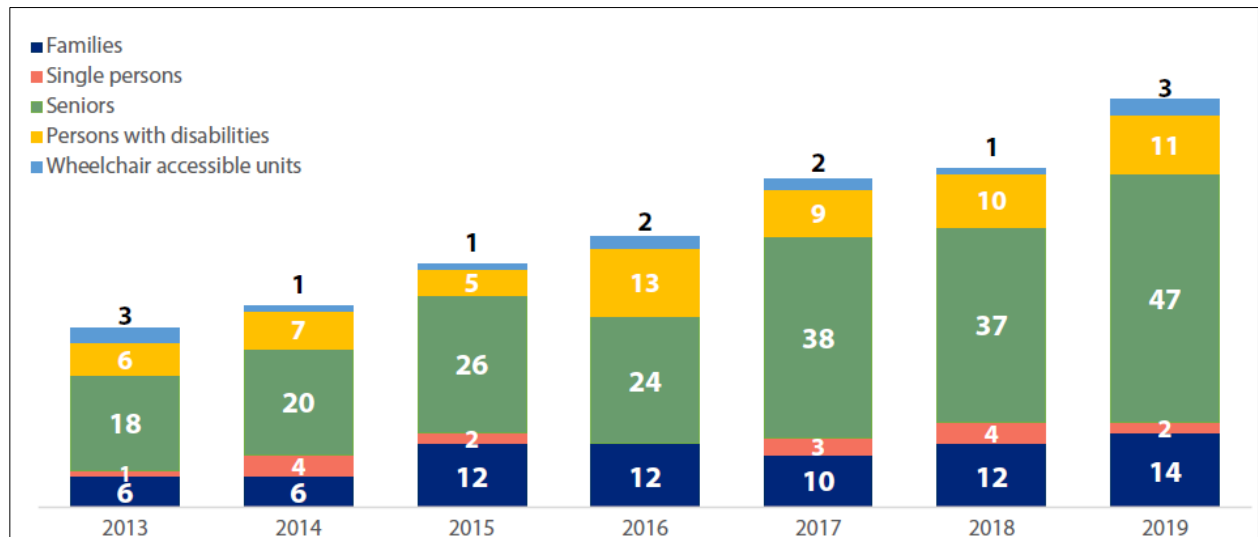


Figure 10: BC Housing Wait List for Non-Market Housing

5. Family Housing

2016 Census data provided in Appendix A to the Housing Needs Report recognizes the median value of households in White Rock based on the number of bedrooms (see Table 1).

Table 1: Median Household Value by Number of Bedrooms

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	20	n/a
1 bedroom	860	\$250,506
2 bedrooms	3,150	\$349,789
3 bedrooms	1,320	\$1,001,637
4+ bedrooms	1,450	\$1,499,358
Total	6,790	\$600,196

To “afford” a two-bedroom home with a purchase price of \$1M dollars, based on the aforementioned assumptions regarding home ownership, a household would need to have a gross income of approximately \$180,000. To afford a three-bedroom home at \$1.5M, the household would need to have a gross income of approximately \$270,000. Table 2 provides the proportion of homes in White Rock within each household income bracket.

Table 2: Number and Percentage of Households by Household Income Bracket

Household Income	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
	#	%	#	%	#	%	#	%
Under \$5,000	235	2.5%	240	2.4%	245	2.4%	28,215	2.9%
\$5,000 to \$9,999	175	1.8%	170	1.7%	95	0.9%	15,325	1.6%
\$10,000 to \$14,999	255	2.7%	285	2.9%	330	3.3%	28,505	3.0%
\$15,000 to \$19,999	600	6.3%	460	4.7%	435	4.3%	38,730	4.0%
\$20,000 to \$24,999	620	6.5%	685	6.9%	600	6.0%	35,910	3.7%
\$25,000 to \$29,999	410	4.3%	470	4.8%	450	4.5%	35,430	3.7%
\$30,000 to \$34,999	390	4.1%	515	5.2%	540	5.4%	36,585	3.8%
\$35,000 to \$39,999	500	5.3%	340	3.4%	405	4.0%	36,525	3.8%
\$40,000 to \$44,999	420	4.4%	520	5.3%	410	4.1%	36,175	3.8%
\$45,000 to \$49,999	410	4.3%	360	3.6%	445	4.4%	36,890	3.8%
\$50,000 to \$59,999	760	8.0%	795	8.1%	875	8.7%	69,510	7.2%
\$60,000 to \$69,999	795	8.4%	625	6.3%	715	7.1%	66,100	6.9%
\$70,000 to \$79,999	640	6.7%	710	7.2%	625	6.2%	60,325	6.3%
\$80,000 to \$89,999	475	5.0%	735	7.5%	550	5.5%	54,510	5.7%
\$90,000 to \$99,999	390	4.1%	460	4.7%	455	4.5%	49,305	5.1%
\$100,000 to \$124,999	865	9.1%	885	9.0%	760	7.6%	100,350	10.4%
\$125,000 to \$149,999	495	5.2%	535	5.4%	630	6.3%	72,235	7.5%
\$150,000 to \$199,999	695	7.3%	545	5.5%	730	7.3%	82,570	8.6%
\$200,000 and over	390	4.1%	520	5.3%	715	7.1%	77,700	8.1%
Total households	9,515	100.0%	9,865	100.0%	10,005	100.0%	960,890	100.0%

The data above clearly demonstrates the low proportion of households in White Rock capable of purchasing a home at \$1M or greater. For those who do not have the established equity value in existing assets, or the financial resources made available through other sources, the feasibility of purchasing a home large enough to raise a family in White Rock is limited. Considering further the extremely limited supply of two- and three-bedroom units within the rental market, for which vacancy rates are 0.3% and 0.0%, respectively, rental housing for families is also not an option.

The Housing Needs Report recognizes the challenges faced by low- and moderate-income families and their ability to access ground-oriented rental and homeownership units. Several of those engaged in the housing needs review provided that the lack of local supply is causing families to leave the City in search of options elsewhere. Policy 11.1.1 of the City's OCP provides useful direction regarding the need for more "family-friendly housing." The Policy is regularly identified in the presentation of new development schemes to Council and in day-to-day conversations with would-be applicants. Continuing the exploration of strategies to support families in White Rock will be an important action to follow Council's adoption of a Housing Needs Report.

6. Shelters and Housing for People At-Risk of Homelessness

The need for shelters and housing for people at-risk of homelessness is recognized in the Housing Needs Report. The Report provides that a point-in-time homeless count for the White Rock-Delta area identified 33 persons experiencing homelessness in 2020 (see Figure 11).

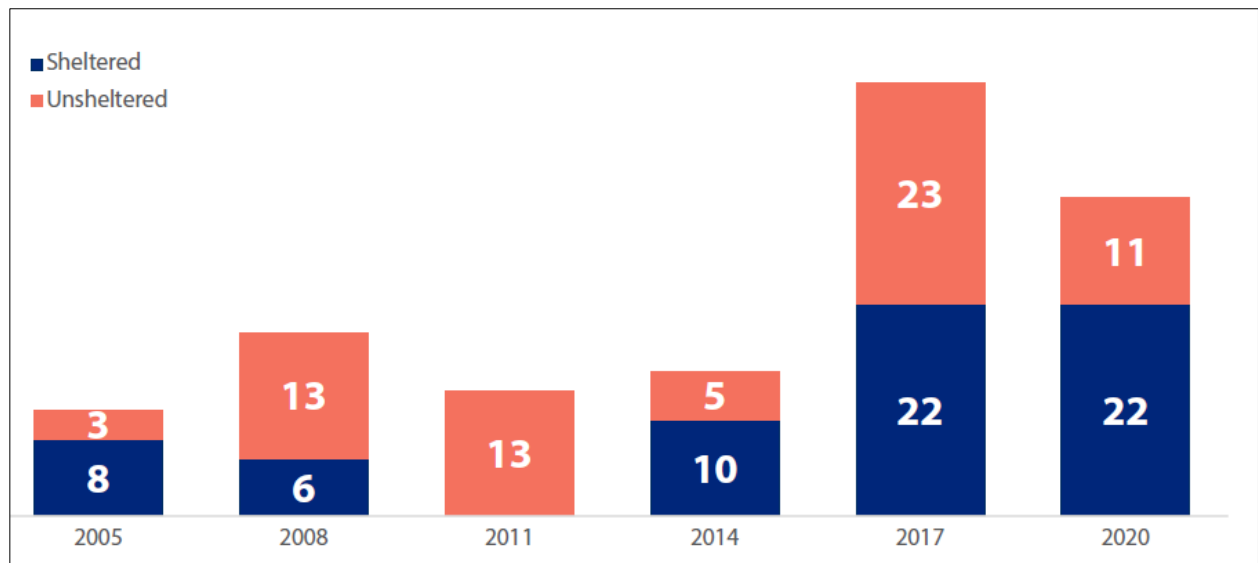


Figure 11: Metro Vancouver Homeless Count, 2005 - 2020

The extreme weather shelter located in South Surrey, which also serves the White Rock community, has been operational since 2008. In 2019, the shelter had 20 individuals access the space nightly. Increasing affordability constraints and emerging vulnerability patterns are creating the conditions for more at-risk populations. As such, the number of people experiencing homelessness in White Rock has the potential to rise in the coming years. There is enough evidence to support small facilities or group home projects, such as a safe house or small shelter facility. There is also an opportunity to implement homelessness prevention strategies and a rapid re-housing program before homelessness becomes an unmanageable situation. This is an area of need that may benefit from collaboration with the City of Surrey.

Summarizing the Number of Housing Units Required

One of the Provincial requirements tied to preparing a Housing Needs Report is to identify the number of units required over the next five (5) years. More specifically, B.C. Regulation 90/2019 provides that local governments are to define the number of bachelor, one-bedroom, two-bedroom, three-bedroom, and four (or more) bedroom units required. Metro Vancouver's Regional Growth Strategy (RGS) estimates that White Rock will require an additional 1,100 units to accommodate projected growth to 2026; White Rock's own housing estimates anticipate 11,158 units in 2026 or 1,153 new units from the 10,005 identified by the 2016 Census.

One of the methods that could be used to estimate the breakdown of units, by bedroom size, required over the next five (5) years would be to carry the "status quo" forward as it relates to the current proportion of each unit size within the housing stock. For example, per the 2016 Census the proportion of two-bedroom units in White Rock made up approximately 42% of the total and the proportion of units with four or more bedrooms made up roughly 16% of the total. Applying these proportions to the additional 1,153 units forecast over the next five (5) years would be a means of continuing the status quo.

Alternative to this approach, Council could seek to interrupt the housing mix through policy and other land use interventions. These measures may help shift unit supply to address some of the areas of local housing need identified within the Housing Needs Report. Council could, for example, look to support fewer one-bedroom and four-or-more bedroom dwelling units by setting general limits on their proportions in new development schemes. Similarly, Council could continue to incentivize family-friendly housing through policy measures and, potentially, pre-zoning which seeks to replace lower profile housing (e.g., single-detached homes and duplexes)

with more modest forms of “missing middle” housing, being low-rise (3 – 4 storey) apartment buildings and townhomes. Table 3 below identifies the status quo scenario and a scenario which illustrates the impact that interventions could have to address areas of local housing need.

The method used in the “status quo” scenario was simply carrying the existing proportion of units (by size) forward from 2016 to 2026. The “intervention” scenario includes manual adjustments to the proportion of one-, three-, and four+-bedroom units to more-closely align new unit supply with the areas of need recognized in the Housing Needs Report. Specifically, the proportion of one-bedroom units would be reduced, through redevelopment, with emphasis placed on additional three-bedroom units. Furthermore, the proportion of four-bedroom units, or larger, would be similarly reduced through measures that support two- and three-bedroom units. For example, policy and regulatory interventions could be pursued which enable the removal of larger single-detached dwellings, and their replacement with smaller (three-bedroom) detached, or attached dwelling units (e.g., single family homes, duplexes, triplexes, and/or townhomes).

Table 3: Anticipated New Units By Size, Status Quo Versus Intervention Scenarios

Unit Size	2016 Census	Scenarios			
	(% of total)	2026 Status Quo		2026 Intervention	
Bachelor	55 (0.5%)	61 (0.5%)	+6	61 (0.5%)	+6
One-Bedroom	2,500 (24.9%)	2,788 (24.9%)	+288	2,391 (21.4%)	-109
Two-Bedroom	4,245 (42.4%)	4,734 (42.4%)	+489	4,734 (42.4%)	+489
Three-Bedroom	1,565 (15.6%)	1,745 (15.6%)	+180	2,526 (22.6%)	+961
Four+ Bedroom	1,640 (16.3%)	1,829 (16.3%)	+189	1,445 (12.9%)	-195
Total	10,005 (100%)	11,158	+1,153	11,158	+1,153

It is important to acknowledge that any interventions made over the next three (3) years will take time to materialize in measurable changes to the proportion of dwelling units realized in White Rock. Therefore, while the numbers in Table 3 may not be realized in 2026, they are presenting a direction that will help White Rock address community housing needs into the future.

Next Steps in Addressing Local Housing Needs

This corporate report presents Council with the first Housing Needs Report for the City of White Rock. Legislation applicable to the preparation of housing needs reports provides that such reports are to be updated every five (5) years. As measures are implemented to address local housing needs, future iterations of housing needs reports can be used to report back on the progress being made in White Rock.

Overall, staff believe the Housing Needs Report included as Appendix A presents a strong foundation upon which to initiate actions that will help address the six (6) areas of local housing need. As communities throughout the Lower Mainland finalize their housing needs reports, they are now diverting their attention towards the implementation of housing action plans. Working with its Housing Advisory Committee, White Rock may now look to pursue actions that will help address local housing needs.

LEGAL IMPLICATIONS

With the posting of the adopted Housing Needs Report on the City's webpage, Council would satisfy its obligations under the *Local Government Act* per BC Regulation 90/2019.

ALIGNMENT WITH STRATEGIC PRIORITIES

One of Council's top priorities is to prepare a Housing Needs Report to support efforts to address areas of local housing need while contributing to a high quality of life for White Rock residents. Staff are of the opinion that the Housing Needs Report included as Appendix A to this corporate report provides the City with a strong starting point for the exploration of land use strategies and interventions that can be used to the six (6) areas of identified housing need. Over the next year, Council could choose to initiate policy amendments and other measures to set the stage for improvements to the overall quality of housing in the City.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Defer adoption of the Housing Needs Report and direct staff to provide additional information regarding aspects of the work presented in this corporate report.
2. Deny adoption of the Housing Needs Report.

CONCLUSION

This corporate report presents Council with the first-ever Housing Needs Report for the City of White Rock. If the Housing Needs Report is ultimately endorsed by Council, the next step in this important work would be to begin the process of evaluating, and implementing, measures that will help address the six areas of local housing need, identified in the HNR.

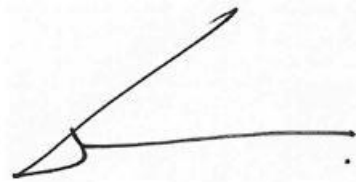
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Newman", with a stylized flourish at the end.

Greg Newman, MCIP, RPP
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Guillermo Ferrero", with a stylized flourish at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Housing Needs Report, City of White Rock



HOUSING NEEDS REPORT

City of White Rock

Prepared by : CitySpaces Consulting
November 2021



EXECUTIVE SUMMARY

The City of White Rock is an amenity-rich community and a highly desirable place to live. Residential development has increasingly become more diversified in built form, offering choice to people looking for a place to live. However, a central finding from this Housing Needs Report is the decreasing levels of housing affordability. Specific examples include:

- Accelerating rental rates and homeownership. **Over 35% of renters and over 17% of homeowners in White Rock are spending more than 30% of their income towards housing costs.** This is below the standard measure of affordability. When this happens, households make financial trade-offs such as spending more money on housing and less money on transportation, childcare, recreation, social events, and savings. These households are also more vulnerable to changes to the market or a personal crisis (e.g., job loss).
- **There is a growing disparity between income levels and housing prices.** In 2015, 75% of condos in White Rock were affordable to residents who earn the median income. By 2018, this decreased by half – where 36% of condos are affordable to median income households. **If this trend continues, condos in White Rock will be unaffordable to purchase for most median income households by the year 2022.**
- Engagement with the community revealed a need for more affordable family-friendly housing options in White Rock to accommodate all members of a family household. While the majority of housing (74%) comprises two and three-bedroom units, **limited availability and high prices of family-sized units are a key obstacle for households to access these units.**
- Community stakeholders and the public conveyed the need and desire for more ground-oriented multi-unit housing such as duplexes, triplexes and townhouses. Data suggests that these housing forms are the least abundant in White Rock – just 2% of the stock comprising townhouses. The city is already compact and land constrained, and it will be difficult to substantially increase the proportion of townhouses as part of the City's overall housing composition.

Within this context, key findings outlined in this report include the following:

- **Groups experiencing the greatest challenge finding and affording housing in White Rock include:** seniors; persons with disabilities; low-income households; families; and vulnerable populations including people experiencing homelessness.
- **Housing gaps include:** family-friendly units; seniors-oriented units; accessible units; affordable homeownership units; purpose-built market rental units; and non-market housing.
- **The City of White Rock is estimated to need up to 1,100 net new housing units by the year 2026** to accommodate projected population growth. Within current conditions, this report presents two

potential housing composition scenarios for the estimated net new units: (i) status quo (an even distribution of units by bedroom type including 1-bedroom units and 4-bedroom units); and (ii) potential development pattern shift to meet the needs of aging demographics and their consumer preference (downsizing from larger homes and the need for more two-bedroom units) and the needs of families (more two- and three-bedroom units).

- Since 2016, 762 units have been 'completed' and over 500 units have been started and are expected to be built and occupied in the coming years. The current development pace is surpassing the Regional Growth Strategy estimate of 1,100 units. **Recent indicators such as a low rental vacancy rates suggests that the city is not over-building, but rather keeping pace with demand.**
- Despite new residential development projects being constructed, **there has not been new purpose-built rental units added to the White Rock housing market in more than a decade.** Most of the new rentals are available through the secondary rental market (e.g., condos).
- The City of White Rock is already implementing several housing tools to protect existing renters and to support the development of diverse housing forms including rental housing and affordable homeownership. The density bonus policy, for example, has already demonstrated a positive influence over securing housing to meet the needs of residents.

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INTRODUCTION

PROCESS OVERVIEW

The City of White Rock initiated the preparation of a Housing Needs Report for the community. The Housing Needs Report is one of three reports that have been prepared as part of this process:

PART 1

- **Community Profile:** A companion report completed by Metro Vancouver on behalf of the City of White Rock that summarizes the required data, including recent demographics and housing trends. A public survey was also issued and summarized during this first stage.

PART 2

- **Engagement Summary Report:** A companion report that summarizes the engagement activities and what was heard from the community and stakeholders with respect to their perspectives on local housing issues.
- **Housing Needs Report:** This report summarizes key housing issues in White Rock and populations most challenged to afford housing in the local market, as well as housing types and tenures needed to accommodate current and future populations. The final Housing Needs Report synthesizes the evidence-based research from the Community Profile and the community observations obtained through engagement to prepare a *Statement of Need* for the City.

LEGISLATIVE REQUIREMENT

In April 2019, the Ministry of Municipal Affairs and Housing introduced new legislation under Part 14 of the *Local Government Act*. The new regulation requires local governments to complete Housing Needs Reports by 2022 and thereafter every five (5) years. The purpose of the legislation is to: (i) enable the provincial government to gain an understanding of recent changes in demographics and housing and provide important context to plan for future housing needs; (ii) enable municipalities to better understand the current and future housing needs; and (iii) assist local governments in implementing policies and bylaws that respond to current and projected housing needs. The indicators gathered in this report align with the Ministry's requirements.

METHODOLOGY

Key findings outlined in this report were informed by compiling and analyzing both quantitative and qualitative research:

- **Quantitative sources:** includes data from the Metro Vancouver's Community Profile as well as supplemental statistics. Primary sources include Statistics Canada (Census 2006, 2011, and 2016); BC Assessment; BC Housing; BC Statistics; Point-in-Time Homeless Count; and CMHC Rental Market Reports. Quantitative data was prepared by planning staff at Metro Vancouver (attached as Appendix A) and aligns with the requirements outlined in the *Ministry of Municipal Affairs and Housing's Guide to Requirements for Housing Needs Reports*.
- **Qualitative sources:** includes results from an online survey (Part 1), and input from stakeholders and the public (Part 2). Activities included virtual workshops with stakeholders, key informant interviews, and one-on-one sensitive listening to persons with lived and living experience. Engaged organizations included non-profit and community-based agencies, local builders and developers and the public. Indigenous communities were invited to be involved but did not participate. City staff offered Indigenous land acknowledgements at the opening of all engagement activities.

HOUSING CONTINUUM

The housing continuum is an illustrative diagram that helps communicate the full range of potential housing types and tenures in a community.

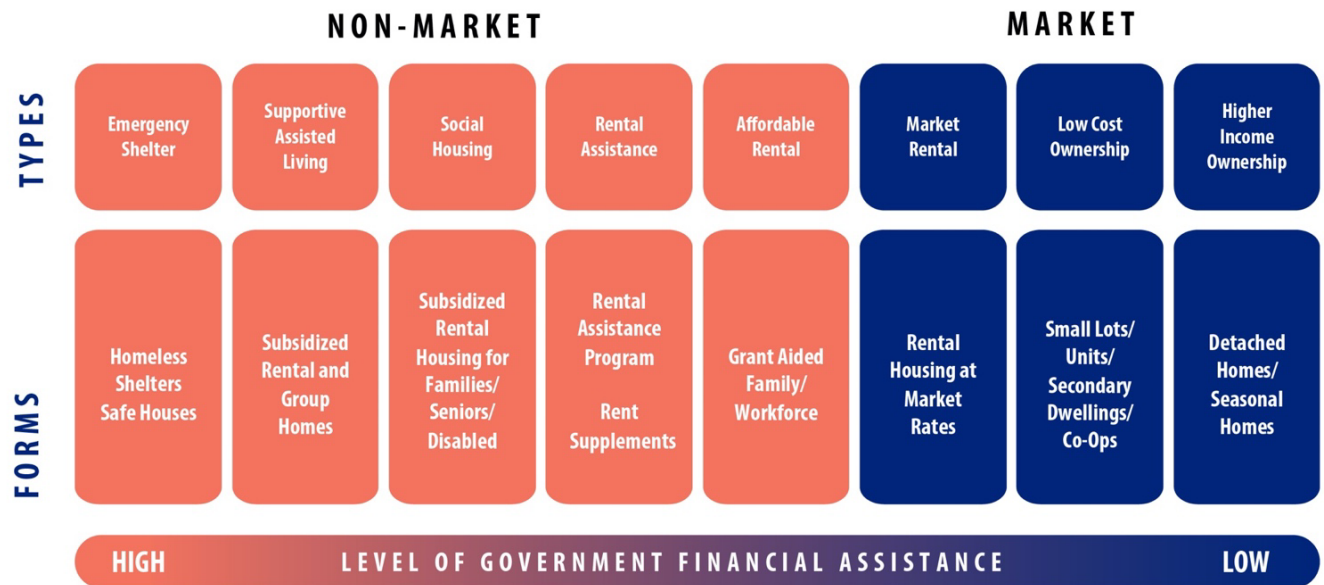
The non-market side of the continuum includes emergency shelters, safe houses, and transitional and supportive housing options. These housing options offer community members affordable, sometimes temporary, accommodation including for low-income households, vulnerable populations, and persons experiencing homelessness.

Moving along the continuum is independent social housing for low-income households. While this type of housing is still government subsidized, there is no additional support required for households to be able to live independently and often less subsidy is needed to maintain these units. Rent supplements bridge the non-market and market sides, with the remaining tenures comprising rental and ownership housing forms that are available through the private market without any subsidy.

The housing continuum is not linear, nor a ladder. It is a fluid network of housing options that allow households to find and afford a home that meets their needs. A household should be able to navigate this network of housing options as their lifecycle, and life circumstances, change over time – including in times of crisis. When a household is unable to find and/or afford housing in a community that meets their needs, this signifies a housing gap along the housing continuum.

Image 1: The Housing Continuum

Source: CitySpaces Consulting



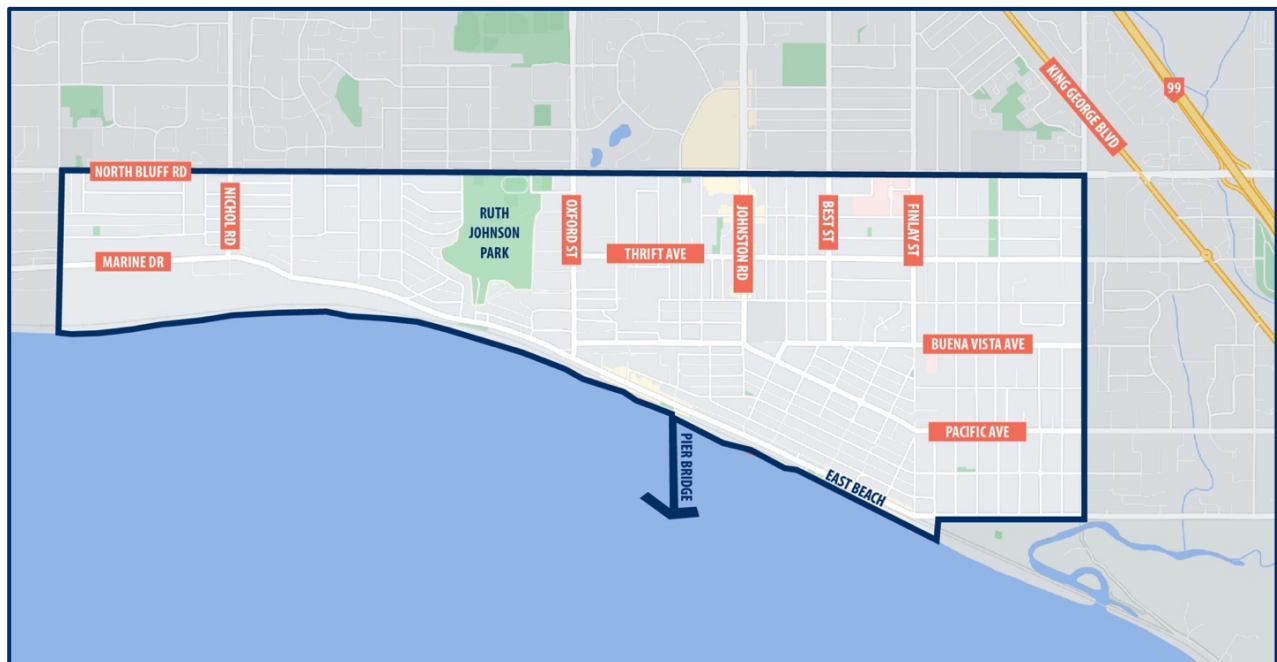
LOCAL CONTEXT

LOCATION

The City of White Rock is located within the regional district of Metro Vancouver and bordered by the City of Surrey (north, east, and west), fronts Semiahmoo Bay (south), and is situated near the Canada-United States border. Since time immemorial, the Semiahmoo Nation and their ancestors inhabited these lands and it is acknowledged that housing built on these lands today, and in the future, is on unceded territory.

Image 2: Map of White Rock

Source: CitySpaces Consulting



The spatial interconnection between White Rock and South Surrey creates complementary business and service relationships. Residents living in one community often shop or work in the other or access special services across the municipal boarder. This relationship also influences transportation and housing. The transit system, for example, is intricately linked and webbed between White Rock and South Surrey via busses on the frequent transit network and route loops from White Rock's Town Centre to Crescent Beach and Morgan Crossing. Residential neighbourhoods along North Bluff Road blend from White Rock to Surrey, with housing options on either side. Each city offers its own qualities. For long-time residents and newcomers, access to high quality amenities, parks, and the waterfront attracts them to White Rock for their desired home base.

Economically, White Rock's employment labour force is varied, with a high concentration of health care workers, accommodation and food service workers, retail, and professional/technical service workers^{1,2}. The health care sector largely supports the Peace Arch Hospital and supporting businesses. Incomes from these employment fields are considered when evaluating the affordability of housing in White Rock.

¹ *City of White Rock Economic Development Strategic Plan (2009)*

² *Community and Housing Profile for White Rock, Metro Vancouver (2020)*

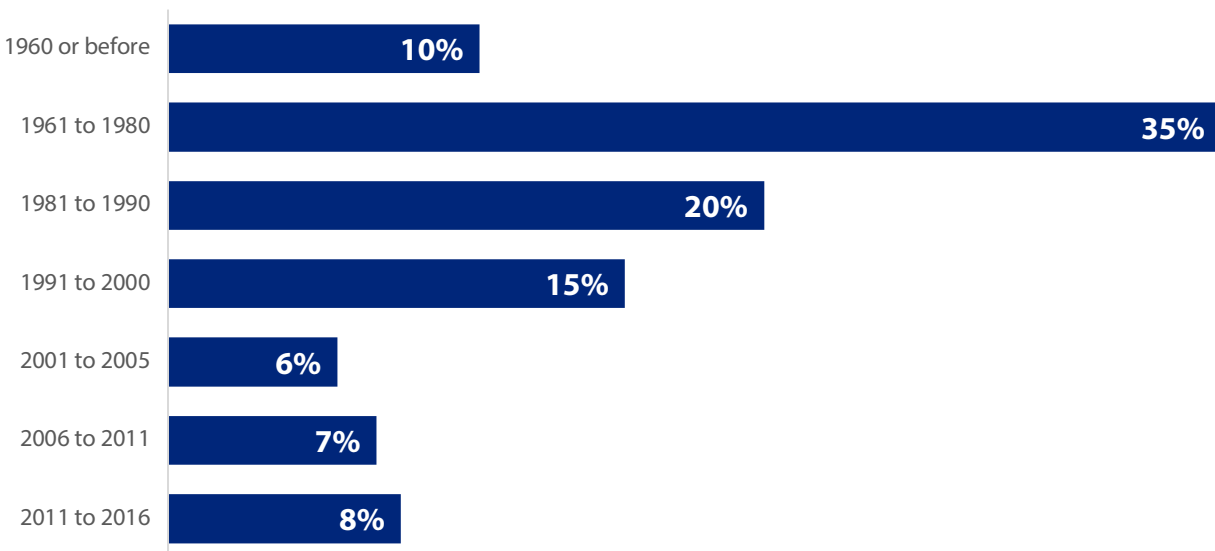
RESIDENTIAL DEVELOPMENT PATTERN

Before the arrival of settlers, Semiahmoo Nation had permanent villages centered around Semiahmoo and Birch Bays. Their winter and summer plank housing were usually clustered³. After the signing of the Oregon Treaty in 1846, Semiahmoo Nation became trans-boundary and their members had to choose to live on sites located in either the United States or Canada⁴. The Nation now occupies a reserve within the municipal boundaries of Surrey. Their traditional lands were slowly developed by settlers as a small seaside village and grew exponentially after the establishment of the Great Northern Railway line in 1909⁵ and the establishment of the original White Rock town site in 1910.

The first waves of major residential development occurred during the 1960s and 1970s (35% of the housing stock) followed by the 1980s (20%) and 1990s (15%). New residential development has slowed considerably over the last twenty years in comparison. And, with nearly half of White Rock's housing stock being older than 40 years, a key finding from this study is that a large proportion of the stock is aging and may require major renovations or redevelopment if they are beyond repair and have reached the end of their economic life⁶. This is supported by what was heard during community engagement, including concern about older rental units being in extremely poor condition.

Figure 1: Age of the Housing Stock, White Rock

Source: Statistics Canada, Census (2016)



³ Surrey History, Jack Brown, 2020

⁴ Semiahmoo First Nation, <https://www.semiahmoofirstnation.ca>

⁵ The History of White Rock. White Rock Museum and Archives 2018

⁶ Homes in need of major repair include issues such as faulty plumbing, electrical wiring, and heating (e.g., no heat), mould issues, defective door locks, and inaccessible windows (e.g., cannot open a window or exit during an emergency). In White Rock, 5.1% of homes are in need of major repair. This is below both the regional average (5.69%) and the provincial average (6.32%). This suggests that a large portion of the older housing stock in White Rock has been well maintained. Based on Census data, the remainder (approximately 510 housing units) fall below adequacy and not considered livable.

Housing built in earlier decades include detached cottages, bungalows, and single detached homes. Multi-unit development was also adopted early in White Rock, with many low and mid-rise apartments and condos built in the 1970s and 1980s. Hillside development closer to the water continued its compact development form to take advantage of views.

Today, White Rock continues to absorb new housing units into established neighbourhoods. With no greenfield land available for major subdivisions, infill housing development and higher density multi-unit housing projects is more prevalent. Density is strategically concentrated in the Town Centre, Town Centre Transition Area, and Lower Town Centre Areas – envisioned for low-, mid-, and high-rise and mixed-use residential projects.

High density residential projects have presented opportunities for the City to utilize tools that captures a proportion of new housing units to be secured as rental housing or affordable housing. The density bonus policy, for example, has incentivized applicants to include rental and affordable housing in exchange for additional density on site.

Table 1: Recently Secured Rental and Affordable Housing Units with Density Bonus Policy, White Rock

Source: City of White Rock (2021)

TOTAL UNITS	SECURED RENTAL AND AFFORDABLE HOUSING UNITS	STATUS
29 units, (Johnston Road project – The Verve)	12 rental units secured for the life of the building	Approved 2018
126 units, (Finlay Street project – Altus)	16 market rental units for the life of the building	Approved 2017
80 units, (Fir Street redevelopment project – White Birch)	50 market rental units 5 rental units secured at average rent 25 rental units available for returning tenants at reduced rates	Pending approval
88 units, (North Bluff Road project – Beachway)	25 below market rental units 49 affordable homeownership units	Pending approval

INFLUENCING POLICY

There are several policy documents and recent studies that are relevant to the White Rock Housing Needs Report and demonstrate the City's long commitment to encouraging a diverse range of housing choices in the community.

OFFICIAL COMMUNITY PLAN (2019)

White Rock's Official Community Plan (OCP) was recently updated in 2019 through the *Imagine White Rock 2045* process. Housing is one of seven core goals of the Plan, envisioning White Rock to have a mix of housing choices that are appropriate and affordable for residents at various stages of their lives. Policies include the expansion of housing diversity such as family-friendly housing, age-friendly housing, and making these units available across many neighbourhoods. For example, ground-oriented housing is supported in mature neighbourhoods via gentle infill including secondary suites, duplexes, and triplexes. The OCP also supports efforts to construct rental and non-market housing, retain existing rental housing, and incentivize new development projects to incorporate affordable rental housing through tools such as providing additional height/density. The OCP recognizes the important relationship between housing and transportation and encourages affordable and rental housing to be in transit-accessible locations and walkable areas.

NEIGHBOURHOOD PLANS (2000, 2011)

White Rock has two neighbourhood plans: the Town Centre Urban Design Plan; and the White Rock South of Hospital Lands Neighbourhood Plan. South of Hospital was prepared over 20 years ago to guide the comprehensive development of two blocks south of the Peace Arch Hospital with a primary goal to deliver housing units to meet the growing population and to also provide housing form alternatives to the traditional single-detached lot. Progressive at the time, the South of Hospital plan signaled an intention to accommodate housing diversity including affordable housing through small lot sensitive infill. This area is considered mature infill today.

The Town Centre Plan was prepared in 2011 to guide the comprehensive development of the Town Centre with mixed-use commercial and residential development. Through a mix of land uses, the Plan encourages a diversity of housing types and tenures to meet the needs of a mix of residents of different ages, income levels and lifestyles; these include: street-oriented townhouses, ground-oriented low mid-rise apartments, condominium towers, affordable housing, special-needs housing, and family housing.

DENSITY BONUS AMENITY CONTRIBUTION POLICY (2013)

The Density Bonus policy, adopted in 2013, is a voluntary program available to development applicants to consider providing community amenities in exchange for increased density. Special needs or non-market affordable housing are eligible contributions that would fit the policy. The City may consider waiving or

reducing the community amenity contribution requirement for secured non-market and market rental housing (on a project-by-project basis).

TENANT RELOCATION POLICY

The Tenant Relocation Policy was adopted in 2018 with the intention to mitigate impacts on tenants resulting from redevelopment of purpose-built rental apartments. Development applicants are expected to prepare a plan that outlines process communications, finding alternative accommodations, an occupancy report, and an approach to supporting vulnerable tenants, and a Tenant Assistance Package. The policy was updated in early 2021 to require higher levels of compensation to tenants displaced by development and to require greater rental rate discounts to returning tenants.

STATEMENTS ABOUT KEY AREAS OF LOCAL NEED

Per the legislative requirements, the following summary statements describe the current and anticipated needs for specific housing and population groups of special interest to the Province:

SPECIFIC HOUSING TYPES AND POPULATION GROUPS

- **Affordable housing:** The standard measure of affordability is households spending no more than 30% of their gross income towards housing costs. In White Rock, 19% of homeowners and 41% of renters fall below this standard of affordability. Based on median household income, the typical renter earning \$41,790 can afford approximately \$1,044 per month on rent plus utilities. Homeowners earning the median household income of \$73,667 can afford to purchase a home up to \$420,000 with a 10% downpayment and 25 year amortization. These calculations reveal that affordable housing options are limited for both renters and homeowners in White Rock. Housing prices in White Rock are higher than the regional average, have been increasing exponentially and affordable sales (prices compared to household income) is decreasing at an accelerating rate. For example, affordable sale prices for condos decreased from 75% to 36% over three years. The increasing prices for homeownership have led more households to remain as renters who would have otherwise purchased a home. This is impacting moderate-income families and the workforce, resulting in residents who work in White Rock to find housing in neighbouring Surrey or moving out of the region altogether. This situation has also created additional pressure on the rental supply. There is a need for affordable homeownership options in White Rock, including ground-oriented multi-unit housing such as townhouses. A key challenge for the City of White Rock is considering the integration of ground-oriented multi-unit housing in an already land constrained community. Alternatively, stacked townhouses or condos with three or more bedroom options available for purchase (and renting) may be worth exploring.
- **Rental housing:** The purpose-built rental pool in White Rock has experienced stagnant growth over the past decade and has been surpassed by the growing number of condominiums being rented. The secondary rental market, including secondary suites, are good options to offset the shortfall of purpose-built rental housing; however, they are not secure, and tenants are subject to legal evictions for situations such as the owner wanting to move back into their unit. White Rock would benefit from securing more purpose-built rental units (e.g., rental tenure zoning) at rental rates within reach of low and moderate-income earners (e.g., affordable housing agreements). Special attention to design and configuration to allow for more accessible units for seniors and persons with disabilities, and family-sized units, would be appropriate. Recently secured rental housing with the use of the City's *Density Bonus Policy* is a positive indication of the potential to secure more rental housing in White Rock.
- **Special needs housing:** Special needs housing, particularly accessible units, is needed in White Rock. This includes wheelchair accessible units, units that can accommodate mobility aids, and adaptable units. There is an opportunity to incorporate a high standard of livability given the aging population in

White Rock and persons with disabilities or who have experienced mental health challenges. Drawing from what was heard during engagement, suggestions from the community that could make units accessible and livable in these circumstances include design features (elevators, ramps, wide corridors), quiet and calm places, low stimulating environments, and access to natural light, fresh air, and nature.

- **Seniors housing:** Seniors housing is of high urgency for White Rock given the aging population. Low-income seniors represent the highest proportion of persons on the non-market housing wait list, which has grown year over year - a pattern expected to continue. Seniors who purchased homes and can downsize and use their equity towards renting or purchasing a condo or townhouse will likely be in a financially comfortable position to do so, however accessibility and livability features may not be available in all housing options.
- **Family housing:** Low- and moderate-income families are challenged to afford the traditional single-detached home in White Rock given the disparity between median household incomes and benchmark sale prices. Many of these families are interested in ground-oriented rental and homeownership units, such as townhouses, but the availability of these units is limited in White Rock. It is common for condos that may have enough bedrooms to accommodate all members of a family to actually be age-restricted, excluding families from accessing them. Engagement revealed that these circumstances are leading families to leave the city in search of options elsewhere. There is a need for two-, three- and four-bedroom units within multi-unit housing projects and for non-market rental, market rental and homeownership tenures.
- **Shelters and housing for people at-risk of homelessness:** The point-in-time homeless count for the White Rock-Delta area identified 33 persons experiencing homelessness. The extreme weather shelter located in South Surrey and serves the White Rock community has been operational since 2008 and in 2019 had 20 individuals access the shelter nightly. Increasing affordability constraints and emerging vulnerability patterns are creating the conditions for more at-risk populations. As such, the number of people experiencing homelessness in White Rock has the potential to rise in the coming years. There is enough evidence to support small facilities or group home projects, such as a safe house or small shelter facility. There is also an opportunity to implement homelessness prevention strategies and a rapid re-housing program before homelessness becomes an unmanageable situation in White Rock.

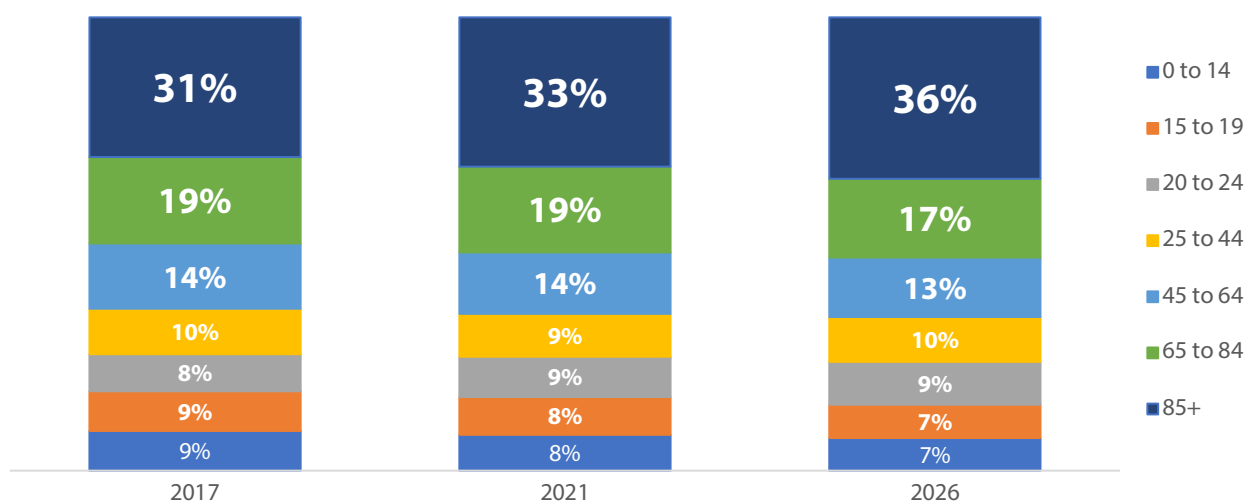
THE WHITE ROCK HOUSING SITUATION

Moderate Growth + An Aging Population

The last Census release reported that White Rock has a population of nearly 20,000 residents⁷. Between 2006 and 2016, the population grew by 6.4% in White Rock, 16.4% in Metro Vancouver, and 31% in neighbouring Surrey⁸. The population in White Rock is expected to increase to 21,200 people by the year 2026 – a net increase of 1,260 people since 2016⁹. The seniors age cohort is expected to increase substantially in White Rock, from comprising 31% to 36% of the population. All other age categories are expected to maintain their share of the population, over time.

Figure 2: Potential Population by Age, White Rock

Source: Metro Vancouver Housing and Community Profile (2020)



Diverse Housing Forms Already Exist

White Rock already has a diverse housing supply with respect to typology. As of the last census (2016), 75% of the housing stock in White Rock is some form of multi-unit housing: 42% apartments less than 5 storeys, 13% apartments greater than 5 storeys, 17% duplexes, and 2% townhouses. The remainder (25%) is categorized as single-detached housing. Observing changes over the past decade, White Rock's housing composition has been increasingly shifting towards higher density residential development. Single-detached homes, for example, were 29% of the housing stock in 2006 and now comprise 25% of the housing stock. High-rise apartments comprised 8% of the stock in 2006 and now comprise of 13% of the housing stock.

⁷ White Rock's population was 19,952 people as of the 2016 Census

⁸ Metro Vancouver Housing and Community Profile (2020)

⁹ Ibid.

Figure 3: Housing Typology Mix Over Time, White Rock

Source: Statistics Canada, Census (2016)

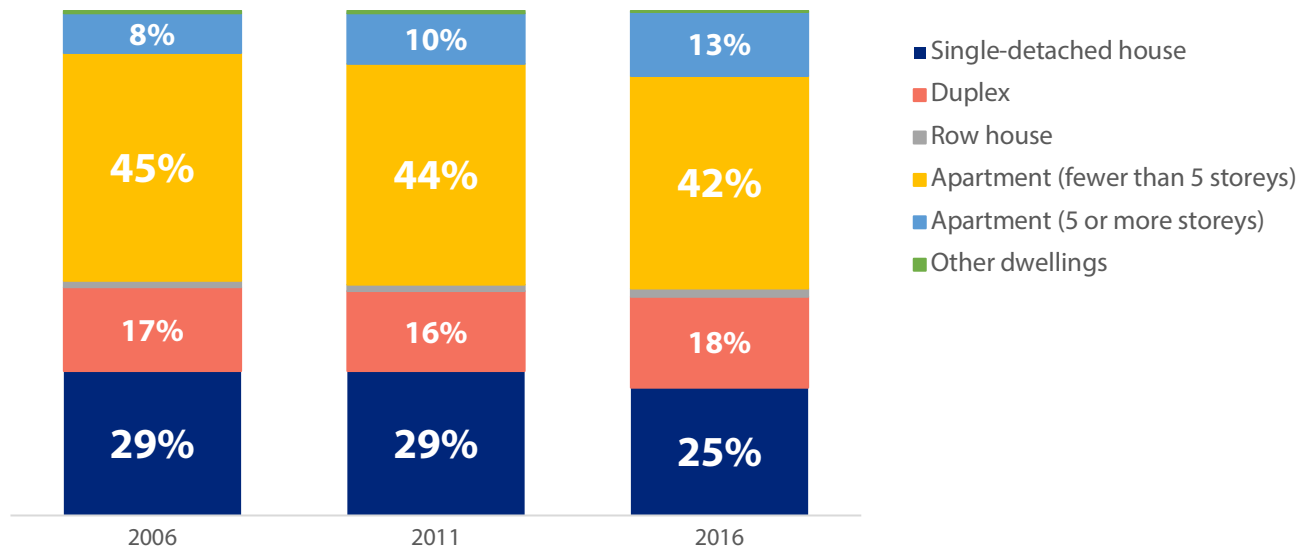
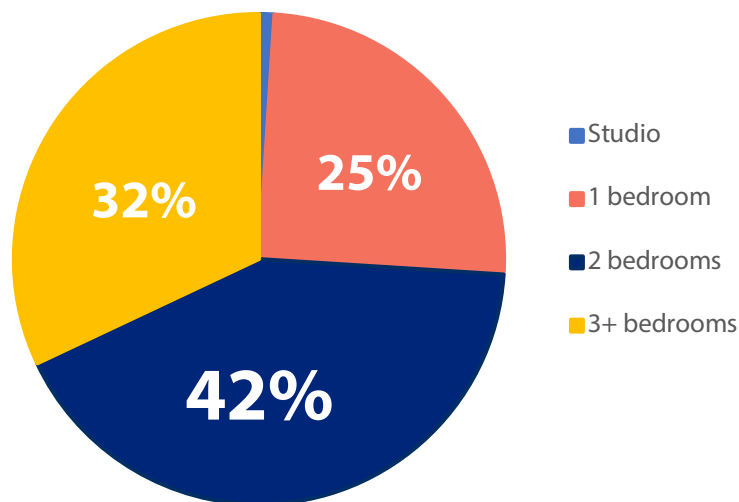


Figure 4: Housing Bedroom Mix, White Rock

Source: Statistics Canada, Census (2016)



Bedroom mix is also relatively balanced between one-, two-, and three-bedroom units. Historical data on bedroom mix is not available for White Rock prior to 2011. However, changes can be observed between 2011 and 2016 that the proportion of three-bedroom units have decreased by 1.9% while during the same period the proportion of one-bedroom units increased by 1.3%. The increasing shift to higher density development forms appear to be delivering more smaller units to the market and not offsetting the loss of larger size units. This may be a response to the increasing need for seniors-oriented housing given the

rapidly increasing aging population in White Rock, as well as experiencing feasibility constraints to delivering large units in multi-unit projects.

A key concern with this trend is that family households are increasingly experiencing challenges finding homes in White Rock that are large enough to accommodate all members of their family, and data suggests that there are fewer units to choose from today compared to years previous, and that there is a need for more family-friendly housing units in White Rock. This is supported by what we heard during engagement – that families looking for a place to rent or own with enough bedrooms to accommodate all members of their household is difficult to come by, resulting in overcrowding, kids without bedrooms, and some families choosing to leave White Rock to find family-friendly alternatives in neighbouring Surrey or further.

Limited Availability of Rental Housing

Nearly one in three residents in White Rock are renters (32%). The rental vacancy rate has fluctuated in White Rock over the past decade, reaching a high of 3.9% in 2013. Since then, the rental vacancy rate has tightened and currently is less than 1%. The low vacancy creates pressure on the rental stock and, if sustained over a long period of time, can be considered an undersupply. In White Rock, there appears to be more pressure on two-bedroom rental units – which had a vacancy rate of 0.3% in 2020. Studio units had a vacancy rate of 1.3%¹⁰. Although vacancy rates for three or more bedroom units have not been reported for White Rock since 2015, the last three figures from 2012, 2013 and 2015 reported 0% vacancy for three-bedroom units in White Rock^{11,12}. Rental vacancy rates for studio units were 1.3% and two bedroom units was 0.3%. This data suggests that the demand and preference for larger rental units is on the rise in White Rock. This aligns with demographic data – studio units are typically too small and not appropriate for seniors; family households priced-out of the homeownership market require enough bedrooms in a rental unit to accommodate all members of their household.

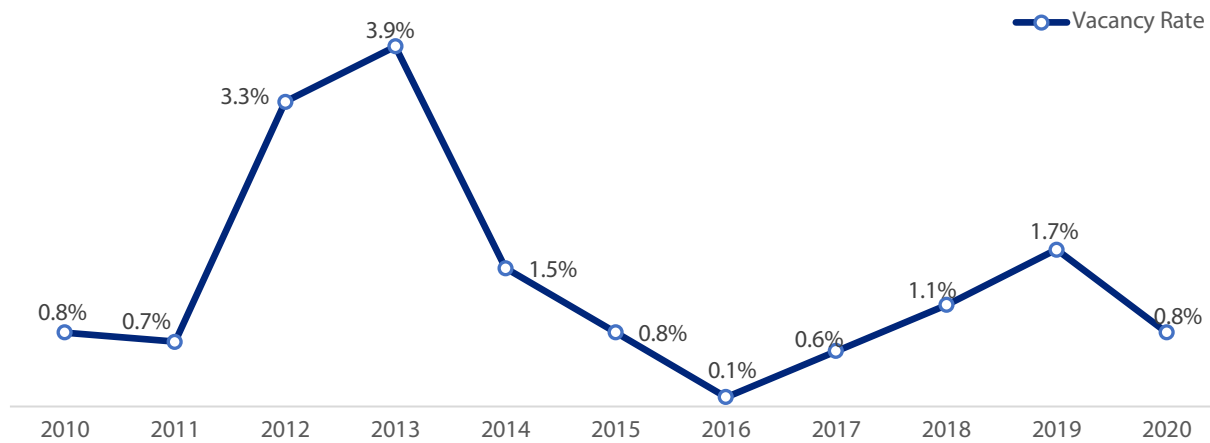
¹⁰ Market Rental Report (2020)

¹¹ CMHC Market Rental Reports (2010-2020)

¹² The limited amount of purpose-built three-bedroom rental units is too low for CMHC to publish reliable data some years.

Figure 5: Rental Vacancy Rate Over Time, White Rock

Source: CMHC Market Rental Reports, 2010 - 2020



It appears that part of the availability story is there has not been an increase in the total number of purpose-built rental units in White Rock over the past decade. In 2010, there were 1,402 rental units compared to 1,394 in 2020. The fluctuation in total number of rental units can be an outcome of several factors such as new units coming online while some sites are demolished and redeveloped, and possibly some rental conversions. The key takeaway is that despite new housing projects being built in White Rock, there has not been a net gain in available rental units. This gives fewer choices to renters and is likely a key contributor to the tightening rental vacancy rate in White Rock. It might also explain the incidence of overcrowding (affecting 10% of renters)¹³ when there are not enough bedrooms to accommodate everyone in a household.

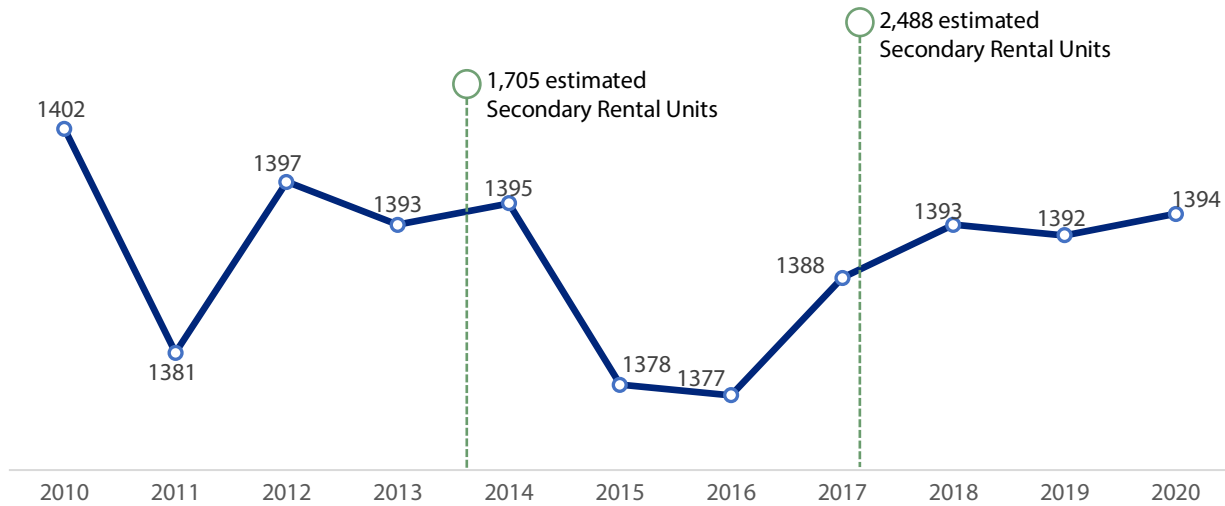
The purpose-built rental stock is augmented by privately owned units in condos and basement suites that are rented. These are not purpose-built rental units and as such are less secure for tenants, however these units provide an alternative. In 2017, there were approximately 888 condos and between 1,400 and 1,600 secondary suites available for rent¹⁴. Concerns raised by the public and stakeholders during consultation suggest that several condo stratas are age-restricted (e.g., seniors-oriented) which means not all the secondary rental market is available to renters who need them.

¹³ *Suitability, households in overcrowded dwellings, Metro Vancouver Housing and Community Profile (2020)*

¹⁴ *Metro Vancouver Housing Data Book, Metro Vancouver Housing and Community Profile (2020)*

Figure 6: Purpose-Built Rental Units Over Time, White Rock

Source: CMHC Market Rental Report (2010 to 2020) and Metro Vancouver Housing and Community Profile (2020)

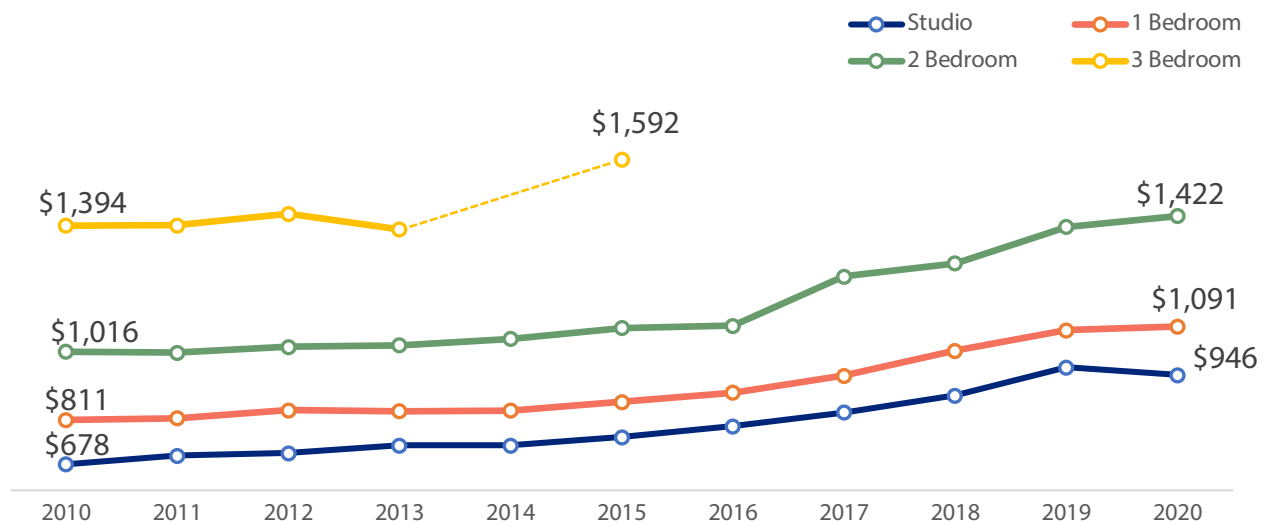


Cost of Housing Provides Few Options to Low- and Moderate-Income Households

Low availability of rental housing, combined with increasing rental prices, is creating an unsustainable situation for many households who earn the median income in White Rock. Rental rates have increased for all bedroom types. The cost of a two-bedroom unit, for example, increased from \$1,106 per month to \$1,422 per month. With a vacancy rate of 0.3%, households looking for two or more bedroom units have few to pick from, and at an increasing price.

Figure 7: Rental Rates, White Rock

Source: CMHC Market Reports, 2010 to 2019¹⁵



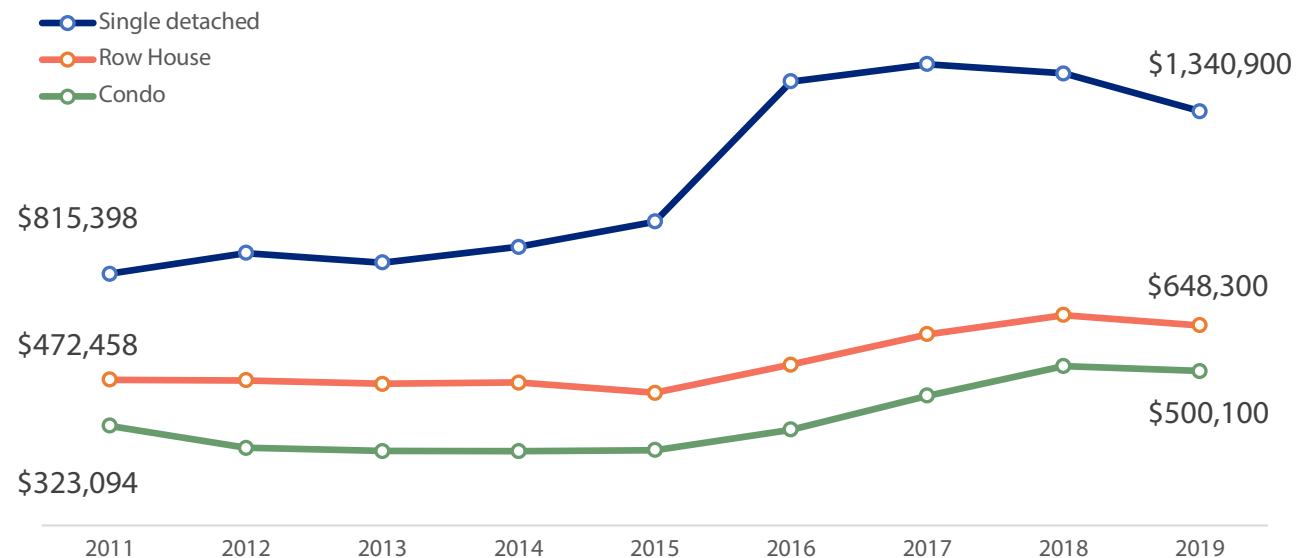
¹⁵ Rental rates for 3+ bedroom units are not available for the years 2013-2014, and 2016-2019

Housing disparity can be largely observed in the cost of homeownership. In White Rock, the median sale price of a single detached home has increased from \$815,000 to over \$1.3 million between 2011 and 2019 – an increase of 39%. Townhouses have increased by 27% and condos by 35%. During the same time period, the median income level in White Rock increased by 3.8%¹⁶.

What is even more telling is the affordable sales data collected by the Real Estate Board (ownership units are considered to be affordable if households with median household income can purchase a unit with a 10% down payment and 25-year amortization period and pay no more than 30% of their income on housing costs). Since 2015, affordable sales in White Rock have decreased at an accelerated rate for apartment condominiums. Substantial decrease in affordable townhouses is also observed. Single-detached homes have effectively been out of reach for most White Rock households during this reporting period. This is further supported by engagement: 35% of survey respondents cited that the cost of purchasing a home was too high and created a barrier to their housing search.

Figure 8: Benchmark Sales Price, White Rock + South Surrey

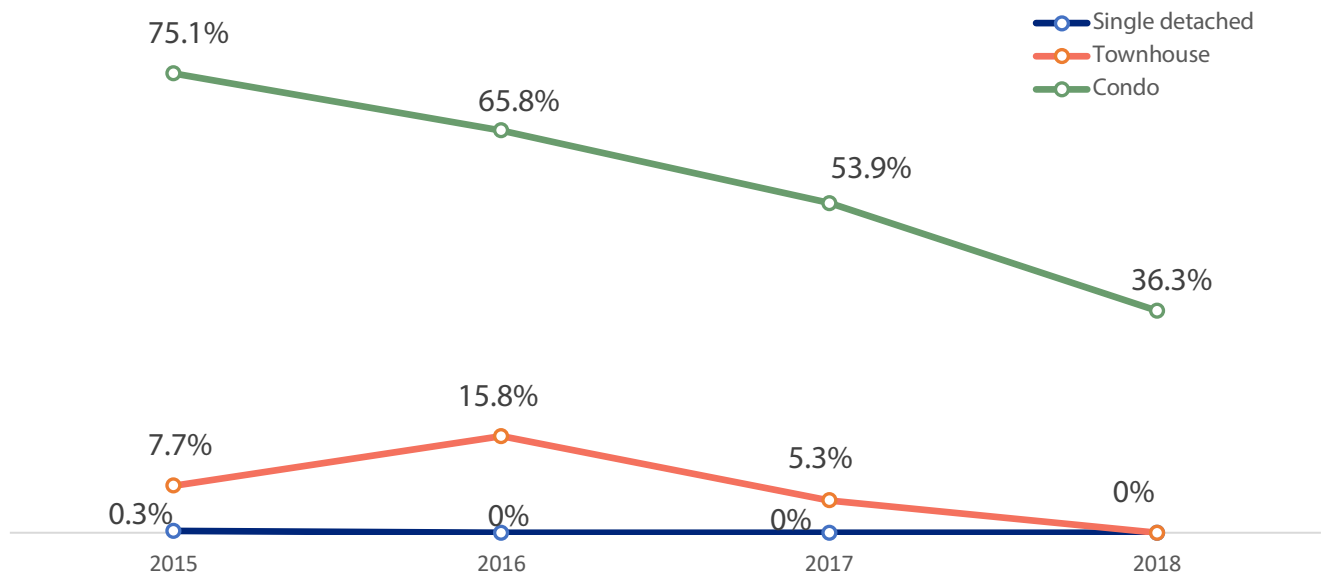
Source: Greater Vancouver Real Estate Board (2013 to 2020)



¹⁶ Metro Vancouver Housing and Community Profile (2020)

Figure 9: Affordable Sales, White Rock + South Surrey

Source: Greater Vancouver Real Estate Board (2013 to 2020)



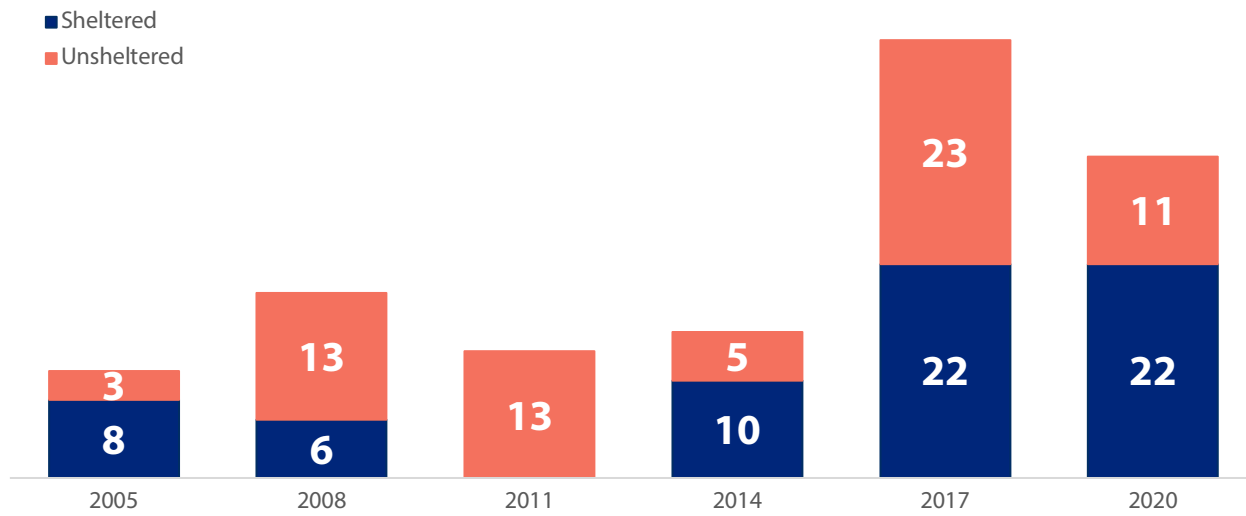
Emerging Pattern of Vulnerability

The number of individuals and families experiencing homelessness has been increasing rapidly in communities across BC and especially those in Metro Vancouver municipalities. Data from point-in-time homeless counts are not absolute and are considered an undercount as not everyone experiencing homelessness are found / identified within a 24-hour period, and not everyone experiencing homelessness gives consent to be counted. The key is to observe trends and patterns. In White Rock (and Delta area)¹⁷, the trend is moving upwards, with 33 people counted as experiencing homelessness in 2020, compared to 11 people in 2005. This increase over time aligns with the increasing cost to rent or purchase a home in White Rock, as well as the decreasing availability of rental units. Should vacancy rates remain low, and rental rates continue to increase, it is expected that the number of persons experiencing homelessness will also increase if prevention measures and re-housing people is not pursued.

¹⁷ The point-in-time homeless count combines data from White Rock and Delta

Figure 10: Persons Experiencing Homelessness, White Rock + Delta

Source: Metro Vancouver Homeless Count, 2005-2020



Another key indicator is the number of households waiting for an affordable housing unit. BC Housing maintains a wait list for units registered with their housing registry. In 2013, the total number of people on the wait list was 24. In 2019, that number increased to 77 (an increase of 45%). The number of seniors in need of affordable housing has increased substantially and this is in tandem with aging demographics of the community. The number of family households in need of affordable housing has also doubled. Some residents anticipate they will need non-market housing in the future, with 8% of survey respondents indicating that subsidized housing operated by a non-profit organization is what they will need in 10 years from now¹⁸. Looking further into the future, 47% of survey respondents indicated they would need some type of supportive home (e.g., adult lifestyle community with assistance) in the next 10 to 20 years – a response that reflects the needs of an aging population.

Options for people in need of emergency housing in White Rock is extremely limited, with service providers in Surrey taking on clients from White Rock – such as Durrant House, a safe house for women located about a 25-minute bus ride or 40-minute walk from White Rock's Town Centre¹⁹. The nearest extreme weather beds are in Surrey at 148th Street and 24th Avenue (Mount Olive Lutheran Church)²⁰. The extreme weather shelter has been operating since 2008. In 2019, over 20 individuals accessed the shelter.

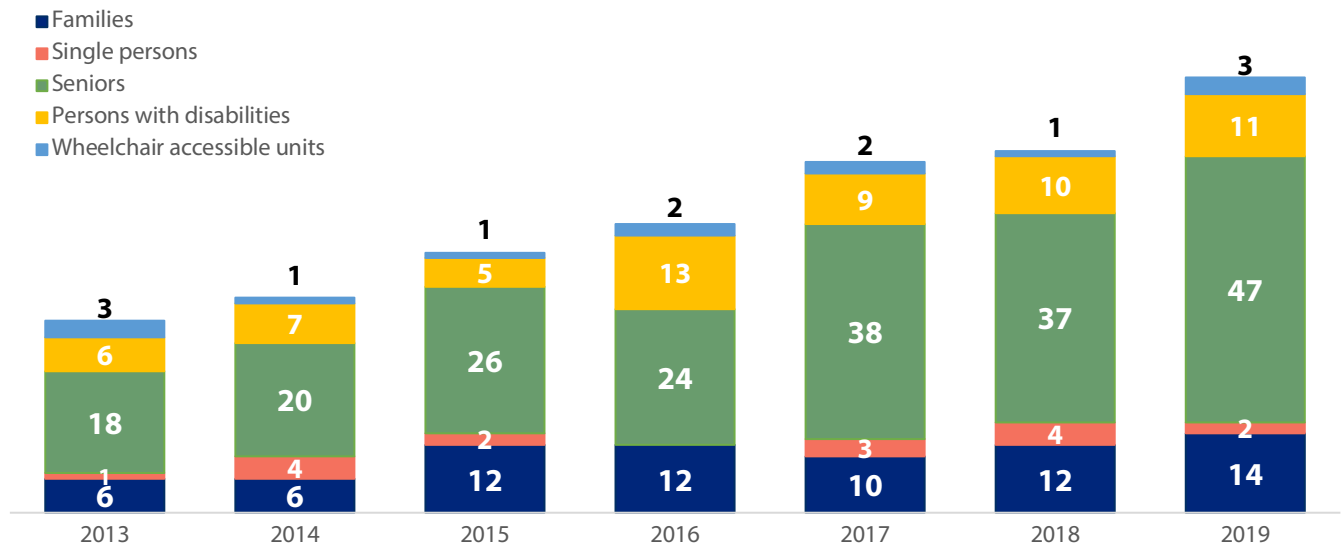
¹⁸ White Rock Housing Survey Results (2021)

¹⁹ Durrant House is operated by Atira Women's Resource Society, BC Housing List of Transition Houses and Safe Homes (2021)

²⁰ BC Housing Shelter Inventory (2021)

Figure 11: Non-Market Housing Wait List, White Rock

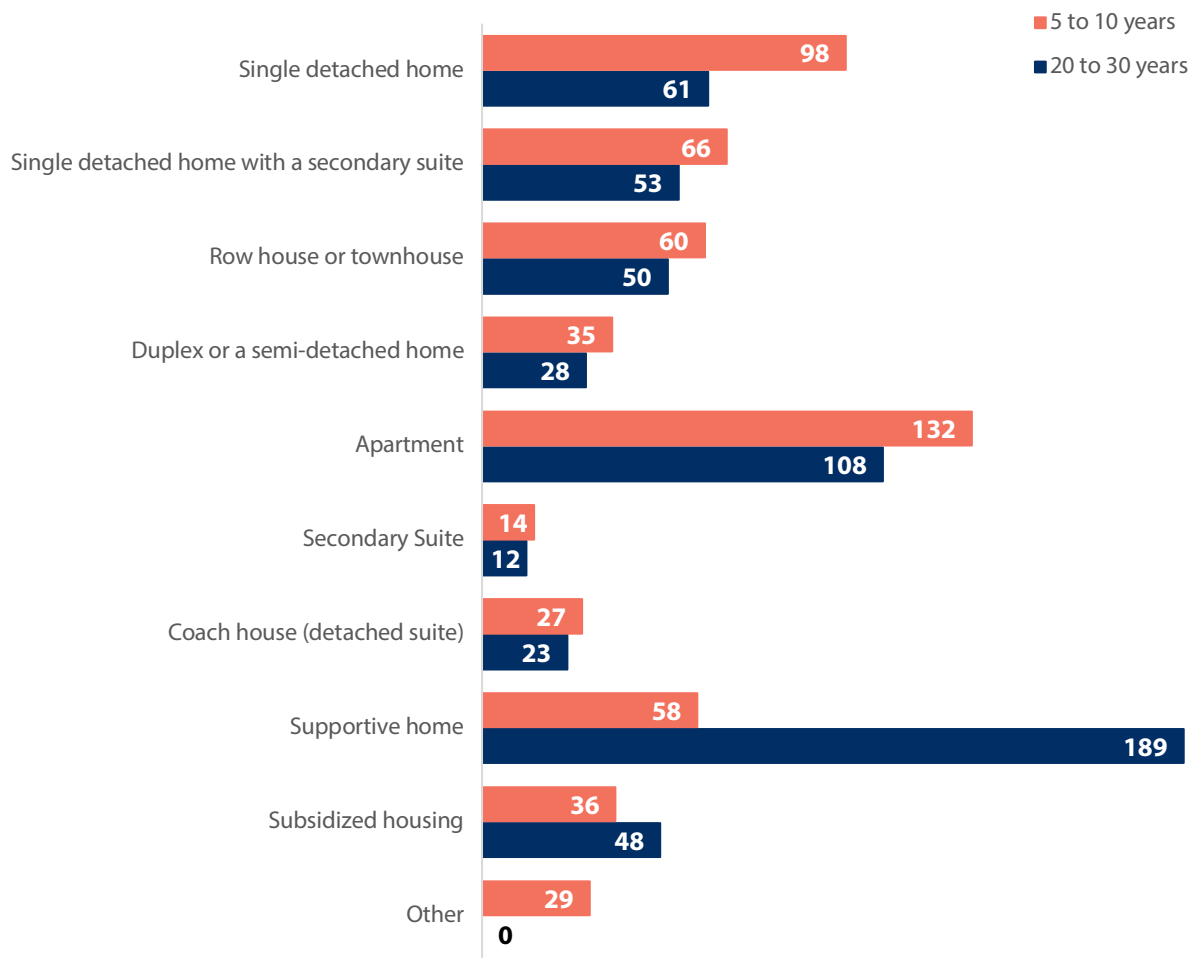
Source: BC Housing



- There are no emergency shelter spaces in White Rock. Service providers located in Surrey often receive clients who are from White Rock but have a difficult time finding them housing in White Rock. Stakeholders suggested that clients will often accept housing available in Surrey or further away, but at a cost of disconnecting from their network of friends, family, and support workers.
- Engagement with stakeholders, the public and persons with lived experience indicated there is an overwhelming need for affordable, non-market and supportive housing in White Rock. The wait list data is growing but not to the same urgency as what was heard. One 14-unit townhouse project could house all the families on the non-market wait list, and 11 accessible units could house persons with disabilities. That said, there may be a disconnect where people in need are not on the wait list. People on the wait list also need to re-apply over time and stakeholders indicate that some 'give up'. And the need for seniors supportive housing and housing for low-income seniors is expected to increase exponentially.

Figure 12: Self-Reported Housing Needs in the Next 5 to 10 Years, White Rock

Source: White Rock Housing Needs Survey (2021)



CMHC collects data on seniors living units, which means a standard space where the resident does not receive high-level care (receives less than 1.5 hours of care per day)²¹. Data on seniors living units is combined for the White Rock and South Surrey communities. The average rents for these units have increased steadily over the past decade, with two-bedroom units averaging \$6,145 per month in 2021. Looking broadly at trends over the past decade, the vacancy rate for independent seniors housing has transitioned from very high and abundant supply to a tightening supply. Two-bedroom units for independent seniors consistently experience a lower vacancy rate compared to one-bedroom and studio units. Overall, vacancy rates are still high – 8.3% vacancy for studio units, 10.2% for one-bedroom units and 5.4% for two-bedroom units. High vacancy rates suggests that there is ample supply at the moment. It is expected that these units will be absorbed in the coming years with aging demographics.

²¹ CMHC Seniors Housing Survey Methodology (2021)

Figure 13: Independent Seniors Living Units Vacancy Rate, White Rock + South Surrey

Source: CMHC Seniors Housing Report (2021)

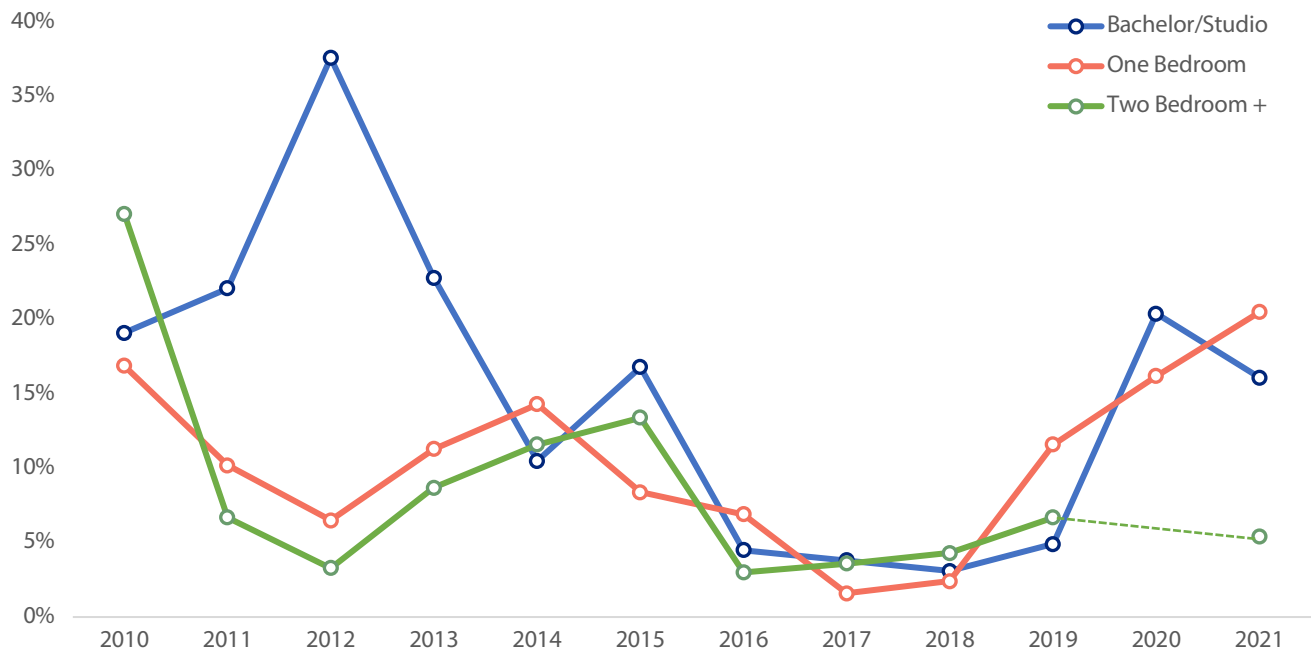
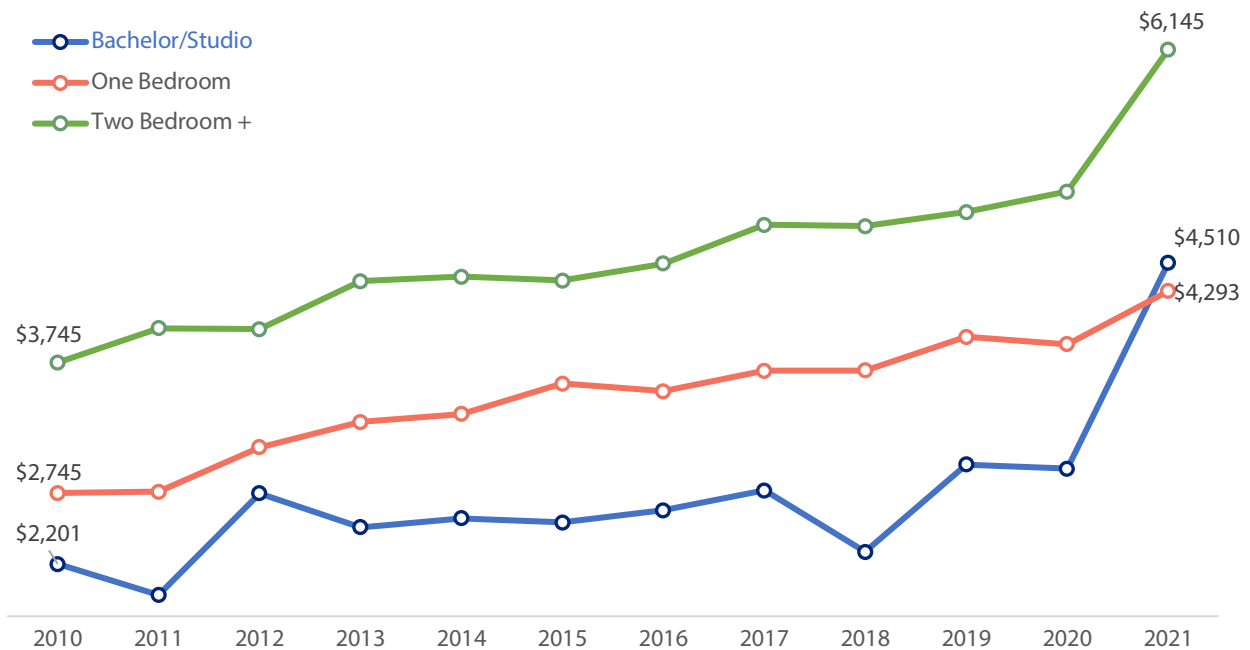


Figure 14: Seniors Independent Living Spaces Rental Rates, White Rock + South Surrey

Source: CMHC Seniors Housing Report (2021)



Housing Units Required

Key to housing needs reports is the anticipated number of households as this determines the total number of housing units required to accommodate White Rock residents today and in the future. White Rock had 10,005 households in 2016, and this is expected to increase to 11,158. This equates to an additional 1,153 households who will need a place to live in White Rock.

Metro Vancouver's Regional Growth Strategy estimates that White Rock requires an additional 1,100 units to accommodate projected growth. The projected increase in the number of households (+1,153) and projected increase in units by Metro Vancouver (+1,100) are closely aligned and are two estimates that can be referenced for planning the number of housing units required in the future.

Table 2: Anticipated Number of Units by Size – Status Quo, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

UNIT SIZE	2016 INDEX	2021	2026	NET NEW UNITS REQUIRED
Bachelor (0 bedrooms)	55	59	61	+6
1-Bedroom	2,500	2,670	2,788	+288
2-Bedroom	4,245	4,533	4,734	+489
3-Bedroom	1,565	1,671	1,745	+180
4+Bedroom	1,640	1,751	1,829	+189
Total	10,005	10,684	11,158	+1,153

These calculations are a status quo scenario if the historical housing mix percentages will continue. For example, the number of two-bedroom units were estimated to comprise of 42.3% of the housing stock in 2016 (4,245 two-bedroom units). Maintaining the mix constant at 42.3%, it is expected that White Rock would need approximately 4,734 two-bedroom units by the year 2026 – a net gain of 489 two-bedroom units over that period.

While the current bedroom mix is appropriate to accommodate an aging population (i.e., a high proportion of 1- and 2-bedroom units), the City has the opportunity to interrupt the housing mix through policy and land use interventions in order to shift the potential development pattern if that better aligns with other initiatives (e.g., economic development/jobs creation, attracting a younger demographic, etc.). As such, a potential development pattern shift for the City of White Rock was explored. The pattern shift also projects

an additional 1,100 housing units are needed in White Rock by the year 2026 but allocating the mix differently: fewer 4+ bedroom units, fewer 1-bedroom units, and more two- and three-bedroom units. The reduction in 4+ bedroom units aligns with the lower number of persons per household. A decrease in one-bedrooms recognizes that consumer preferences of seniors is geared towards more two-bedroom units. An overall increase in two- and three-bedroom units would provide more housing choice for downsizing seniors and for family households, which aligns with the City's family-friendly policy²².

Table 3: Anticipated Number of Units By Size – Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

UNIT SIZE	2016 INDEX	2021	2026	NET NEW UNITS REQUIRED
Bachelor (0 bedrooms)	55	59	61	+6
1-Bedroom	2,500	2,290	2,391	-109
2-Bedroom	4,245	4,533	4,734	+489
3-Bedroom	1,565	2,419	2,526	+961
4+Bedroom	1,640	1,384	1,445	-195
Total	10,005	10,684	11,158	+1,153

Both scenarios anticipate that over 1,100 housing units are needed for White Rock in the coming years. The key difference is the housing mix by bedroom size. The status quo scenario assumes more of the same, and the potential development pattern shift scenario assumes the need for more two- and three-bedroom units. Collectively, the entire composition of the City's housing stock does not change drastically overall. For example, the status quo scenario could result in 1-bedroom units comprising 24.99% of the housing stock, compared to 21.43% of the housing stock if development patterns 'shifted'.

²² City of White Rock's OPC Policy 11.1.1.b. Family-Friendly Housing – Increase the attractiveness and affordability of housing in White Rock for families by: providing a minimum of 10% of units with three bedrooms and 35% of units with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units.

Table 4: Anticipated Number of Units and Composition – Status Quo vs. Potential Development Pattern Shift, White Rock

Source: Metro Vancouver Community and Housing Profile, Consultants Calculations

UNIT SIZE	STATUS QUO SCENARIO			POTENTIAL DEVELOPMENT SHIFT SCENARIO		
	NET NEW UNITS	TOTAL NUMBER OF UNITS	MIX	NET NEW UNITS	TOTAL NUMBER OF UNITS	MIX
Bachelor (0 bedrooms)	+6	61	0.55%	+6	61	0.55%
1-Bedroom	+288	2,788	24.99%	-109	2,391	21.43%
2-Bedroom	+489	4,734	42.43%	+489	4,734	42.43%
3-Bedroom	+180	1,745	15.64%	+961	2,526	22.64%
4+Bedroom	+189	1,829	16.39%	-195	1,445	12.95%
Total	+1,153	11,158	100%	+1,153	11,158	100%

There is a high degree of uncertainty with using population projections to determine housing need, which are based on high-level trends in fertility, mortality, and migration, along with historic growth patterns. Equally important is the economic climate. According to what was heard during consultation and engagement, for example, White Rock is known for its high concentration of seniors and less oriented towards young people. If the City made interventions to the city to make it more attractive to young people (through a combination of job opportunities, amenities, housing options, etc.) then this could influence the demand for housing types.

More Units are Coming Online

Recent development reports demonstrates that there is a consistent pattern of new housing units being delivered to the market. Over the past 5 years, 1,332 units have ‘started’ in White Rock and it is expected that approximately 83% of those will comprise of multi-unit housing.

Housing completion data typically lags housing starts data. For example, there were 315 housing starts in 2012, but only 84 housing completions in 2012. In 2013, there were 218 housing starts and 324 housing completions. The 324 housing completions in 2013 reflect the housing starts that began in years previous. If this pattern continues, it is expected that housing completions in the next few years will reflect the substantial number of housing starts from 2019 and 2020 – which is 810 units combined.

Figure 15: Housing Starts by Type over Time, White Rock

Source: CMHC Market Rental Reports (2010 to 2020)

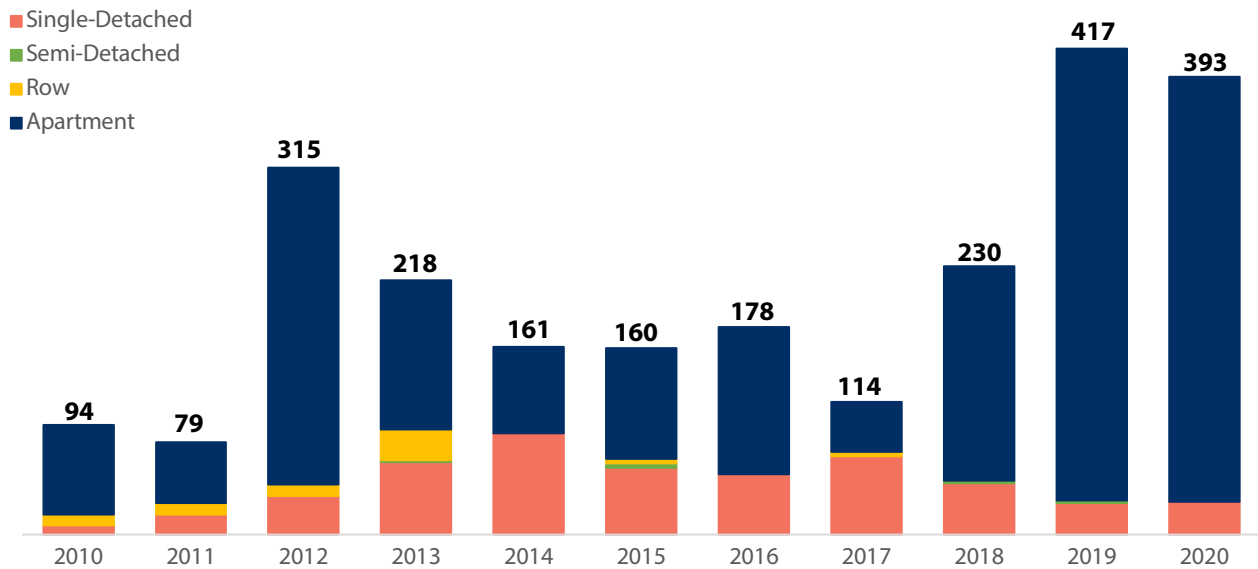
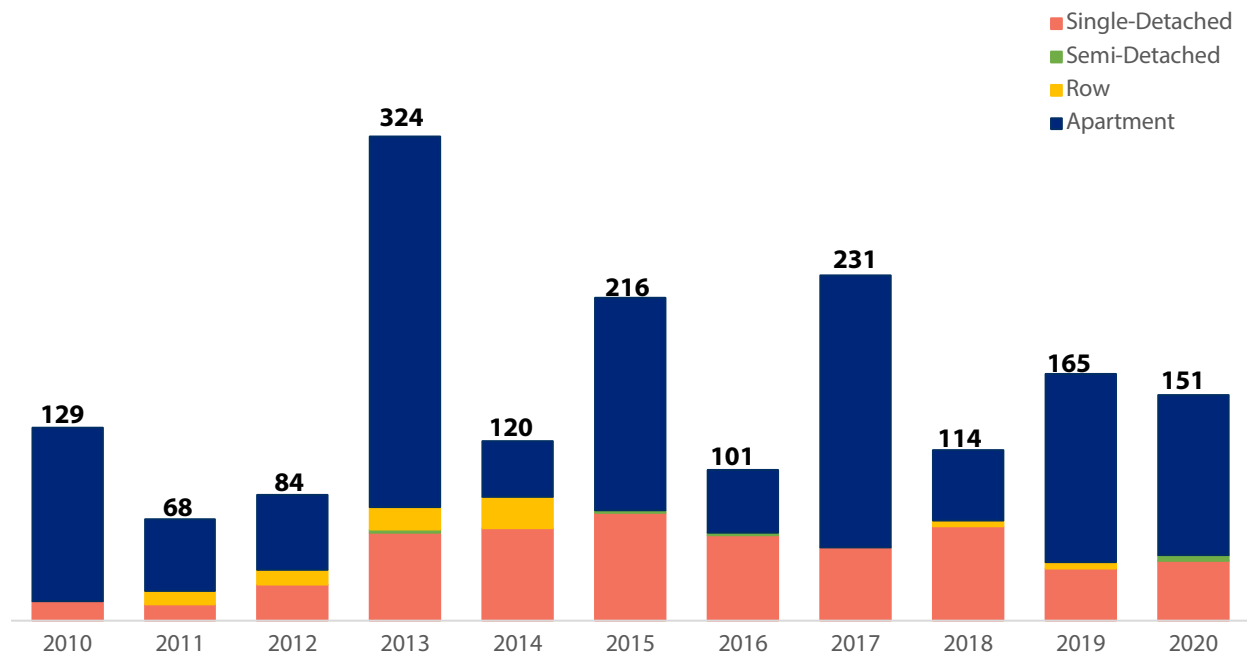


Figure 16: Housing Completions by Type Over Time, White Rock

Source: CMHC Market Rental Reports (2010 to 2020)



The Livability Factor

Engagement from the community revealed that housing is more than unit, it is also a place where other aspirations of livelihood and wellness stem from. Participants from community engagement described various aspects of livability important to them:

- Health and well-being; safety; and access to natural light, fresh air, and nature;
- Housing in good condition, large enough to accommodate all members of a household, and flexible space for their lifestyle needs (e.g., crafts, hobbies, storage);
- Connectivity with the broader aspects of neighbourhoods such as walkable streets with access to nature, parks, quiet areas, grocery stores, and places to connect with friends. Proximity to shops and services is one of the top three most important factor for White Rock residents when looking for a new home²³;
- Ground-oriented housing with gardens, sanctuary homes (not institutional), peaceful homes in quiet areas and stress-free environments with sound-barriers;
- Ensuring beautiful sites, streets, and parks;
- Considering rain, wind, and other adverse weather conditions; and
- Addressing parking issues and locating housing near public transportation.

There is an opportunity to consider livability components in new residential development in White Rock to meet the needs of the community and continue being a highly desirable place for existing and new residents of all incomes and abilities to enjoy.

²³ White Rock Housing Survey Results (2021)

AFFORDABILITY SNAPSHOTS

Understanding the Meaning of Affordability

In White Rock, there are many stories that capture the real impact of people experiencing housing challenges – be it finding a home that is accessible, in good condition, or within the budget they can afford. This section tells the stories of a few ‘representative’ households in White Rock to help illustrate local housing needs and gaps.

Household Story #1: Teacher Family

This snapshot examines the affordability of a high school teacher in White Rock who is a single parent of two kids. The median wage for a high school teacher is \$38.46 per hour²⁴. Working full-time and assuming child-support from the children’s other parent is provided, this parent has an annual income of \$67,193²⁵. This family likely needs three bedrooms to accommodate all members of their family.

Based on their income, this family could afford to purchase a home up to \$329,000 (assuming 10% down payment). Given that the benchmark sale prices for condos is over \$500,000, this family would be priced out of the homeownership market.



As such, this family would likely be renters and could afford to spend up to \$1,680 per month on rent. This falls short of the average monthly rent for a three-bedroom unit, at \$1,850 per month. This parent could consider renting a two-bedroom unit and having both kids share a room if they are the same gender. If not, occupancy standards require that kids of different genders have their own bedroom by the age of 12. In this case, they would have to spend more than 30% of their gross income on the cost of rent. When families spend more than what they can afford, then they likely make financial tradeoffs such as spending less on transportation, recreation, and food. For either a two- or three-bedroom unit, there would be few options available given vacancy rates for these units in White Rock are between 0.8% and 0.3%.

MONTHLY RENT AT 30% OF INCOME	AVERAGE MONTHLY RENT IN WHITE ROCK			
	STUDIO	1 BDRM	2 BDRM	3 BDRM
\$1,680	\$911	\$1,042	\$1,340	\$1,850

²⁴ Wages – Lower Mainland, Government of Canada (2020)

²⁵ BC Child Support Calculator (2021)

AFFORDABLE PURCHASE PRICE (WITH 10% DOWN)	BENCHMARK SALE PRICE IN WHITE ROCK		
	CONDO	TOWNHOUSE	SINGLE-DETACHED
\$329,183	\$500,100	\$648,300	\$1,340,900

Household Story #2: Senior Couple

Seniors are a growing demographic in White Rock, and includes single and couple seniors, independent and mobile seniors, and other seniors with mobility limitations. Some seniors are long-time residents who are empty nesters planning to age in place. This snapshot examines an active retired couple who are looking to downsize. We assume they have sold their single detached home at the median sale price. Being mortgage-free at the time of the sale, this senior couple plans to allocate equity as follows:



- Pay off outstanding debt: \$20,000;
- Assist grandchild with down payment for their first home (townhouse): \$65,000;
- Retained retirement savings (travel, recreation, leisure, personal health, and services): \$200,000; and
- Allocate towards renting or purchasing: \$1,055,900.

If this senior couple were to utilize the \$1,055,900 to rent over a 20-year period, they could afford \$1,320 per month towards the cost of rent and utilities. Assuming minimal rent increases over time, they could comfortably afford to rent a two-bedroom or three-bedroom unit in White Rock while also having money left over to enjoy a high quality of life. A key consideration for this couple is finding a unit that is accessible and appropriate for their lifestyle under a tight vacancy market.

This senior couple could potentially utilize their \$1.055 million as an equity transfer into purchasing another home. They could comfortably afford to purchase a condo or townhouse. Again, key to their needs is finding a home that is accessible and appropriate.

MONTHLY RENT AT 30% OF INCOME	AVERAGE MONTHLY RENT IN WHITE ROCK			
	STUDIO	1 BDRM	2 BDRM	3 BDRM
\$1,320	\$911	\$1,042	\$1,340	\$1,850

EQUITY TRANSFER TO 'DOWNSIZE'	BENCHMARK SALE PRICE IN WHITE ROCK		
	CONDO	TOWNHOUSE	SINGLE-DETACHED
\$1,055,900	\$500,100	\$648,300	\$1,340,900

Household Story #3: Person with a Disability

Stakeholders indicated that persons with disabilities are challenged to find affordable housing that meets their needs in White Rock, particularly accessible housing located near transportation, shops, and services. There is a wide range of needs amongst persons with disabilities, including physical and mobility limitations, intellectual disabilities, and medical or health limitations. This is supported by BC Housing wait list data for applicants who identify as having a disability waiting for affordable units, as well as applicants waiting for a wheelchair accessible unit.



Starting May 2021, a single person with a disability eligible for income assistance could receive a monthly benefit of \$1,358 per month²⁶ (or an annual income of \$16,296). A studio unit would not be appropriate for a person with mobility challenges, as such this snapshot assumes that this person would pursue at least a one-bedroom unit. Based on the monthly benefit income, a single person with a disability cannot afford the average one-bedroom unit in White Rock and would likely have to spend more than 30% of their gross income on housing costs. They are also likely challenged to find an accessible one-bedroom.

MONTHLY RENT AT 30% OF INCOME	AVERAGE MONTHLY RENT IN WHITE ROCK			
	STUDIO	1 BDRM	2 BDRM	3 BDRM
\$407	\$911	\$1,042	\$1,340	\$1,850

AFFORDABLE PURCHASE PRICE (WITH 10% DOWN)	BENCHMARK SALE PRICE IN WHITE ROCK		
	CONDO	TOWNHOUSE	SINGLE-DETACHED
\$42,196	\$500,100	\$648,300	\$1,340,900

²⁶ Disability assistance, Province of BC (2021)

Household Story #4: Healthcare Worker and Retail Manager Family

Healthcare is a major sector of employment²⁷ in White Rock with the Peace Arch Hospital being a key employer. Stakeholders indicated that a variety of healthcare workers are challenged to find and afford housing in White Rock that is within reasonable commuting distance to their place of work. These include support staff, medical technicians, lab service staff, cleaning staff, housekeeping, infection control staff, administrative staff, doctors, nurses, and specialists. Retail trade is also a major sector in White Rock, employing 775 people in the community. This snapshot explores a representative household of a medical technician and retail sales manager, with one child, with respect to what they can afford to rent or purchase in White Rock.



The median wage for a medical technician is \$28.80 per hour, and the median wage for a retail sales manager is \$29.27 per hour. Assuming they both work full-time; this household has an annual income of \$104,526.

With one child, this family will likely need a home with at least two bedrooms. Based on their household income, they can afford to spend \$2,613 per month on rent and utilities which can cover the average rent for a family-sized rental unit in White Rock. A key challenge would be able to find a unit that meets their needs given the low vacancy rates for two and three-bedroom units.

Purchasing a home may be an option for this couple. Assuming they have no debt and have saved enough money for a 10% down payment, this couple can afford a purchase price up to \$539,690. This is enough to afford a condo in White Rock.

MONTHLY RENT AT 30% OF INCOME	AVERAGE MONTHLY RENT IN WHITE ROCK			
	STUDIO	1 BDRM	2 BDRM	3 BDRM
\$2,613	\$911	\$1,042	\$1,340	\$1,850

AFFORDABLE PURCHASE PRICE (WITH 10% DOWN)	BENCHMARK SALE PRICE IN WHITE ROCK		
	CONDO	TOWNHOUSE	SINGLE-DETACHED
\$539,690	\$500,100	\$648,300	\$1,340,900

²⁷ There are 1,055 people in White Rock employed in the health care and social assistance sector, Metro Vancouver Housing and Community Profile (2020)

Household Story #5: Young Adult in Crisis

Engagement with the community recognized that there are many residents in White Rock who are vulnerable due to a wide range of reasons. These include being new to White Rock and Canada (e.g., new immigrants), having a substance use issue, fleeing violence, experiencing a personal crisis such as job loss or family breakdown, and experiencing insecure housing. Data supports the prevalence of vulnerability, including the last point-in-time homeless count which identified 33 people experiencing homelessness. The online survey revealed that 12% of survey respondents experienced an impact on their housing needs during the COVID-19 pandemic.



This snapshot explores a representative household in White Rock, a young adult experiencing crisis. This young adult lost their full-time minimum wage job during the pandemic, their only source of income. Prior to losing their job, this person had a one-bedroom rental unit and was paying more than 30% of their income towards rent and utilities. They could purchase basic necessities such as food, but had no money left over for savings. They were also working towards paying off credit card debt.

Once the pandemic hit and they lost their job, this household experienced an immediate crisis. Not enough money for rent, they were given notice of an eviction. However, they were eligible and applied for the provincial²⁸ and federal government relief programs²⁹, but the payments were delayed. When they finally received the first installment, they missed one month's worth of rent and were late on bills. In total, they received a one-time \$1,000 payment from the Government of BC, and \$300 per week from the federal government. They used the \$1,000 to pay off their previous month's rent and utilized the \$1,200 for immediate payment of rent due, bills, and basic necessities.

If this person spent no more than 30% of their income on housing costs, then they could afford \$360 per month towards rent. This is far below the average monthly rent for a studio unit (\$911) and one-bedroom unit (\$1,042) in White Rock. In this situation, it is likely that this household would spend nearly all their government assistance on rent and not have money left over for other basic necessities. This unexpected crisis has sent them back and initiated a series of 'playing catch-up' with every installment and would likely result in them having to access local social services and supports such as a food bank to help get by.

²⁸ The Government of BC offered an emergency benefit of a one-time, tax-free \$1,000 payment to employed BC residents affected due to the pandemic, Government of BC (2020)

²⁹ As of July 2021, the Canada Recovery Benefit provides eligible workers with \$300 per week (\$270 after taxes), Government of Canada (2021)

MONTHLY RENT AT 30% OF INCOME	AVERAGE MONTHLY RENT IN WHITE ROCK			
	STUDIO	1 BDRM	2 BDRM	3 BDRM
When working full-time minimum wage: \$684				
After laid off and receiving government assistance: \$360	\$911	\$1,042	\$1,340	\$1,850

AFFORDABLE PURCHASE PRICE (WITH 10% DOWN)	BENCHMARK SALE PRICE IN WHITE ROCK		
	CONDO	TOWNHOUSE	SINGLE-DETACHED
When working full-time minimum wage: \$104,581			
After laid off and receiving government assistance: n/a	\$500,100	\$648,300	\$1,340,900

CONCLUDING COMMENTS

The high degree of residential development activity in White Rock is a positive sign that the new units coming online will meet the Regional Growth Strategy's estimate of approximately 1,100 units by the year 2026. A key opportunity for the City of White Rock is to influence the housing mix and tenure of these new units to better meet the needs of residents: more secured, purpose-built market rental units, non-market units and affordable homeownership units; and, more accessible units, seniors-oriented unit, and family-friendly units in multi-unit development projects.

APPENDIX A

Metro Vancouver – Indicators Report for White Rock

HOUSING NEEDS REPORT

Part 1: Community and Housing Profile

White Rock

October 2020

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1. INTRODUCTION

Local governments across the Metro Vancouver region and across British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. Housing needs reports collect, review, and analyze data about current and projected population, household income, significant economic sectors, and the currently available and anticipated housing units in a given community, in order to establish a baseline understanding of housing need and demand. The housing needs report becomes the basis for determining current and projected housing need, and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in four parts:

1. **Introduction**
Describes the housing needs report requirement for local governments in British Columbia, the study purpose, and regional context.
2. **Community Profile**
Provides key demographic, household, and economic data, including population and household projections.
3. **Housing Profile**
Provides an overview of housing supply, market conditions, and housing indicators.
4. **Housing Need** (TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. "Part 2" of the Housing Needs Report))
Summarizes housing need in the community identified through the research and analysis and engagement processes.

1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019 requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. Municipalities and regional districts in BC are required to complete publicly accessible housing needs reports by April 2022 and every five years thereafter.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

1.2 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an official community plan or regional growth strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for White Rock, including population growth, age, household characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

2.1 DEMOGRAPHICS

Population

According to the 2016 Census of Population, there were 19,952 people living in White Rock. White Rock represents 0.8% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), White Rock grew by 6.4%, adding 1,197 people, and representing 0.3% of the region's total population growth. Table 1 shows the population growth in White Rock, Metro Vancouver and British Columbia from 2006 to 2016. Surrey is added for additional comparison.

Table 1. Population Growth, White Rock, Surrey, Metro Vancouver, and BC (2006, 2011, 2016)

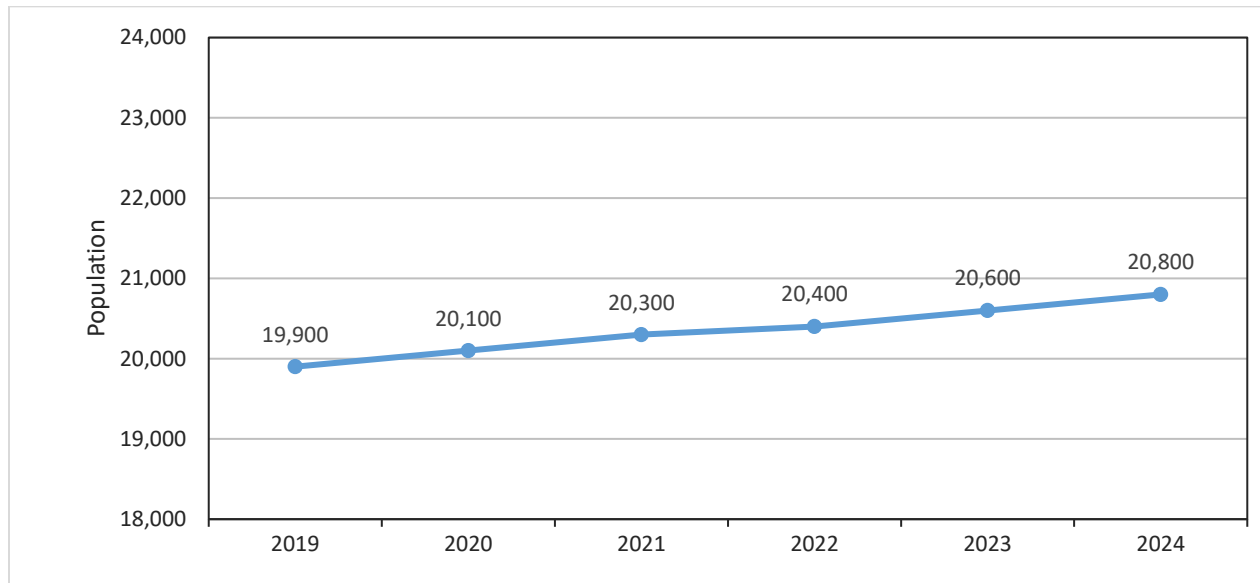
Community / Area	Population Growth	2006	2011	2016
White Rock	6.4%	18,755	19,339	19,952
Surrey	31.1%	394,976	468,251	517,887
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

Source: Statistics Canada, Census of Population, 2006, 2011, 2016.

ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections for the region and its member jurisdictions. According to the most recent projections, White Rock's population is anticipated to increase by 900 people, from 19,900 residents in 2019 to 20,800 residents in 2024. As outlined in Table 1 above, Statistics Canada's 2016 Census identified a population of 19,952 persons which was higher than that anticipated in 2019 by Metro Vancouver's earlier projections. While the rate of more recent population growth has exceeded that forecast by the Region in their Metro 2040 projections, it is believed that the overall rate of annual growth referenced in Table 2 below (i.e., 180 persons per year) is reliable. The City of White Rock is working with Metro Vancouver on updated growth projections to 2050. Growth projections tend to be updated every five years as the Census is released.

Figure 1. Anticipated Population, White Rock (2019 to 2024)



Source: Metro Vancouver

The growth shown in Figure 1 represents an anticipated population growth of 4.5% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 7.1% population growth over the 5-year period, 2019-2024 (Table 2).

Table 2. Anticipated Population Growth, White Rock and Metro Vancouver (2019 to 2024)

Community/Area	2019	2024	Anticipated Growth 2019-2024	Anticipated Annual Growth	Anticipated Annual Persons Per Year
White Rock	19,900	20,800	4.5%	0.9%	180
Metro Vancouver	2,663,800	2,852,700	7.1%	1.4%	37,780

Source: Metro Vancouver

Age Profile

Table 3 shows the median age of White Rock's population, as reported in the three most recent census periods. White Rock's median age (56.6) was significantly higher than that of the region (40.9) and the province as a whole (43.0).

Table 3. Median Age, White Rock, Surrey, Metro Vancouver, and BC (2006, 2011, 2016)

Age	2006	2011	2016
White Rock	51.3	53.8	56.6
Surrey	37.0	37.5	38.7
Metro Vancouver	39.1	40.2	40.9
British Columbia	40.8	41.9	43.0

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The fastest growing segment of the population in White Rock between 2006 and 2016 was people aged 65 to 84 years (+37.3%), followed by people aged 45 to 64 years (+9.8%), and 15 to 19 years (9.3%). Meanwhile, the population aged 20 to 44 years and 0 to 14 years declined. Table 4 shows the population by age group in White Rock during the last three Census periods (2006, 2011 and 2016).

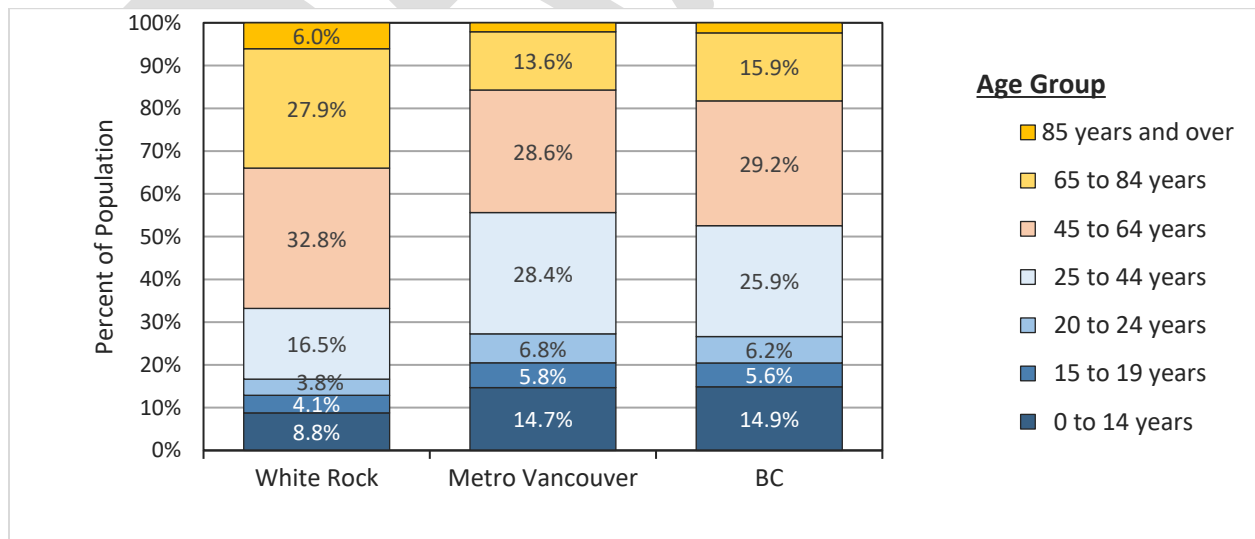
Table 4. Population by Age Group, White Rock (2006, 2011, 2016)

Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	1,940	10.3%	1,790	9.3%	1,755	8.8%	-9.5%
15 to 19 years	750	4.0%	785	4.1%	820	4.1%	9.3%
20 to 24 years	865	4.6%	725	3.7%	750	3.8%	-13.3%
25 to 44 years	4,030	21.5%	3,720	19.2%	3,300	16.5%	-18.1%
45 to 64 years	5,965	31.8%	6,620	34.2%	6,550	32.8%	9.8%
65 to 84 years	4,060	21.6%	4,455	23.0%	5,575	27.9%	37.3%
85 years and over	1,150	6.1%	1,235	6.4%	1,205	6.0%	4.8%
Total	18,755	100%	19,340	100%	19,955	100%	6.4%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The age distribution of the population in White Rock was older than that of Metro Vancouver and the province of BC. The proportion of children and youth aged 19 years or under was lower in White Rock (12.9%) than in Metro Vancouver (20.5%) and in BC (20.4%). The proportion of seniors 65+ years old in White Rock (34.0%) was significantly higher than in Metro Vancouver (15.7%) and BC (18.3%). Figure 2 compares the total population of White Rock, Metro Vancouver, and BC by age group.

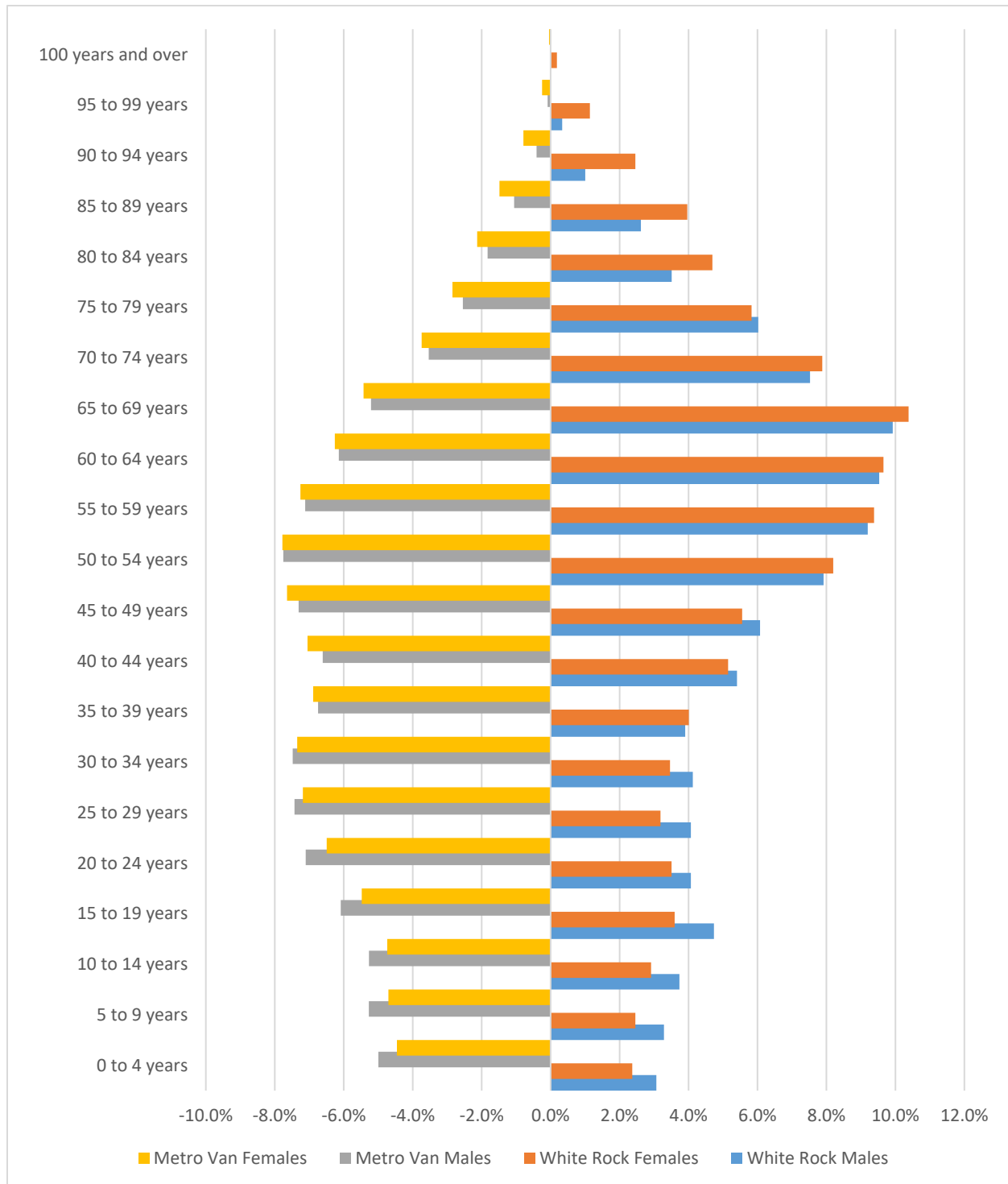
Figure 2. Population by Age Group, White Rock, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

Figure 3 compares the total population of White Rock and Metro Vancouver by age group and gender.

Figure 3. Population by Age Group and Gender, White Rock and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016

ANTICIPATED AGE PROFILE

According to Metro Vancouver growth projections, the most significant growth in White Rock is expected to occur among youth and senior populations with the number of those aged 20 to 24 years and 85 years and over expected to rise by 17.6% and 14.3% respectively. Table 5 shows the anticipated population growth by age group in White Rock from 2019 to 2024.

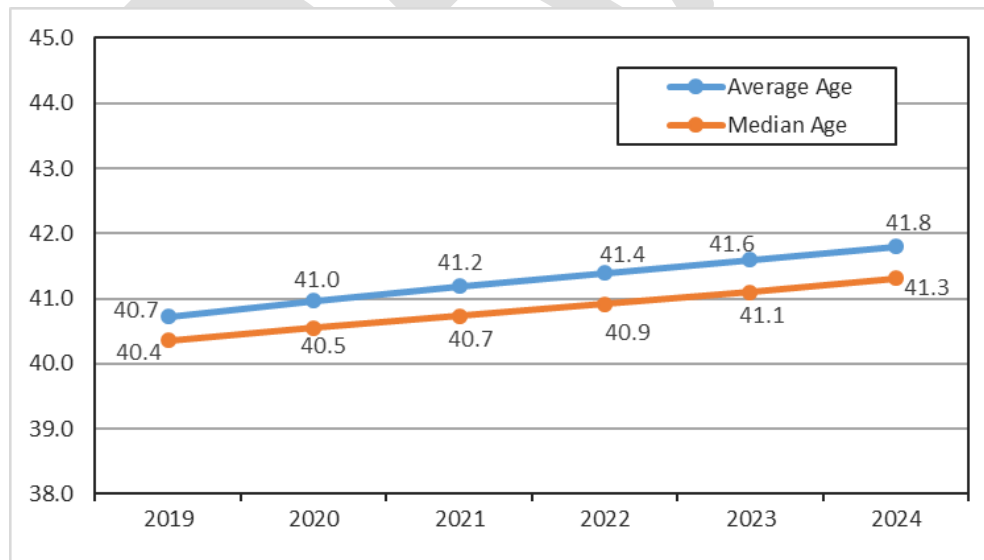
Table 5. Anticipated Population Growth by Age Group, White Rock (2019 to 2024)

Age Groups	2019		2024		Population Change 2019 - 2024	
0 to 14 years	1,700	8.5%	1,600	7.7%	-100	-5.9%
15 to 19 years	1,700	8.5%	1,600	7.7%	-100	-5.9%
20 to 24 years	1,700	8.5%	2,000	9.6%	300	17.6%
25 to 44 years	1,900	9.5%	2,100	10.1%	200	10.5%
45 to 64 years	2,800	14.1%	2,700	13.0%	-100	-3.6%
65 to 84 years	3,800	19.1%	3,700	17.8%	-100	-2.6%
85 years and over	6,300	31.7%	7,200	34.6%	900	14.3%
Total	19,900	100%	20,800	100%	900	4.5%

Source: Metro Vancouver

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats' most recent projections which are shown in Figure 3, the median age of the anticipated population in Metro Vancouver will increase from 40.4 years in 2019 to 41.3 years by 2024, suggesting that the trend over the 5-year period will be an aging of the region's population. This is concurrent with the findings of Metro Vancouver's projections, and trends experienced across the province and country.

Figure 4. Average and Median Age of the Anticipated Population, Metro Vancouver (2019 to 2024)



Source: BC Stats

2.2 HOUSEHOLDS

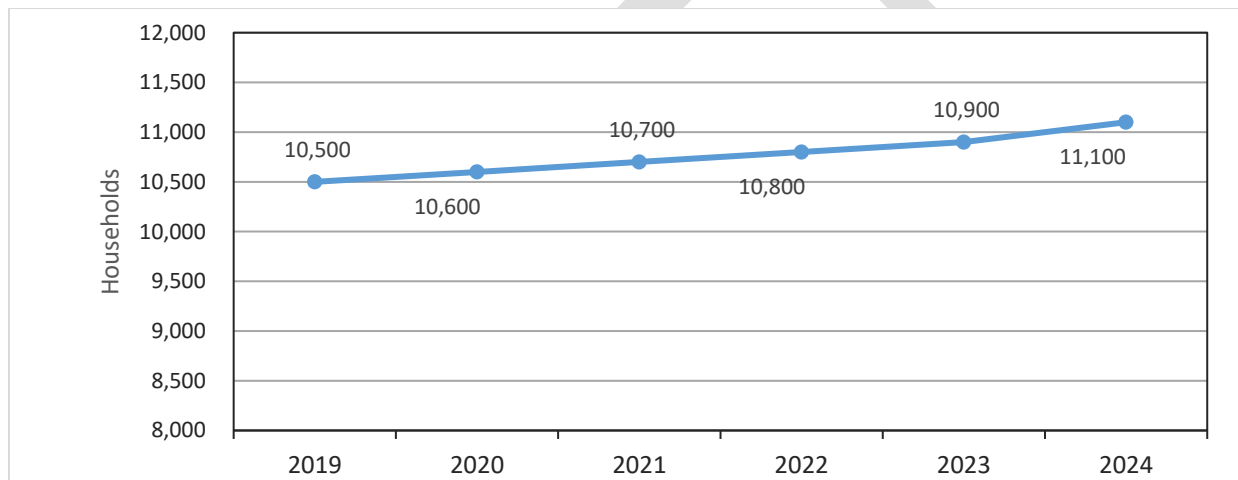
Number of Households

In 2016, the total number of households in White Rock was 10,005. This is an increase in the total households from the previous two census periods. In 2011, there were 9,866 households in White Rock, and in 2006 there were 9,526. This represented a 5.0% growth in the number of households between 2006 and 2016.

ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections, the anticipated number of households in White Rock is expected to grow to a total of 11,100 households by 2024, a 5.7% increase from 2019. Figure 4 contains information on the household projections for White Rock from 2019 to 2024.

Figure 5. Anticipated Total Number of Households, White Rock (2019 to 2024)



Source: Metro Vancouver

Household Size

The large majority (80.1%) of White Rock households were 1-person households and 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 3.4% of all White Rock households. According to the 2016 Census, the average number of persons in a White Rock household was 1.9, which was lower than the average household size in Metro Vancouver (2.5) and BC (2.4).

Table 6. Number and Percentage of Households by Household Size, White Rock (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	4,260	44.8%	4,530	45.9%	4,485	44.8%
2 persons	3,340	35.1%	3,425	34.7%	3,530	35.3%
3 persons	975	10.2%	945	9.6%	960	9.6%
4 persons	650	6.8%	665	6.7%	690	6.9%
5 or more persons	290	3.0%	305	3.1%	345	3.4%
Total	9,515	100.0%	9,870	100.0%	10,005	100.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

ANTICIPATED HOUSEHOLD SIZE

By 2024, the average number of persons in a White Rock household is expected to be 1.87.

Household Tenure

In 2016, 67.9% of White Rock households were owners. This proportion was comparable to the previous two census years (68.2% in 2011 and 66.3% in 2006). White Rock's ownership rate was higher than that of Metro Vancouver (63.7%) and comparable to the province as a whole (68.0%). Table 7 shows the tenure breakdown for White Rock households for the past three Census periods.

Table 7. Number and Percentage of Households by Household Tenure, White Rock (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	6,310	66.3%	6,730	68.2%	6,795	67.9%
Renter households	3,210	33.7%	3,140	31.8%	3,210	32.1%
Total	9,515	100%	9,865	100%	10,005	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 3,210 renter households in White Rock in 2016, 320 (10.0%) self-reported that they were living in subsidized housing / receiving a subsidy. Table 8 shows information on the subsidy status for renter households in White Rock during the past three Census periods.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, White Rock (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	315	10.0%	320	10.0%
Renter households without subsidy	n/a	n/a	2,820	90.0%	2,890	90.0%
Total	3,210	100%	3,135	100%	3,210	100%

Source: Statistics Canada, Census, 2006, 2011, 2016 | Note: 2006 Census did not collect information on the presence of rental subsidies.

Household Income

In 2016, the median income for all White Rock households was \$61,865, and the average income was \$89,992. These were lower than incomes of households throughout the Metro Vancouver region (\$72,585 median income; \$96,423 average income) and BC as a whole (\$69,979 median income; \$90,354 average income). Table 9 shows the median household incomes for White Rock, Metro Vancouver, and BC during the past three census periods.

Table 9. Median Household Incomes, White Rock, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016	Income Growth 2006 to 2016
White Rock	\$59,592	\$61,810	\$61,865	3.8%
Metro Vancouver	\$65,342	\$68,830	\$72,585	11.1%
British Columbia	\$62,372	\$65,555	\$69,979	12.2%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In White Rock, almost half of all households (48.3%) were earning less than \$60,000 per year during the latest census period, as shown in Table 10. In Metro Vancouver, this proportion was 41.4%. The proportion of households earning less than \$30,000 per year was 21.5% in White Rock and 19.0% in Metro Vancouver. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015\$), White Rock and Metro Vancouver (2006, 2011, 2016)

Household Income	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
	#	%	#	%	#	%	#	%
Under \$5,000	235	2.5%	240	2.4%	245	2.4%	28,215	2.9%
\$5,000 to \$9,999	175	1.8%	170	1.7%	95	0.9%	15,325	1.6%
\$10,000 to \$14,999	255	2.7%	285	2.9%	330	3.3%	28,505	3.0%
\$15,000 to \$19,999	600	6.3%	460	4.7%	435	4.3%	38,730	4.0%
\$20,000 to \$24,999	620	6.5%	685	6.9%	600	6.0%	35,910	3.7%
\$25,000 to \$29,999	410	4.3%	470	4.8%	450	4.5%	35,430	3.7%
\$30,000 to \$34,999	390	4.1%	515	5.2%	540	5.4%	36,585	3.8%
\$35,000 to \$39,999	500	5.3%	340	3.4%	405	4.0%	36,525	3.8%
\$40,000 to \$44,999	420	4.4%	520	5.3%	410	4.1%	36,175	3.8%
\$45,000 to \$49,999	410	4.3%	360	3.6%	445	4.4%	36,890	3.8%
\$50,000 to \$59,999	760	8.0%	795	8.1%	875	8.7%	69,510	7.2%
\$60,000 to \$69,999	795	8.4%	625	6.3%	715	7.1%	66,100	6.9%
\$70,000 to \$79,999	640	6.7%	710	7.2%	625	6.2%	60,325	6.3%
\$80,000 to \$89,999	475	5.0%	735	7.5%	550	5.5%	54,510	5.7%
\$90,000 to \$99,999	390	4.1%	460	4.7%	455	4.5%	49,305	5.1%
\$100,000 to \$124,999	865	9.1%	885	9.0%	760	7.6%	100,350	10.4%
\$125,000 to \$149,999	495	5.2%	535	5.4%	630	6.3%	72,235	7.5%
\$150,000 to \$199,999	695	7.3%	545	5.5%	730	7.3%	82,570	8.6%
\$200,000 and over	390	4.1%	520	5.3%	715	7.1%	77,700	8.1%
Total households	9,515	100.0%	9,865	100.0%	10,005	100.0%	960,890	100.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all White Rock households (\$61,865), renter households had a significantly lower median income (\$41,790). Among renters, the proportion of households earning less than \$60,000 in 2016 was 66.5% in White Rock and 59.5% in Metro Vancouver. The proportion of households earning less than \$30,000 per year was 36.0% in White Rock and 31.3% in Metro Vancouver. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015\$), White Rock and Metro Vancouver (2006, 2011, 2016)

Household Income	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
	#	%	#	%	#	%	#	%
Under \$ 5,000	150	4.7%	115	3.7%	130	4.0%	17,165	4.9%
\$5,000 to \$9,999	105	3.3%	115	3.7%	45	1.4%	9,065	2.6%
\$10,000 to \$14,999	170	5.3%	120	3.8%	235	7.3%	19,805	5.7%
\$15,000 to \$19,999	300	9.3%	250	8.0%	220	6.9%	24,830	7.1%
\$20,000 to \$24,999	255	7.9%	310	9.9%	320	10.0%	19,965	5.7%
\$25,000 to \$29,999	150	4.7%	220	7.0%	205	6.4%	18,285	5.2%
\$30,000 to \$34,999	195	6.1%	190	6.1%	235	7.3%	17,905	5.1%
\$35,000 to \$39,999	235	7.3%	135	4.3%	155	4.8%	17,100	4.9%
\$40,000 to \$44,999	180	5.6%	215	6.8%	135	4.2%	17,000	4.9%
\$45,000 to \$49,999	170	5.3%	80	2.5%	160	5.0%	16,560	4.7%
\$50,000 to \$59,999	265	8.3%	210	6.7%	295	9.2%	29,700	8.5%
\$60,000 to \$69,999	240	7.5%	185	5.9%	180	5.6%	26,450	7.6%
\$70,000 to \$79,999	205	6.4%	250	8.0%	210	6.5%	22,150	6.4%
\$80,000 to \$89,999	145	4.5%	220	7.0%	135	4.2%	17,680	5.1%
\$90,000 to \$99,999	70	2.2%	105	3.3%	85	2.6%	14,730	4.2%
\$100,000 to \$124,999	185	5.8%	205	6.5%	190	5.9%	25,460	7.3%
\$125,000 to \$149,999	50	1.6%	90	2.9%	105	3.3%	14,475	4.2%
\$150,000 to \$199,999	95	3.0%	35	1.1%	125	3.9%	12,330	3.5%
\$200,000 and over	50	1.6%	80	2.5%	50	1.6%	8,040	2.3%
Total renter households	3,210	100.0%	3,140	100.0%	3,210	100.0%	348,700	100.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Conversely, owners had a higher median income when compared to the rest of White Rock households. With a median household income of \$73,667, owner households made \$12,000 more than the median income of all White Rock households, and \$32,000 more than the median income of renter households. The median income of owner households was 1.8 times higher than the median income of renter households. Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015\$), White Rock and Metro Vancouver (2006, 2011, 2016)

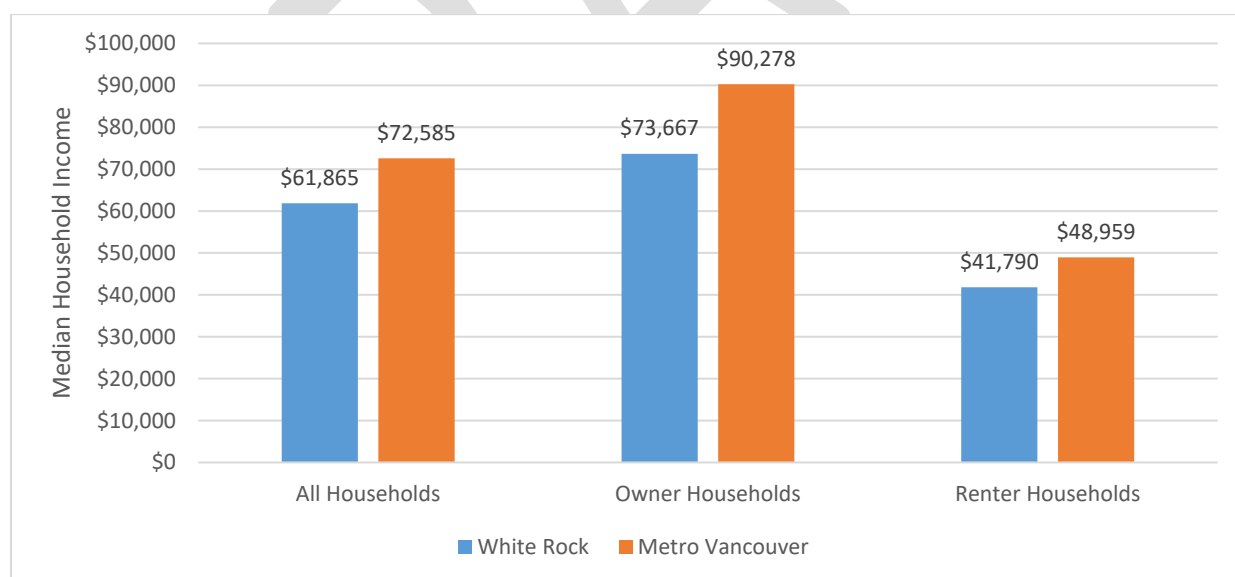
Household Income	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
	#	%	#	%	#	%	#	\$
Under \$ 5,000	85	1.3%	125	1.9%	115	1.7%	11,035	1.8%
\$5,000 to \$9,999	65	1.0%	50	0.7%	55	0.8%	6,250	1.0%
\$10,000 to \$14,999	90	1.4%	165	2.5%	95	1.4%	8,690	1.4%
\$15,000 to \$19,999	300	4.8%	210	3.1%	210	3.1%	13,885	2.3%
\$20,000 to \$24,999	365	5.8%	375	5.6%	280	4.1%	15,935	2.6%
\$25,000 to \$29,999	260	4.1%	250	3.7%	245	3.6%	17,130	2.8%
\$30,000 to \$34,999	195	3.1%	320	4.8%	305	4.5%	18,670	3.1%

Household Income	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
	#	%	#	%	#	%	#	\$
\$35,000 to \$39,999	260	4.1%	210	3.1%	250	3.7%	19,420	3.2%
\$40,000 to \$44,999	245	3.9%	295	4.4%	275	4.0%	19,170	3.1%
\$45,000 to \$49,999	240	3.8%	280	4.2%	285	4.2%	20,325	3.3%
\$50,000 to \$59,999	495	7.8%	590	8.8%	580	8.5%	39,790	6.5%
\$60,000 to \$69,999	555	8.8%	445	6.6%	530	7.8%	39,630	6.5%
\$70,000 to \$79,999	430	6.8%	465	6.9%	420	6.2%	38,165	6.2%
\$80,000 to \$89,999	330	5.2%	515	7.7%	415	6.1%	36,825	6.0%
\$90,000 to \$99,999	315	5.0%	355	5.3%	375	5.5%	34,565	5.6%
\$100,000 to \$124,999	685	10.9%	675	10.0%	570	8.4%	74,880	12.2%
\$125,000 to \$149,999	445	7.1%	450	6.7%	525	7.7%	57,755	9.4%
\$150,000 to \$199,999	605	9.6%	505	7.5%	600	8.8%	70,230	11.5%
\$200,000 and over	340	5.4%	440	6.5%	660	9.7%	69,650	11.4%
Total owner households	6,310	100.0%	6,730	100.0%	6,795	100.0%	612,005	100.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 6 compares the median household incomes in White Rock and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared with renter households.

Figure 6. Median Household Income by Tenure, White Rock and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

2.3 ECONOMY & EMPLOYMENT

Labour Force

The local economy has a significant impact on housing need and demand. White Rock's participation rate was lower than that of Metro Vancouver and the province as a whole. Its unemployment rate, however, was comparable to that of Metro Vancouver and slightly lower than that of the province, as shown in Table 13. The number of workers in the labour force decreased by 2.6% between 2006 and 2016, despite the fact that the overall population of White Rock increased by 6.4% over the same period.

Table 13. Labour Force Statistics, White Rock, Metro Vancouver, and BC (2016)

	White Rock	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	17,360	2,064,615	3,870,375
In Labour Force	9,435	1,355,520	2,471,665
Employed	8,870	1,276,900	2,305,690
Unemployed	570	78,620	165,975
Not In Labour Force	7,920	709,095	1,398,710
Participation Rate	54.3%	65.7%	63.9%
Unemployment Rate	6.0%	5.8%	6.7%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The largest proportion of workers residing in White Rock worked (regardless of whether their place of work was in White Rock or not) in health care and social assistance (11.2% of the workforce), retail trade (10.2% of the workforce), and the professional, scientific, and technical services (9.5% of the workforce). Large proportions of workers residing in White Rock also worked in educational services (8.2%), construction (7.4%), and accommodation and food services (6.4%). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in White Rock.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in White Rock (2006, 2011, 2016)

Sector	2006		2011		2016	
Industry - Not applicable	100	1.0%	135	1.3%	165	1.7%
All industry categories	9,585	98.9%	9,915	98.7%	9,270	98.3%
Agriculture, forestry, fishing and hunting	70	0.7%	55	0.5%	60	0.6%
Mining, quarrying, and oil and gas extraction	30	0.3%	40	0.4%	20	0.2%
Utilities	55	0.6%	90	0.9%	55	0.6%
Construction	890	9.2%	845	8.4%	695	7.4%
Manufacturing	605	6.2%	365	3.6%	450	4.8%
Wholesale trade	530	5.5%	450	4.5%	430	4.6%
Retail trade	945	9.8%	1,210	12.0%	960	10.2%
Transportation and warehousing	555	5.7%	515	5.1%	520	5.5%
Information and cultural industries	330	3.4%	180	1.8%	295	3.1%
Finance and insurance	485	5.0%	340	3.4%	415	4.4%

Sector	2006		2011		2016	
Real estate and rental and leasing	385	4.0%	460	4.6%	425	4.5%
Professional; scientific and technical services	675	7.0%	790	7.9%	900	9.5%
Management of companies and enterprises	25	0.3%	0	0.0%	40	0.4%
Administrative and support; waste management and remediation services	300	3.1%	365	3.6%	350	3.7%
Educational services	1,000	10.3%	870	8.7%	775	8.2%
Health care and social assistance	925	9.5%	1,140	11.3%	1,055	11.2%
Arts; entertainment and recreation	220	2.3%	305	3.0%	295	3.1%
Accommodation and food services	545	5.6%	745	7.4%	600	6.4%
Other services (except public administration)	540	5.6%	285	2.8%	445	4.7%
Public administration	470	4.9%	845	8.4%	485	5.1%
Total	9,690		10,050		9,435	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. 81.2% of White Rock's residents commuted to a different part of the region for work, compared to 15.7% who both lived and worked within White Rock. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, White Rock and Metro Vancouver (2016)

Commuting Destination	White Rock		Metro Vancouver	
Within census subdivision of residence (e.g. White Rock)	1,030	15.7%	436,405	44.1%
Within Region of Metro Vancouver but outside of census subdivision of residence	5,330	81.2%	534,530	54.0%
Within BC but outside of Metro Vancouver	165	2.5%	14,895	1.5%
To a different Province or Territory	35	0.5%	4,060	0.4%
Total - Worker Population with a Usual Place of Work	6,565	100%	989,890	100%

Source: Statistics Canada, Census of Population, 2016

Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in White Rock (moved within the Census Subdivision).

Migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

Table 16. Mobility Status as Compared to 5 Years Ago, White Rock and Metro Vancouver (2006, 2011, 2016)

Mobility Status	White Rock						Metro Vancouver	
	2006		2011		2016		2016	
Non-movers	8,630	49.0%	9,935	55.2%	9,700	52.2%	1,298,685	56.2%
Non-migrants	3,150	17.9%	3,320	18.5%	3,425	18.4%	516,530	22.4%
Migrants	5,825	33.1%	4,730	26.3%	5,465	29.4%	495,035	21.4%
Total	17,600	100.0%	17,985	100.0%	18,590	100.0%	2,310,250	100.0%

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

As shown in Table 16, 52.2% of White Rock residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region, and has an impact on housing supply.

3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for White Rock, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

3.1 HOUSING SUPPLY

Housing Unit Types

More than half of the 10,005 housing units in White Rock were apartments (54.8%). Following this housing type, single-detached houses were the most common form of housing, comprising 25.3% of the total housing units.

From 2006 to 2016, apartments in buildings with five or more storeys saw the largest increase (68.2%), followed by row houses (37.5%). During the same time period, apartments in a duplex, which include detached houses with secondary suites, also increased by 18.2%. Table 17 shows the dwelling units by structure type in White Rock during the past three Census periods.

Table 17. Number and Percentage of Dwelling Units by Structure Type, White Rock (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	2,725	28.6%	2,820	28.6%	2,535	25.3%
Semi-detached house	125	1.3%	100	1.0%	85	0.8%
Apartment (duplex)	1,455	15.3%	1,465	14.9%	1,720	17.2%
Row house	120	1.3%	130	1.3%	165	1.6%
Apartment (fewer than 5 storeys)	4,290	45.1%	4,315	43.7%	4,210	42.1%
Apartment (5 or more storeys)	755	7.9%	990	10.0%	1,270	12.7%
Other single-attached house	30	0.3%	45	0.5%	15	0.1%
Movable dwelling	0	0.0%	5	0.1%	5	0.0%

Structure Type	2006		2011		2016	
Total	9,515	100%	9,865	100%	10,005	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In terms of the breakdown of housing units by type (i.e. number of bedrooms), the majority of White Rock's housing units (74.5%) was housing that could be suitable for families (2 bedroom or 3+ bedroom units). Between 2006 and 2016, there was a significant decrease (-81.4%) in the number of dwelling units with 0 bedrooms (bachelor / studio units), a housing type that can provide much-needed affordable housing for low and very-low income individuals. Table 18 shows the dwelling units by number of bedrooms in White Rock during the past three Census periods.

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, White Rock (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
0 bedrooms	295	3.1%	110	1.1%	55	0.5%
1 bedroom	2,330	24.5%	2,240	22.7%	2,500	25.0%
2 bedrooms	3,970	41.7%	4,265	43.2%	4,245	42.4%
3+ bedrooms	2,920	30.7%	3,255	33.0%	3,205	32.0%
Total	9,520	100%	9,865	100%	10,005	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

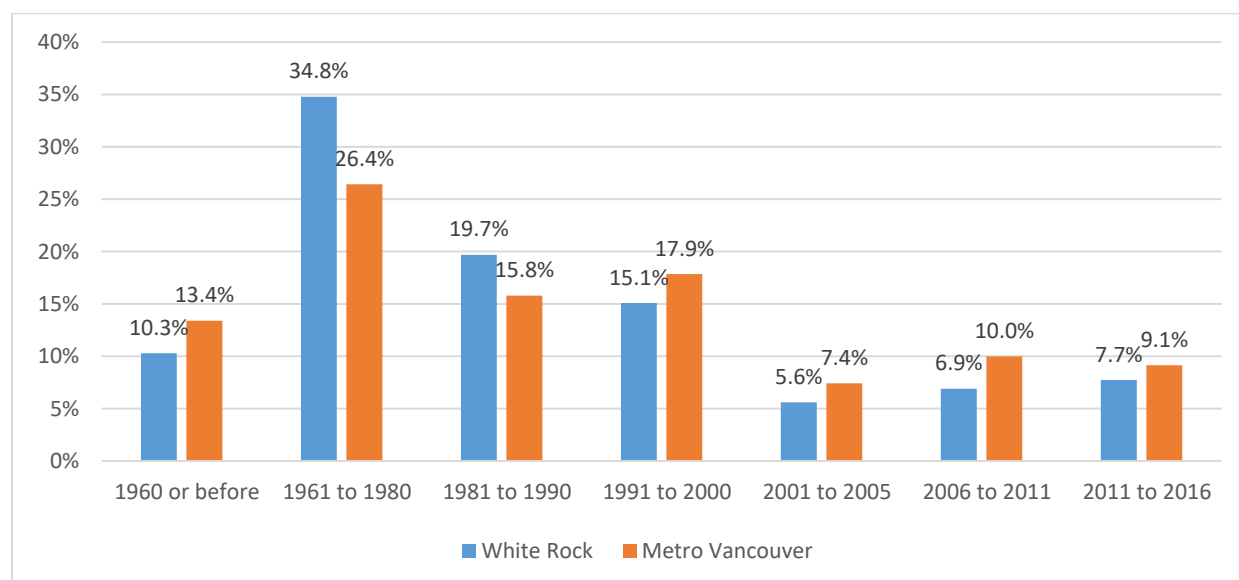
According to the 2016 Census, almost half of the dwelling units in White Rock were built prior to 1981 (45.1%), and 14.6% were constructed in the most recent 10-year period, from 2006-2016. Table 19 shows information on dwelling units in White Rock by period of construction.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, White Rock (2016)

Period of Construction	2016	
1960 or before	1,030	10.3%
1961 to 1980	3,480	34.8%
1981 to 1990	1,970	19.7%
1991 to 2000	1,510	15.1%
2001 to 2005	560	5.6%
2006 to 2011	690	6.9%
2011 to 2016	775	7.7%
Total	10,005	100%

Source: Statistics Canada, Census of Population, 2016

Figure 7. Dwelling Units by Period of Construction, White Rock and Metro Vancouver (2016)

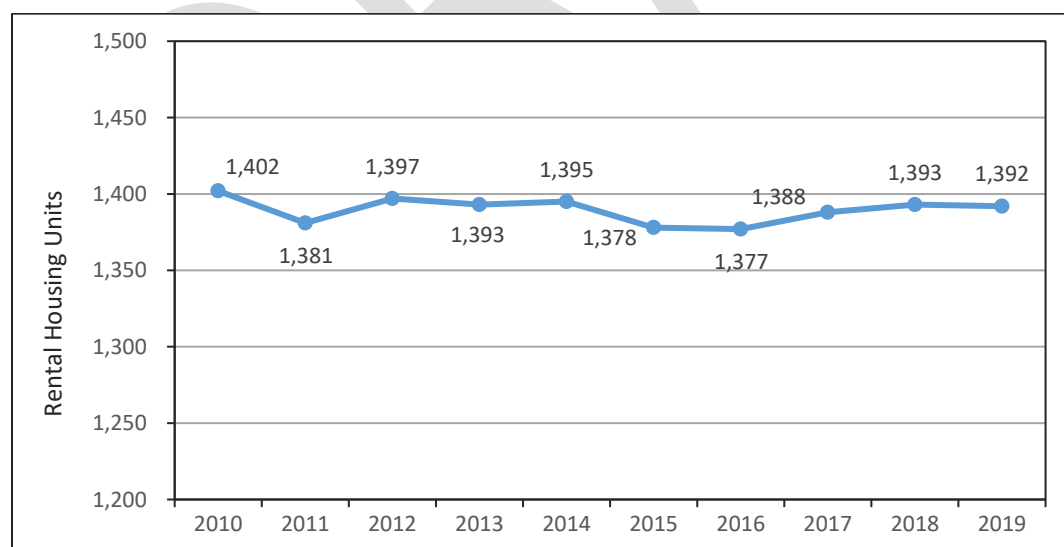


Source: Statistics Canada, Census of Population, 2016

Rental Housing

In terms of rental housing, the following subsection outlines information regarding the primary and secondary rental market in White Rock. Figure 8 shows the number of purpose-built rental units in the primary rental market in White Rock over time. This includes both purpose-built rental apartments and row housing (townhouses). In 2019, there were a total of 1,392 units in the primary rental market. Over the 2010 to 2019 period, the number of purpose-built rental units decreased slightly by 0.7% (10 units).

Figure 8. Total Number of Dwelling Units in the Primary Rental Market, White Rock (2010 to 2019)



Source: Canada Mortgage and Housing Corporation

Secondary suites and private condominium rentals represent a portion of the rental housing stock in the Metro Vancouver region. Data for both private condominium rentals and secondary suites is difficult to obtain at the municipal level. According to the *Metro Vancouver Housing Data Book*, there were an estimated 1,400-1,600 secondary suites in 2017 and an estimated 856 private rental condominium units in 2018 in the private rental market in White Rock.

Table 20 shows the rental vacancy rates in White Rock overall and by type of housing unit (i.e. number of bedrooms) since 2010. In 2019, the total vacancy rate in White Rock was at 1.7%, slightly higher than the 1.1% the previous year. The overall rental vacancy rate has varied significantly since 2010, reaching a high of 3.9% in 2013 and decreasing since then. In comparison, the overall vacancy rate in 2019 was 1.1% in Metro Vancouver and 1.5% in British Columbia.

Table 20. Vacancy Rate by Number of Bedrooms, White Rock (2010 to 2019)

Number of Bedrooms	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	0.0%	1.3%	2.6%	2.5%	4.1%	3.0%	0.0%	n/a	n/a	3.5%
1 bedroom	2.2%	0.7%	2.9%	4.4%	1.4%	0.8%	0.1%	0.3%	0.9%	2.2%
2 bedrooms	0.8%	0.3%	4.7%	2.8%	1.2%	0.3%	0.0%	0.6%	1.6%	0.3%
3+ bedrooms	10.6%	12.5%	0.0%	0.0%	n/a	0.0%	n/a	n/a	n/a	n/a
Total	1.8%	0.7%	3.3%	3.9%	1.5%	0.8%	0.1%	0.6%	1.1%	1.7%

Source: Canada Mortgage and Housing Corporation | Notes: includes purpose built rental apartment and row housing numbers

Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives; where the housing is provided at below market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in White Rock. There may be other non-market housing units available in White Rock that are not part of BC Housing's list, so the data presented in this section may not be comprehensive.

Table 21 summarizes the number of dwelling units that were identified by BC Housing as non-market units in White Rock and Metro Vancouver in 2020, and Table 22 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in White Rock and Metro Vancouver.

Table 21. Number of Dwelling Units that are Non-Market (Subsidized) Units, White Rock and Metro Vancouver (2020)

Community	Transitional Supported and Assisted Living	Independent Social Housing Low Income Families	Low Income Seniors	Total Units
White Rock	213	0	79	292
Metro Vancouver	9,477	10,834	13,296	33,607

Source: BC Housing

Table 22. Number of Housing Units and Shelter Beds for the Homeless, White Rock and Metro Vancouver (2020)

Community	Housing Units for the Homeless	Shelter Beds	Total
White Rock	n/a	n/a	n/a
Metro Vancouver	7,565	1,339	8,904

Source: BC Housing

In addition to those living in subsidized housing units, there were 45 families receiving subsidies through BC Housing's Rental Assistance Program (RAP), and 316 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in White Rock in 2020. These programs provide eligible low-income, working families and seniors with low to moderate incomes with financial assistance to afford monthly rent in the private market. BC Housing also provides rent supplements for people experiencing or at risk of homelessness, but in 2020 there were no individuals receiving this type of subsidy in White Rock.

Changes in Housing Stock

Housing completions are a measure of increasing housing supply. Table 23 shows housing completions by structure type over time in White Rock. Since 2011, the number of housing completions has varied significantly, reaching a peak of 324 units completed in 2013. The majority of completions in White Rock have been for apartments. The number of rental housing completions has increased in the past year, as shown in Figure 10.

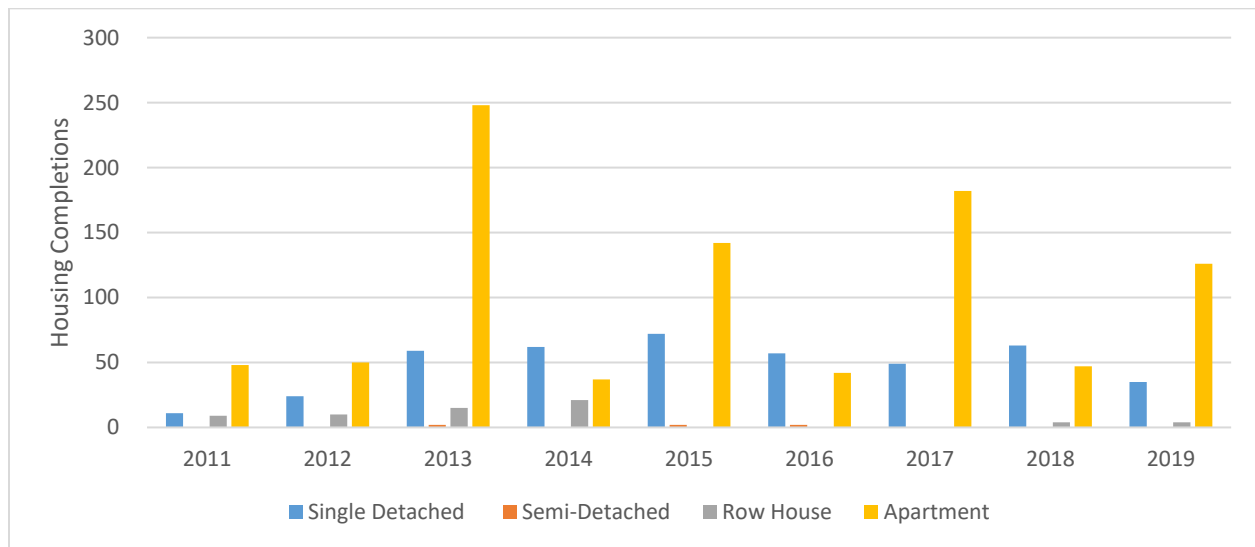
Table 23. Number of Housing Completions by Structure Type, White Rock (2011 to 2019)

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Secondary Suite	24	25	31	32	52	39	33	46	n/a
Single Detached	11	24	59	62	72	57	49	63	35
Semi-Detached	0	0	2	0	2	2	0	0	0
Row House	9	10	15	21	0	0	0	4	4
Apartment	48	50	248	37	142	42	182	47	126
Total	68	84	324	120	216	101	231	114	165

Source: Canada Mortgage and Housing Corporation

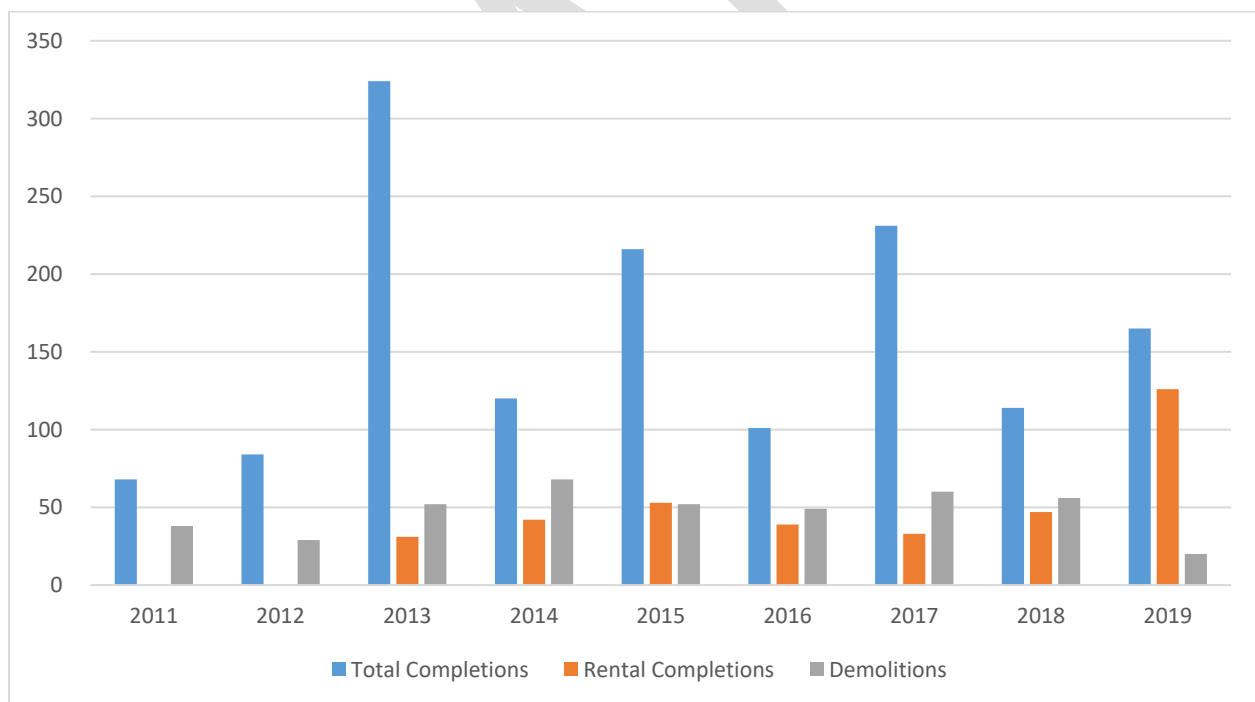
Note: data for secondary suite is excluded from the total count.

Figure 9. Number of Housing Completions by Structure Type, White Rock (2011 to 2019)



Source: Canada Mortgage and Housing Corporation

Figure 10. Number of Housing Completions by Tenure and Demolitions, White Rock (2011 to 2019)



Source: Canada Mortgage and Housing Corporation

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. Housing demolitions have varied in White Rock since 2011. In 2019, 20 units were demolished. Table 24 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 24. Number of Housing Demolitions by Structure Type, White Rock (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	38	29	49	68	52	49	58	56	20
Duplex	0	0	0	0	0	0	0	0	0
Row house	0	0	0	0	0	0	0	0	0
Apartment	0	0	3	0	0	0	2	0	0
Total	38	29	52	68	52	49	60	56	20

Source: Canada Mortgage and Housing Corporation

3.2 HOUSING MARKET CONDITIONS

Housing Values

Tables 25 and 26 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in White Rock based on data from the 2016 Census of Population. As of 2016, the median housing values were highest for single-detached houses (\$1,250,686) and apartment (duplexes) (basically, houses with basement suites) (\$1,200,534), and lowest for apartment units in low rise buildings (fewer than 5 storeys) (\$286,386) and apartment units in mid to high rise buildings (5 or more storeys) (\$449,595). Median housing values were highest for 4+ bedroom dwellings (\$1,499,358) and lowest for 1 bedroom dwellings (\$250,506).

Table 25. Median Housing Values by Structure Type, White Rock (2016)

Structure Type	Number of Dwellings	Median Value
Single-detached house	2,040	\$1,250,686
Apartment (5 or more storeys)	830	\$449,595
Apartment (fewer than 5 storeys)	2,715	\$286,386
Apartment (duplex)	960	\$1,200,534
Row house	170	\$551,643
Semi-detached house	55	\$897,154
Total	6,790	\$600,196

Source: Statistics Canada, Census of Population, 2016

Table 26. Median Housing Values by Number of Bedrooms, White Rock (2016)

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	20	n/a
1 bedroom	860	\$250,506
2 bedrooms	3,150	\$349,789
3 bedrooms	1,320	\$1,001,637
4+ bedrooms	1,450	\$1,499,358
Total	6,790	\$600,196

Source: Statistics Canada, Census of Population, 2016

Sale Prices

The Real Estate Board of Greater Vancouver also tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices. The

MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, and number of bedrooms, for example. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model. Table 27 shows the HPI by structure type in White Rock from 2011 to 2019. During that time, benchmark prices increased by 64.4% for single detached homes, 37.2% for row homes and by 54.8% for apartments or condominiums. In 2019 (and in all years), single detached houses had much higher benchmark prices (\$1,340,900) than row houses (\$648,300) and apartment/condominium units (\$500,100). As a comparison, Table 28 shows the HPI by structure type in Surrey from 2011 to 2019.

Table 27. Benchmark Price (HPI) by Structure Type, White Rock and South Surrey (2011 to 2019)

Structure Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	\$815,398	\$881,800	\$851,100	\$902,400	\$983,900	\$1,437,600	\$1,493,300	\$1,464,000	\$1,340,900
Row House	\$472,458	\$469,400	\$458,200	\$463,100	\$429,900	\$521,000	\$619,000	\$680,800	\$648,300
Apartment / Condominium	\$323,094	\$250,900	\$241,000	\$240,600	\$243,600	\$310,600	\$420,200	\$516,000	\$500,100

Source: Real Estate Board of Greater Vancouver | Note: data for South Surrey is combined with White Rock for reporting purposes.

Table 28. Benchmark Price (HPI) by Structure Type, Surrey (2011 to 2019)

Structure Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	\$546,694	\$564,300	\$579,450	\$714,814	\$689,700	\$981,700	\$1,043,400	\$1,121,500	\$1,004,100
Row House	\$335,567	\$306,833	\$320,613	\$379,416	\$324,200	\$409,800	\$507,800	\$598,000	\$565,100
Apartment / Condominium	\$211,506	\$197,859	\$208,369	\$210,500	\$201,500	\$239,000	\$340,200	\$464,300	\$410,700

Source: Real Estate Board of Greater Vancouver | Note: data for South Surrey is combined with White Rock for reporting purposes.

Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25-year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at \$420,000 (previously set to \$385,000 for 2011-2015).

Table 29 below shows the estimated total and affordable sales in White Rock by structure type between 2013 and 2018.

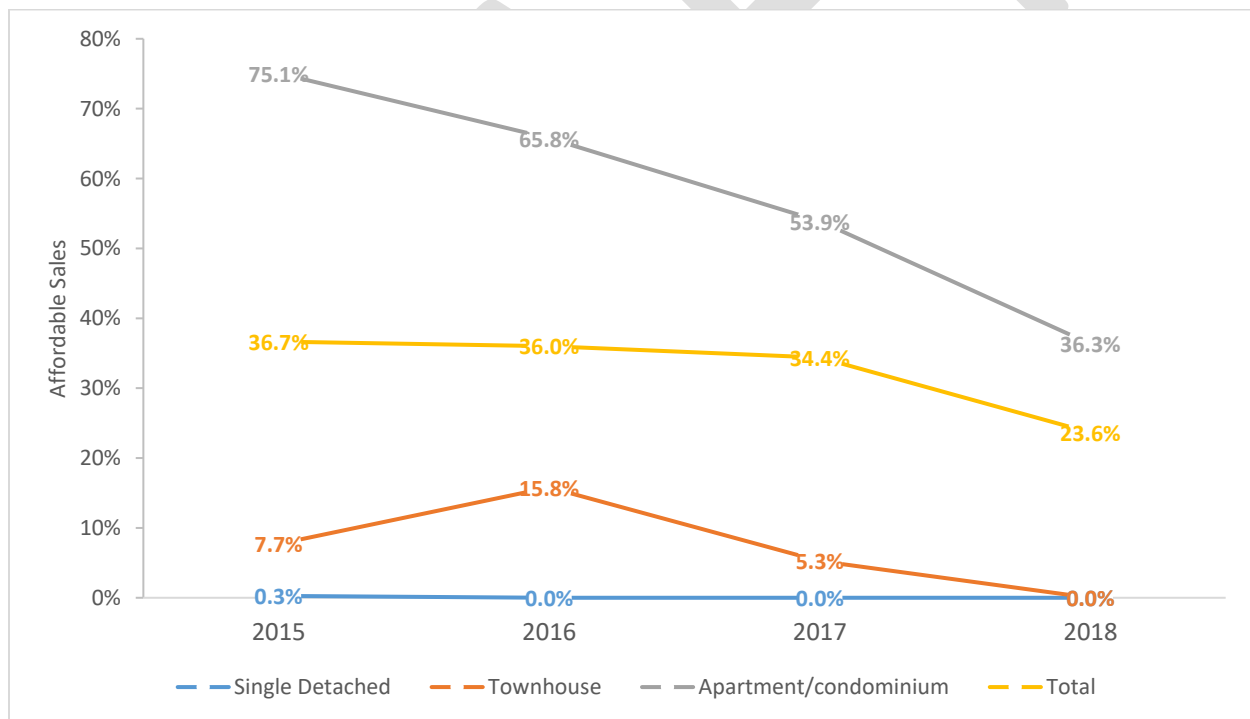
Table 29. Estimated Real Estate Sales, Total and Affordable, by Structure Type, White Rock (2013 to 2018)

Structure Type	2013		2014		2015		2016		2017		2018	
	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable
Single Detached	n/a	n/a	n/a	n/a	371	1	348	0	225	0	135	0
Townhouse	n/a	n/a	n/a	n/a	39	3	38	6	19	1	20	0
Apartment/condominium	n/a	n/a	n/a	n/a	381	286	447	294	425	229	289	105
Total	n/a	n/a	n/a	n/a	791	290	833	300	669	230	444	105

Source: Real Estate Board of Greater Vancouver

Figure 11 shows the percentage of affordable sales by structure type. In 2018, 23.6% of total sales were considered affordable on average (105 affordable sales of the 444 total sales). The proportion of total sales that are deemed affordable has decreased since 2015, when it was 36.7%. Apartments and condominiums were much more likely to be affordable. The proportion of apartment/condominium sales that were deemed affordable has also decreased almost every year, from a high of 75.1% in 2015 to 36.3% in 2018.

Figure 11. Affordable Sales, by Structure Type, White Rock (2015 to 2018)



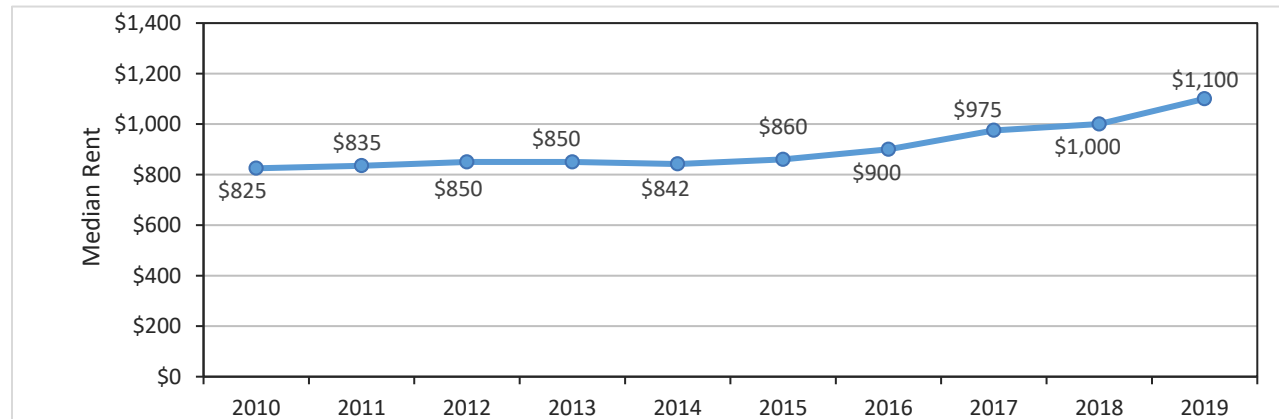
Source: Real Estate Board of Greater Vancouver

Rental Prices

In 2019, the primary rental market average monthly rent price in White Rock was \$1,164, and the median rent was \$1,100. In comparison, the average monthly rent in Metro Vancouver was \$1,394, and the median rent was \$1,300.

Figure 12 shows the median monthly rents for the primary rental market in White Rock, which includes purpose-built rental apartments and townhouses. CMHC does not collect rental price data for the secondary rental market.

Figure 12. Primary Rental Market Median Monthly Rent, White Rock (2008 to 2019)



Source: Canada Mortgage and Housing Corporation

As shown in Table 30, the median rents have been mostly increasing for all types of rental housing units in White Rock since 2010. Between 2010 and 2019, overall median rents rose by \$275 or 33.3%.

Table 30. Primary Rental Market Median Monthly Rent by Number of Bedrooms, White Rock (2008 to 2019)

No of Bedrooms	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	% change 2018-2019
0 BDRM s	\$660	\$710	\$720	\$715	\$715	\$775	\$800	\$810	\$863	\$911	5.6%
1 BDRM	\$815	\$825	\$840	\$850	\$825	\$845	\$875	\$940	\$960	\$1,042	8.5%
2 BDRM	\$995	\$995	\$1,000	\$1,020	\$1,019	\$1,045	\$1,050	\$1,181	\$1,209	\$1,340	10.8%
3+ BDRM	\$1,400	\$1,450	\$1,450	\$1,450	**	\$1,850	**	**	**	**	**
Median Rent	\$825	\$835	\$850	\$850	\$842	\$860	\$900	\$975	\$1,000	\$1,100	10.0%

Source: Canada Mortgage and Housing Corporation

Affordable Rents

Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.

Rental units are considered to be affordable to a household if that household spends 30% or less of their household income on rent. Based on this consideration, units that rent for \$940 per month or less are deemed to be affordable for households earning \$37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between \$940 and \$1,500 are deemed to be affordable for households earning \$60,000 (approximately 80% of the 2016 regional median household income).

In White Rock, the number of rental units that rent for \$940 or less (affordable to households earning \$37,500) fell from 875 in 2016 to 442 in 2018, a decrease of 49.5%. The number of rental units that rent between \$940 and \$1,500 (affordable to households earning \$60,000) increased by 71.4%.

Table 31. Rental Units by Rent Thresholds, White Rock (2016 to 2018)

	2016		2017		2018	
	#	%	#	%	#	%
Units that rent for \$940 or less	875	64%	564	41%	442	32%
Units that rent between \$940 - \$1,500	475	34%	763	55%	814	58%
Total Rental Units	1,377		1,388		1,393	

Source: Canada Mortgage and Housing Corporation

3.3 HOUSING INDICATORS

Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

In 2016, 26.0% of all private households (2,605 households) were living below the affordability standard in White Rock. Table 32 shows the number and percentage of households in White Rock spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in White Rock (19.0%) was lower than that in the Metro Vancouver region as a whole (20.3%) and higher than the proportion province-wide (17.1%) in 2016.

In White Rock, Metro Vancouver, and BC, significantly more renter households spent 30%-100% of their income on shelter costs. In White Rock, **40.9% of renter households fell below the affordability standard**, which was higher than the proportion of Metro Vancouver renter households (33.8%) and the proportion of BC renter households (35.2%).

Table 32. Households Spending 30%-100% of Their Income on Shelter by Tenure, White Rock, Metro Vancouver, and British Columbia (2006, 2011, 2016)

Affordability	White Rock						MV	BC
	2006		2011		2016		2016	
Total Private Households	9,475	100%	9,865	100%	10,005	100%	100%	100%
Below the affordability standard	2,385	25.2%	2,490	25.2%	2,605	26.0%	25.2%	22.9%
Owner Households	6,285	100%	6,730	100%	6,790	100%	100%	100%
Below the affordability standard	1,225	19.5%	1,340	19.9%	1,290	19.0%	20.3%	17.1%
Renter Households	3,190	100%	3,135	100%	3,215	100%	100%	100%
Below the affordability standard	1,160	36.4%	1,145	36.5%	1,315	40.9%	33.8%	35.2%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 33 shows that a relatively small number of the total private households in White Rock reported that their housing required major repair. In 2016, 510 households experienced adequacy challenges, representing 5.1% of all households. A slightly lower percentage of renter households (4.0%) than owner households (5.7%) had adequacy challenges.

Table 33. Households Requiring Major Repair by Tenure, White Rock, Metro Vancouver, and British Columbia (2006, 2011, 2016)

Adequacy (Requiring Major Repair)	White Rock						MV	BC
	2006		2011		2016		2016	
Total Private Households	9,515	100%	9,865	100%	10,005	100%	100%	100%
Below the adequacy standard	605	6.4%	625	6.3%	510	5.1%	5.7%	6.3%
Owner Households	6,310	100%	6,725	100%	6,795	100%	100%	100%
Below the adequacy standard	365	5.8%	380	5.7%	385	5.7%	5.0%	5.7%
Renter Households	3,210	100%	3,140	100%	3,215	100%	100%	100%
Below the adequacy standard	240	7.5%	245	7.8%	130	4.0%	6.8%	7.6%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of the resident households, according to National Occupancy Standard (NOS) requirements. As shown in Table 34, the proportion of household living in overcrowded conditions was significantly higher among renters than among owners in White Rock. In 2016, 275 households had suitability challenges, representing 2.7% of all households. The percentage of renter households with suitability challenges (5.0%) was higher than that for owner households (1.7%).

Table 34. Households Living in Overcrowded Conditions by Tenure, White Rock (2006, 2011, 2016)

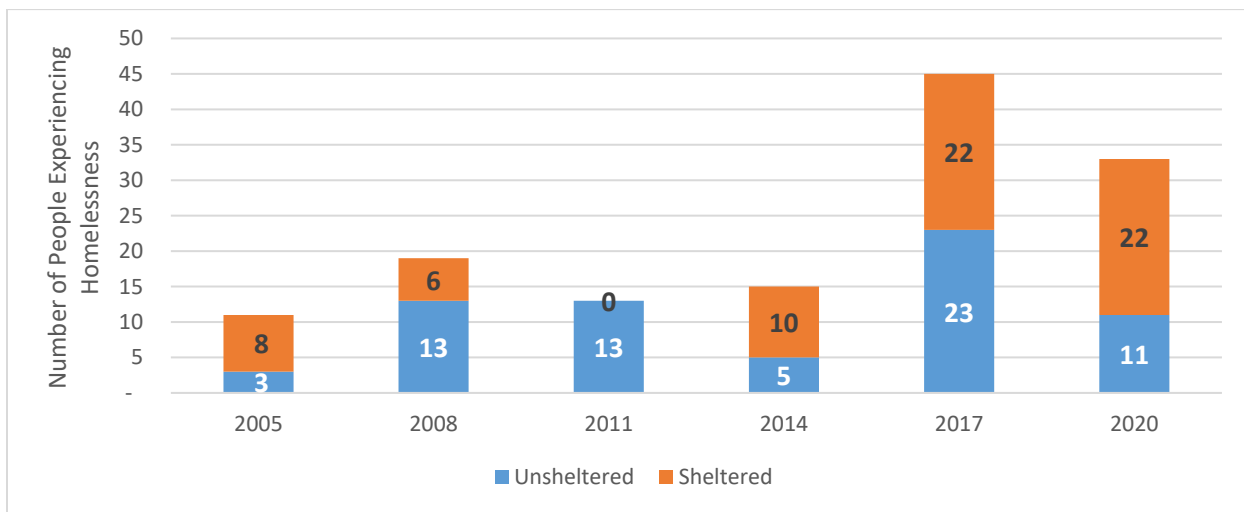
Suitability (Overcrowding)	White Rock						MV	BC
	2006		2011		2016		2016	
Total Private Households	9,515	100%	9,865	100%	10,005	100%	100%	100%
Below the suitability standard	350	3.7%	350	3.5%	275	2.7%	7.3%	5.3%
Owner Households	6,310	100%	6,725	100%	6,795	100%	100%	100%
Below the suitability standard	135	2.1%	185	2.8%	115	1.7%	4.4%	3.1%
Renter Households	3,210	100%	3,140	100%	3,215	100%	100%	100%
Below the suitability standard	215	6.7%	165	5.3%	160	5.0%	12.4%	10.1%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Homelessness

The Metro Vancouver regional Homeless Count, which occurs every three years, has historically presented data for White Rock and Delta combined. Figure 13 shows the number of individuals experiencing homelessness, both sheltered and unsheltered, in White Rock and Delta. Between 2005 and 2020, homelessness increased by 153.8% in White Rock/Delta and by 67.2% in the Metro Vancouver region. In 2020, data for White Rock was presented separately, and showed that there were 16 people experiencing homelessness, of whom 14 were sheltered and 2 unsheltered. In White Rock, 4 individuals identified as being Indigenous/Aboriginal, though not all survey respondents answered this question. This data is based on the preliminary data report for the 2020 Metro Vancouver Homeless Count. The final report will be released in fall 2020 and will provide additional analysis.

Figure 13. Number of Individuals Experiencing Homelessness, Sheltered and Unsheltered, White Rock and Delta (2005 to 2020)



Source: Metro Vancouver Homeless Count, 2005-2020

Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Over the past six years, the number of households in White Rock waiting for social housing increased by 126.5%, from 34 in 2013 to 77 in 2019. Senior households represented the largest component of the social housing waitlist in White Rock in 2019 at 61.0% of households, followed by family households at 18.2% of households. The next largest component of the waitlist were persons with disabilities, with 14.3% of households.

Table 35. Social Housing Waitlist by Household Characteristics, White Rock (2013 to 2019)

	2013	2014	2015	2016	2017	2018	2019
Family Households	6	6	12	12	10	12	14
Single Person Households	1	4	2	0	3	4	2
Seniors	18	20	26	24	38	37	47
Persons with Disabilities	6	7	5	13	9	10	11
Wheelchair Accessible Unit	3	1	1	2	2	1	3
Total Waitlist	34	38	46	51	62	64	77

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019)

(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

4. HOUSING NEED

THIS SECTION TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. “Part 2” of the Housing Needs Report).

Requirements of this section are summarized in the tables below.

More information: https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

Housing Units Required – Current and Anticipated (in 5 years)	Legislation
Number of units needed by housing type (0 bedroom, 1 bed, 2 bed, 3+ bed)	LGA: 585.3 (c) (i), (ii)
Households in Core Housing Need (3 previous census reports)	Housing Needs Reports Regulation
Core Housing Need, overall and by tenure (# and %)	Section 8 (1) (a) (i), (ii)
Extreme Core Housing Need, overall and by tenure (# and %)	Section 8 (1) (a) (iii), (iv)
Statements about key areas of local need	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Affordable Housing • Rental Housing • Special Needs Housing • Housing for Seniors • Housing for Families • Shelters and housing for individuals experiencing or at risk of homelessness 	Section 8 (1) (b) (i), (ii), (iii), (iv), (v), (vi)
Summary Form	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Key contextual information (e.g. location, population, median age, unemployment rate, etc.) • Summary of all the required content • Summary of housing policies in OCPs and RGSs (if available) • Summary of community consultation, and consultation with First Nations, other local governments and agencies. • Other key housing issues or needs not identified in the required content. 	Section 8 (1) (c) https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/housing_needs_reports_summary_form.pdf

APPENDIX: GLOSSARY

ADEQUATE in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

AFFORDABLE HOUSING has shelter costs equal to less than 30% of total before-tax household income.

APARTMENT means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and, (b) apartment in a building that has five or more storeys.

APARTMENT (DUPLEX) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. Apartment (duplex) units are commonly the main units and the secondary suite units in houses with secondary suites.

CENSUS DIVISION the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

CENSUS SUBDIVISION the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

COOPERATIVE HOUSING is a type of housing that residents own and operate as part of a membership.

CORE HOUSING NEED means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

DWELLING STRUCTURAL TYPE refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

EXTREME CORE HOUSING NEED has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

HOMELESSNESS is the situation of an individual or family that does not have a permanent address or residence.

HOUSEHOLD refers to a person or a group of persons who occupy the same dwelling.

MARKET HOUSING means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

MEDIAN is the value which is in the centre of a group of values.

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

MOBILITY STATUS means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MOVABLE DWELLING means a single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer houseboat, or floating home.

MOVER means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include before non-migrants and migrants.

NAICS means the North American Industry Classification System Canada 2012, published by Statistics Canada;

NAICS sector means a sector established by the NAICS.

NON-MIGRANT means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision)

NON-MOVER means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

OTHER SINGLE-ATTACHED HOUSE means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

OWNER HOUSEHOLD refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

PARTICIPATION RATE means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

PRIMARY RENTAL MARKET means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

RENTAL ASSISTANCE PROGRAM (RAP) is a type of rent supplement program that BC Housing offers to eligible low-income families.

RENTER HOUSEHOLD refers to private households where no member of the household owns their dwelling.

ROW HOUSE means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

SECONDARY RENTAL MARKET means a market for rental housing units that were not purpose-built as rental housing;

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

STRUCTURE TYPE see 'Dwelling Structural Type'.

SUBSIDIZED HOUSING refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

SUITABLE HOUSING means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

TENURE refers to whether the household owns or rents their private dwelling.

DRAFT

APPENDIX B

Housing Needs Survey Results

Project Report

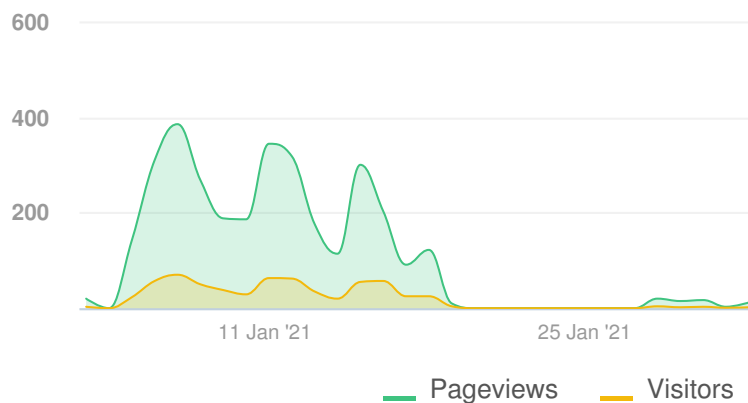
02 January 2021 - 31 January 2021

Talk White Rock

White Rock - Housing Needs Report



Visitors Summary

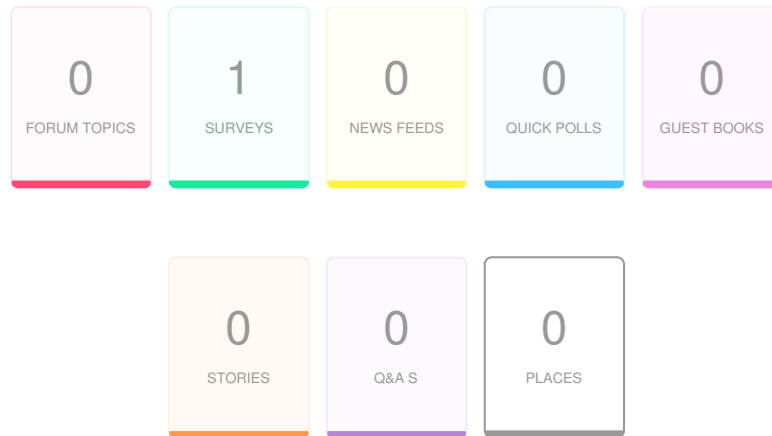


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
694	70	
NEW REGISTRATIONS		
4		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
399	485	584

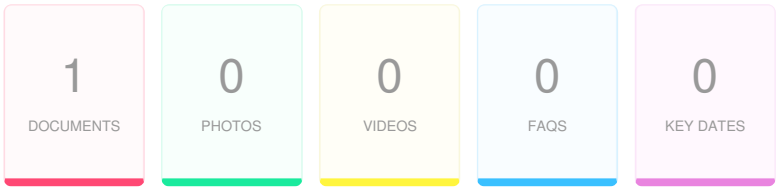
Aware Participants		584		Engaged Participants		399					
Aware Actions Performed		Participants		Engaged Actions Performed		Registered		Unverified		Anonymous	
Visited a Project or Tool Page		584									
Informed Participants		485		Contributed on Forums		0		0		0	
Informed Actions Performed		Participants		Participated in Surveys		27		4		368	
Viewed a video		0		Contributed to Newsfeeds		0		0		0	
Viewed a photo		0		Participated in Quick Polls		0		0		0	
Downloaded a document		32		Posted on Guestbooks		0		0		0	
Visited the Key Dates page		0		Contributed to Stories		0		0		0	
Visited an FAQ list Page		0		Asked Questions		0		0		0	
Visited Instagram Page		0		Placed Pins on Places		0		0		0	
Visited Multiple Project Pages		99		Contributed to Ideas		0		0		0	
Contributed to a tool (engaged)		399									

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	White Rock - Housing Needs Survey	Archived	494	27	4	368

INFORMATION WIDGET SUMMARY



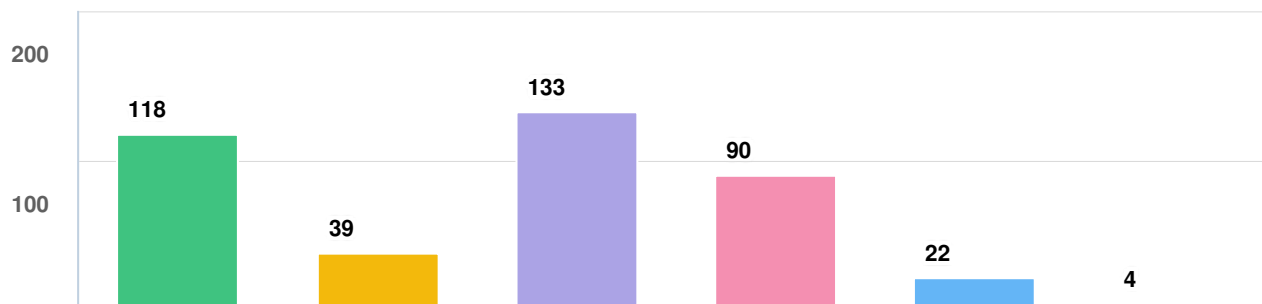
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	DRAFT Part 1 Report - White Rock Housing & Demographic Data (Housin...	32	36

ENGAGEMENT TOOL: SURVEY TOOL

White Rock - Housing Needs Survey

Visitors	494	Contributors	399	CONTRIBUTIONS	406
----------	-----	--------------	-----	---------------	-----

Where do you currently live (see map below - right click and select "open in new tab" to view larger image)?



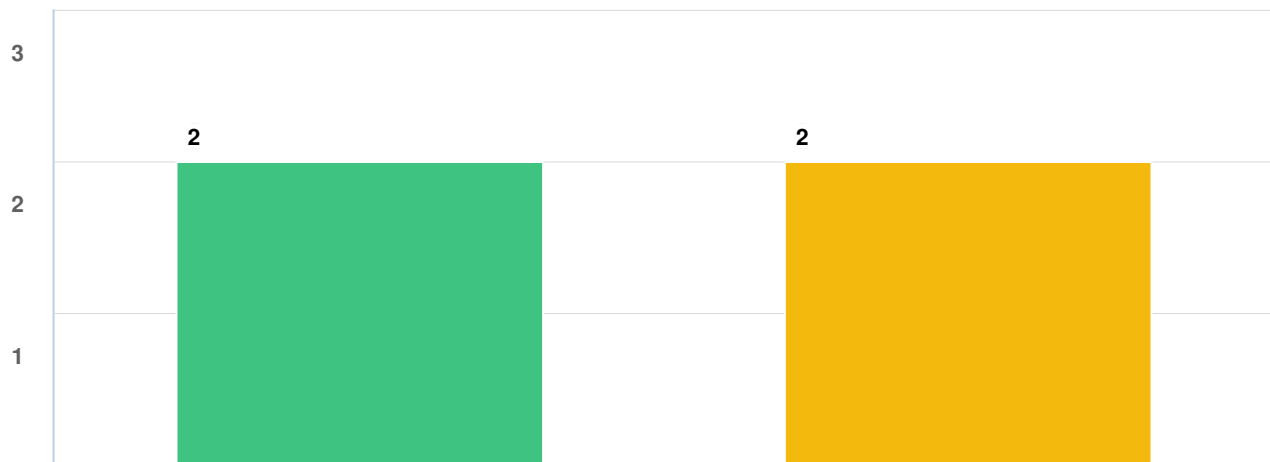
Question options

- Uptown (Red) (east of Oxford St., north of Thrift Ave., west of Best St. - including hospital block)
- West (Green) (west of Oxford St.)
- Central (Yellow) (east of Oxford St., south of Thrift Ave., west of Best St. / west of Centre St., & north of Victoria Ave.)
- East (Purple) (east of Best St. / Centre St. to Stayte Road, north of properties abutting Marine Dr.)
- Waterfront (Blue) (east of Oxford St., south of Victoria Ave., to Stayte)
- Outside of White Rock (please specify City)

Mandatory Question (406 response(s))

Question type: Checkbox Question

If you would like to live in White Rock, are any of the following barriers preventing you from moving here? Please select a...



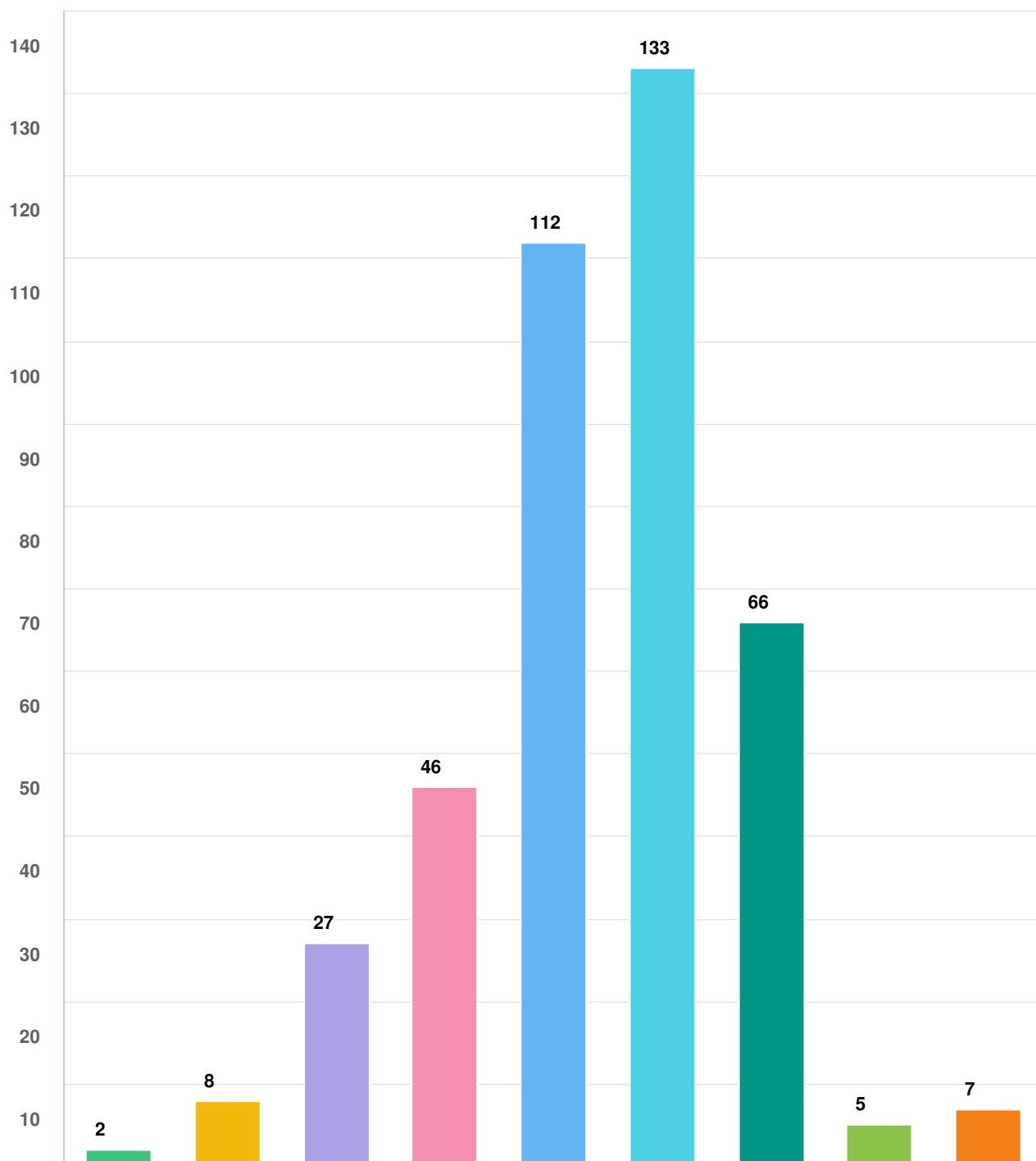
Question options

- ☒ There is a limited supply of the type of home I'm looking for ☐ Other (please specify)

Optional question (4 response(s), 402 skipped)

Question type: Checkbox Question

What age group are you in?



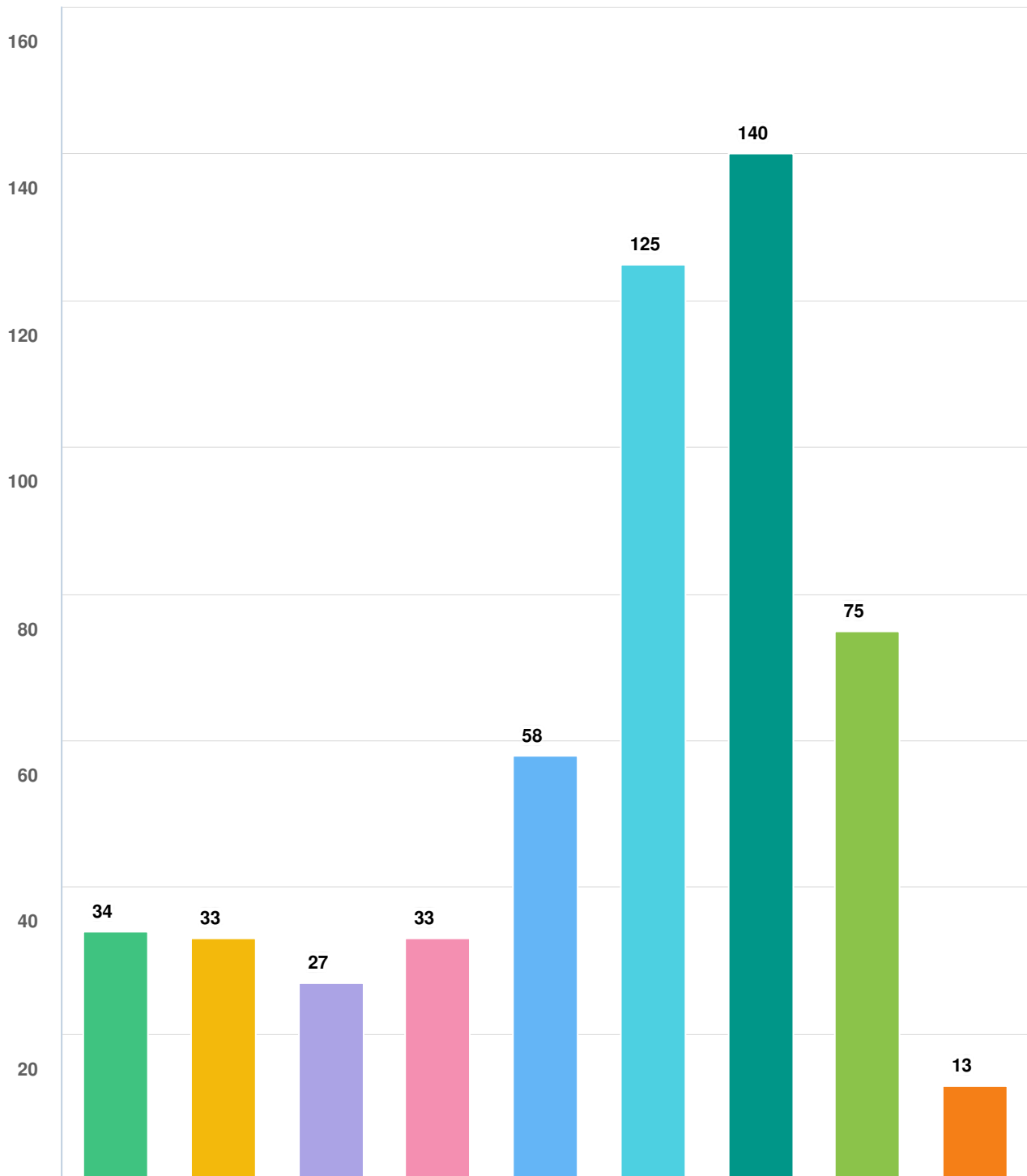
Question options

● 15 - 24 years old
 ● 25 - 34 years old
 ● 35 - 44 years old
 ● 45 - 54 years old
 ● 55 - 64 years old
 ● 65 - 74 years old
 ● 75 - 84 years old
 ● 85 +
 ● Prefer not to say

Mandatory Question (406 response(s))

Question type: Checkbox Question

Please indicate the age groups of those in your household (note new questions will appear allowing you to indicate more than one age group)



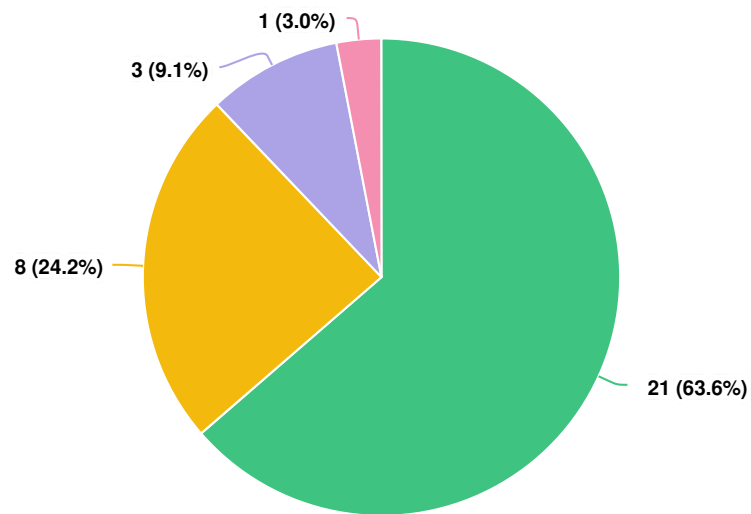
Question options

☒ 0 - 14
 ☒ 15 - 24
 ☒ 25 - 34
 ☒ 35 - 44
 ☒ 45 - 54
 ☒ 55 - 64
 ☒ 65 - 74
 ☒ 75 - 84
 ☒ 85+

Mandatory Question (406 response(s))

Question type: Checkbox Question

How many people within the 0 - 14 age group live in your home?



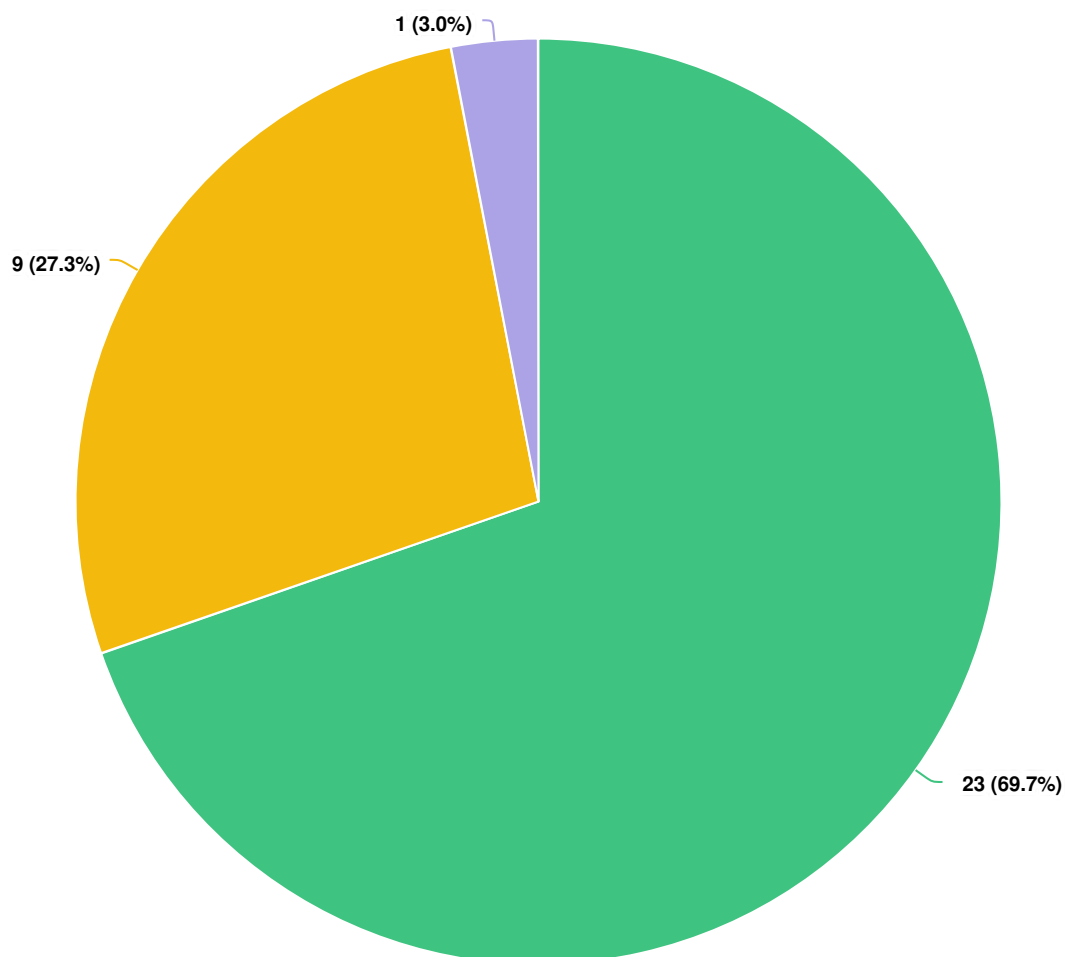
Question options

1 2 3 4

Optional question (33 response(s), 373 skipped)

Question type: Dropdown Question

How many people within the 15 - 24 age group live in your home?



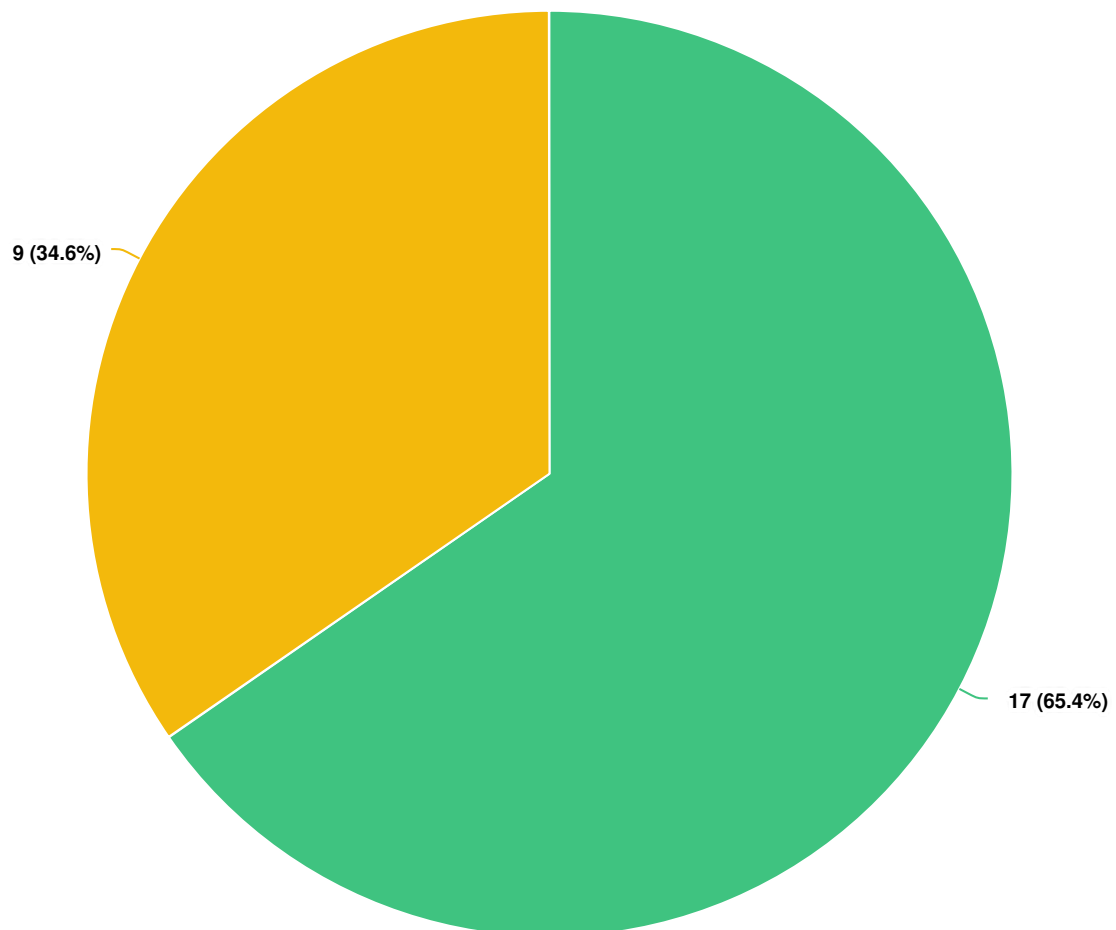
Question options

1 2 3

Optional question (33 response(s), 373 skipped)

Question type: Dropdown Question

How many people within the 25 - 34 age group live in your home?



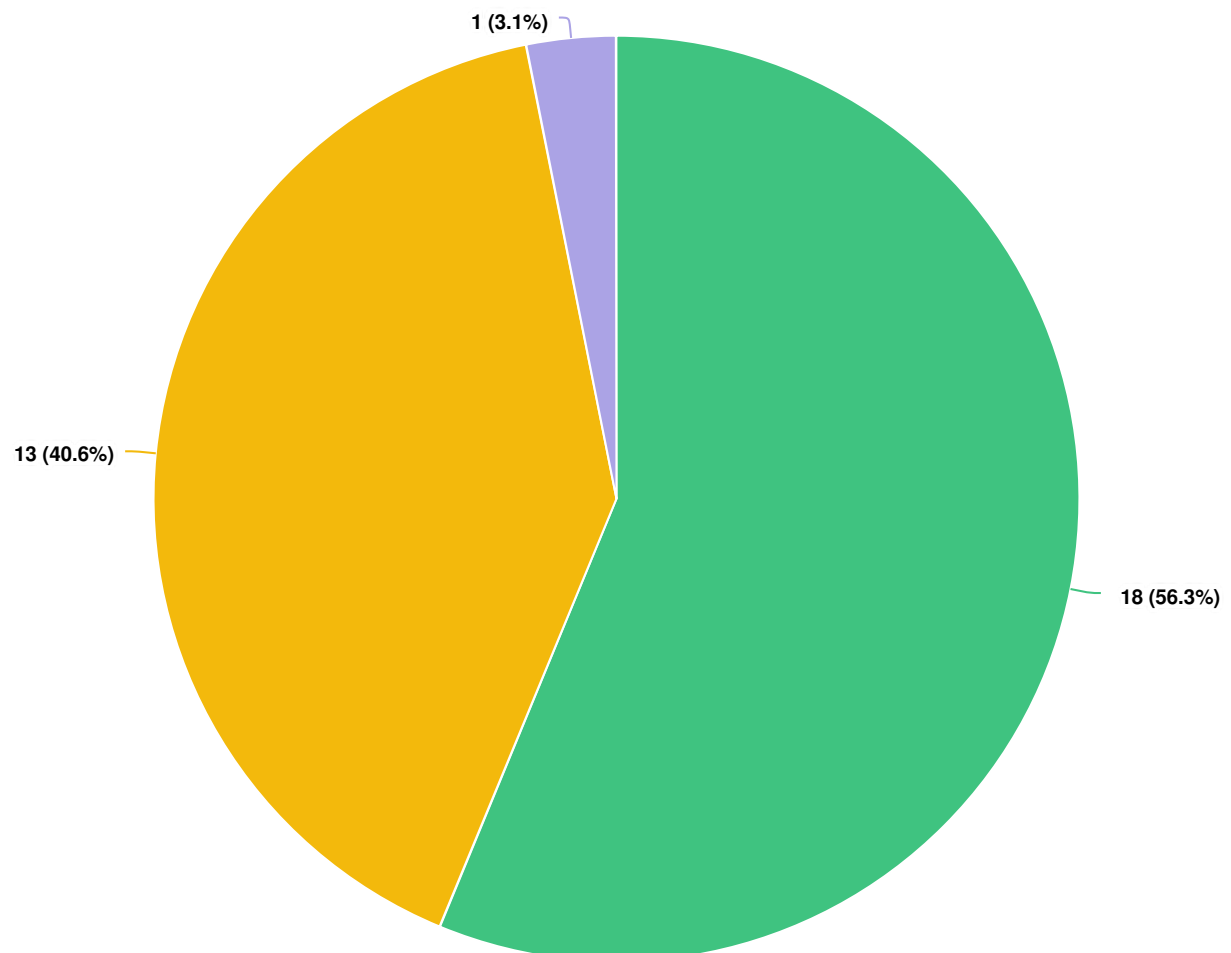
Question options

● 1 ● 2

Optional question (26 response(s), 380 skipped)

Question type: Dropdown Question

How many people within the 35 - 44 age group live in your home?



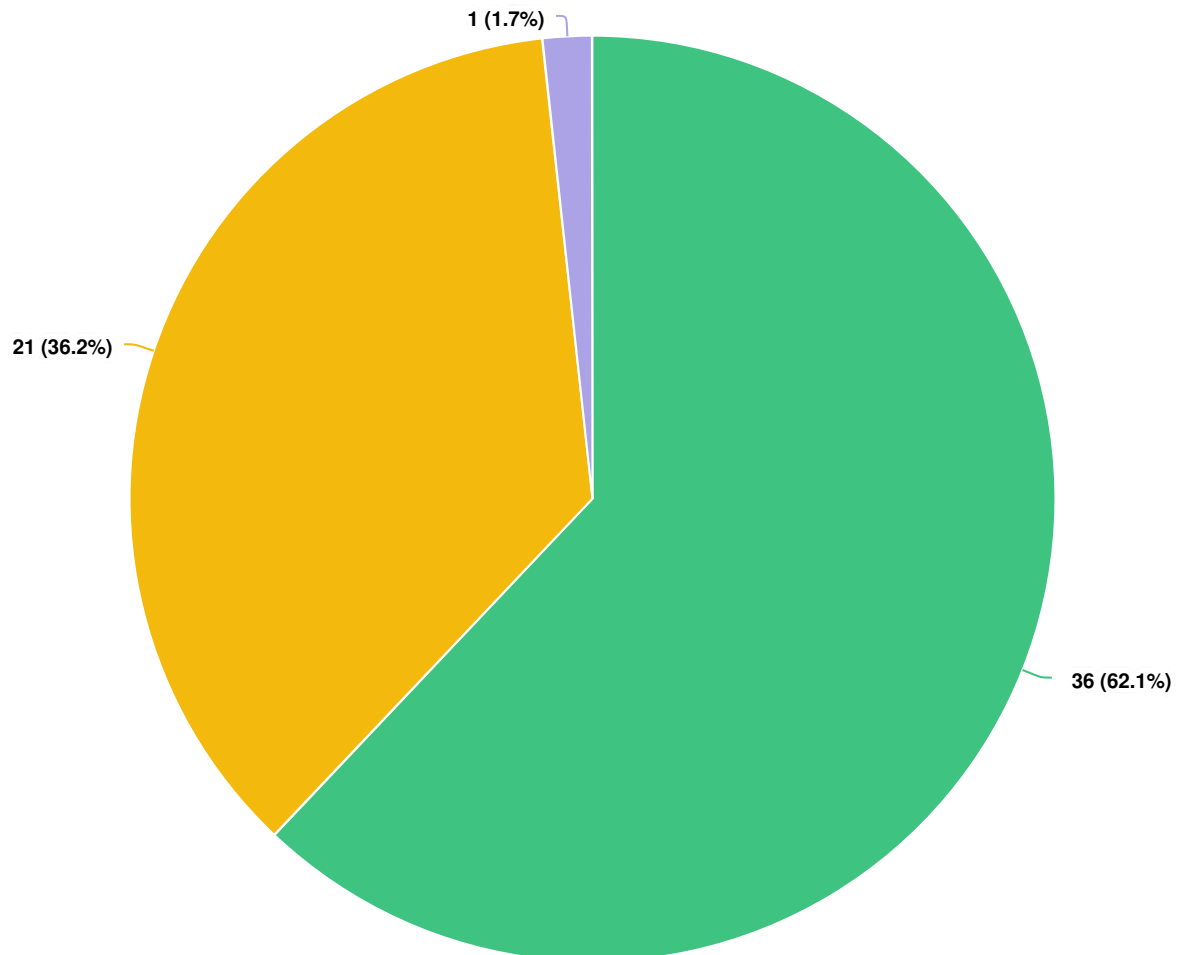
Question options

● 1 ● 2 ● 3

Optional question (32 response(s), 374 skipped)

Question type: Dropdown Question

How many people within the 45 - 54 age group live in your home?



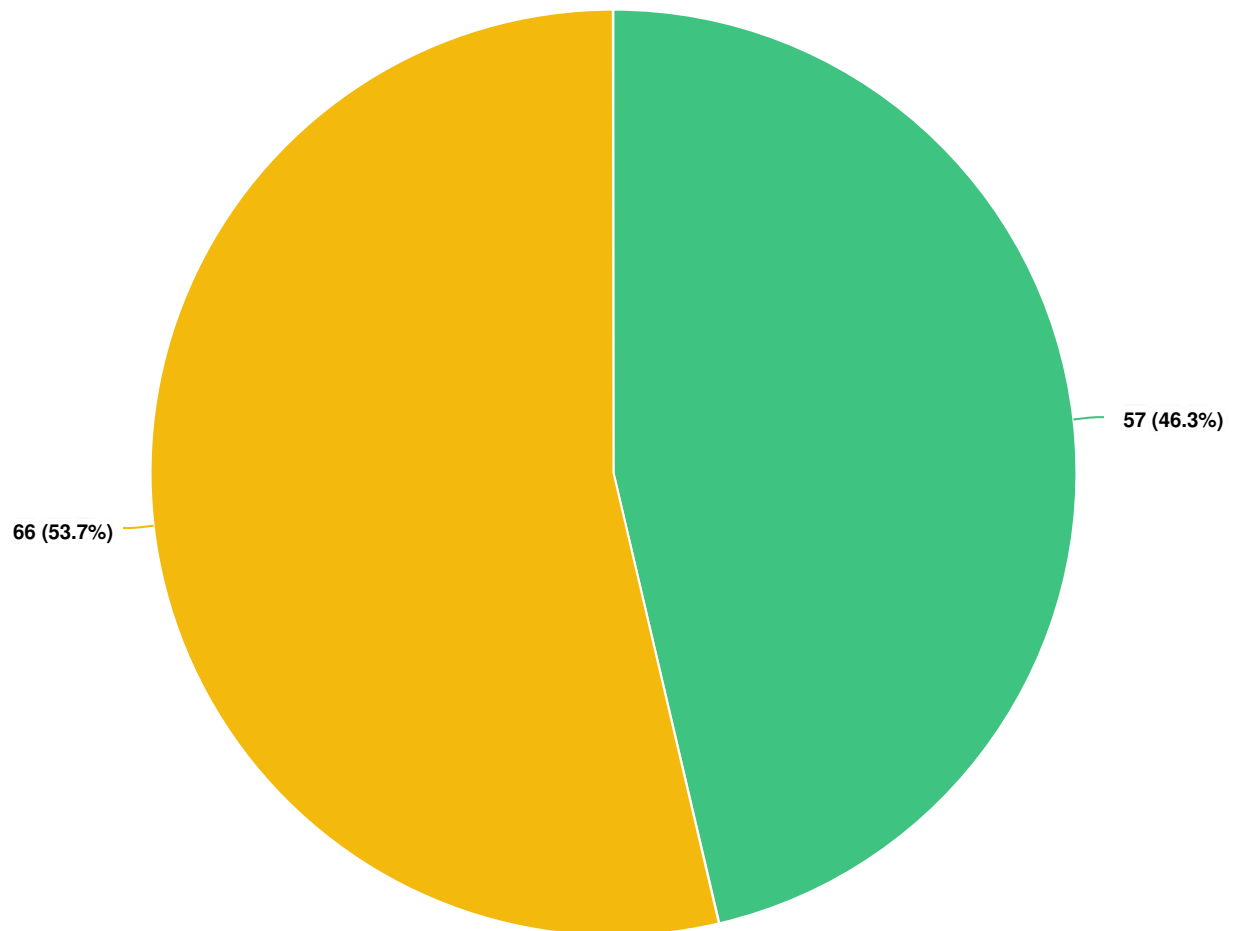
Question options

● 1 ● 2 ● 3

Optional question (58 response(s), 348 skipped)

Question type: Dropdown Question

How many people within the 55 - 64 age group live in your home?



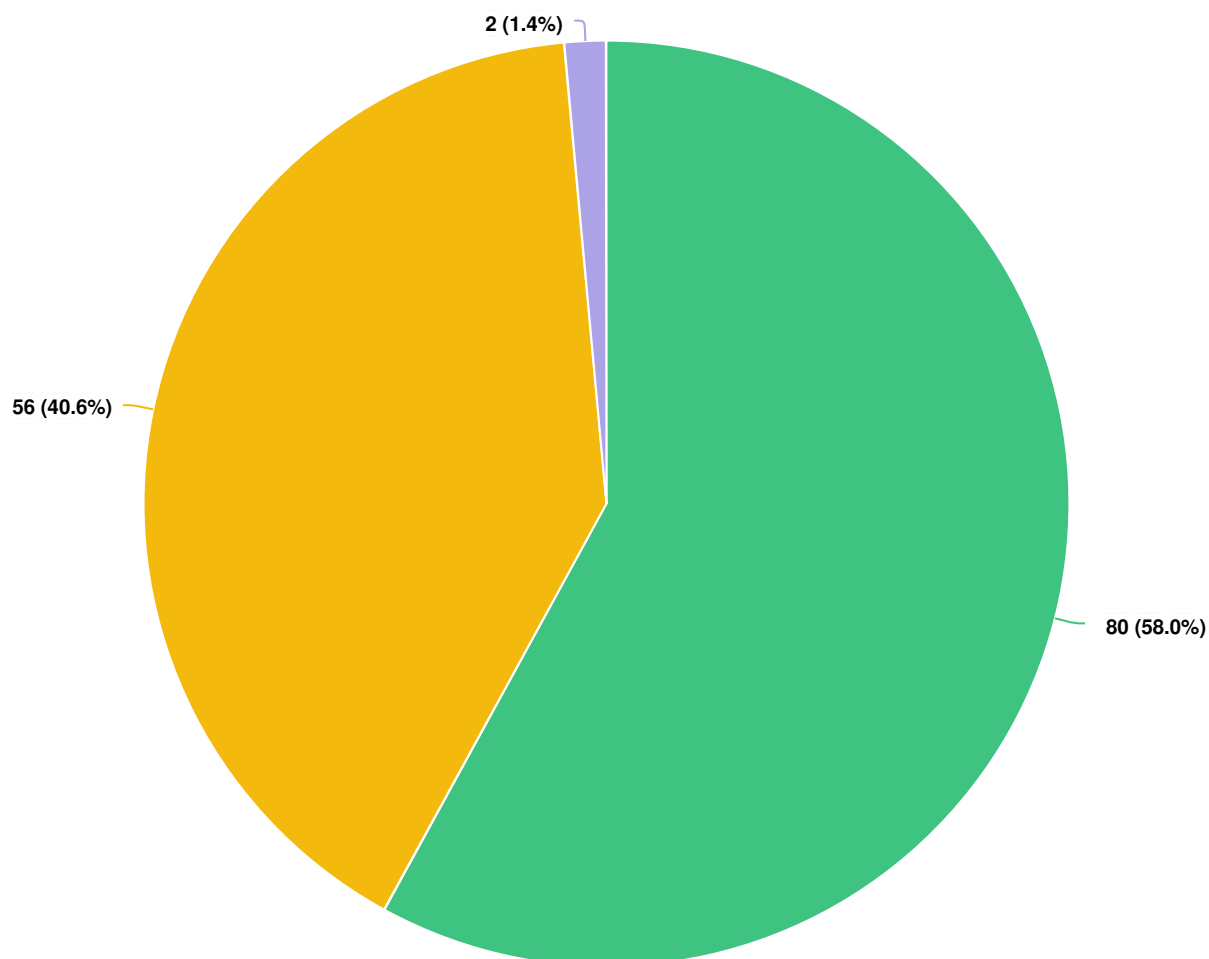
Question options

● 1 ● 2

Optional question (123 response(s), 283 skipped)

Question type: Dropdown Question

How many people within the 65 - 74 age group live in your home?



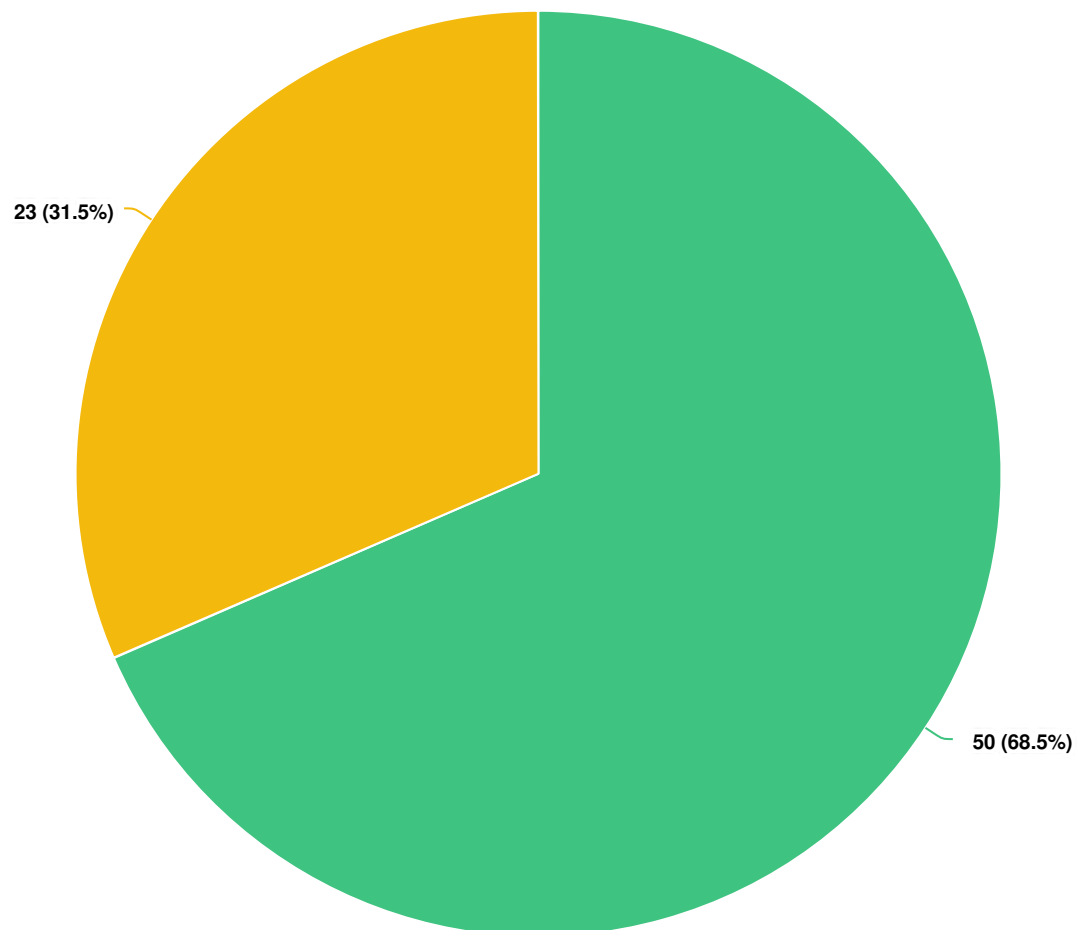
Question options

1 2 3

Optional question (138 response(s), 268 skipped)

Question type: Dropdown Question

How many people within the 75 - 84 age group live in your home?



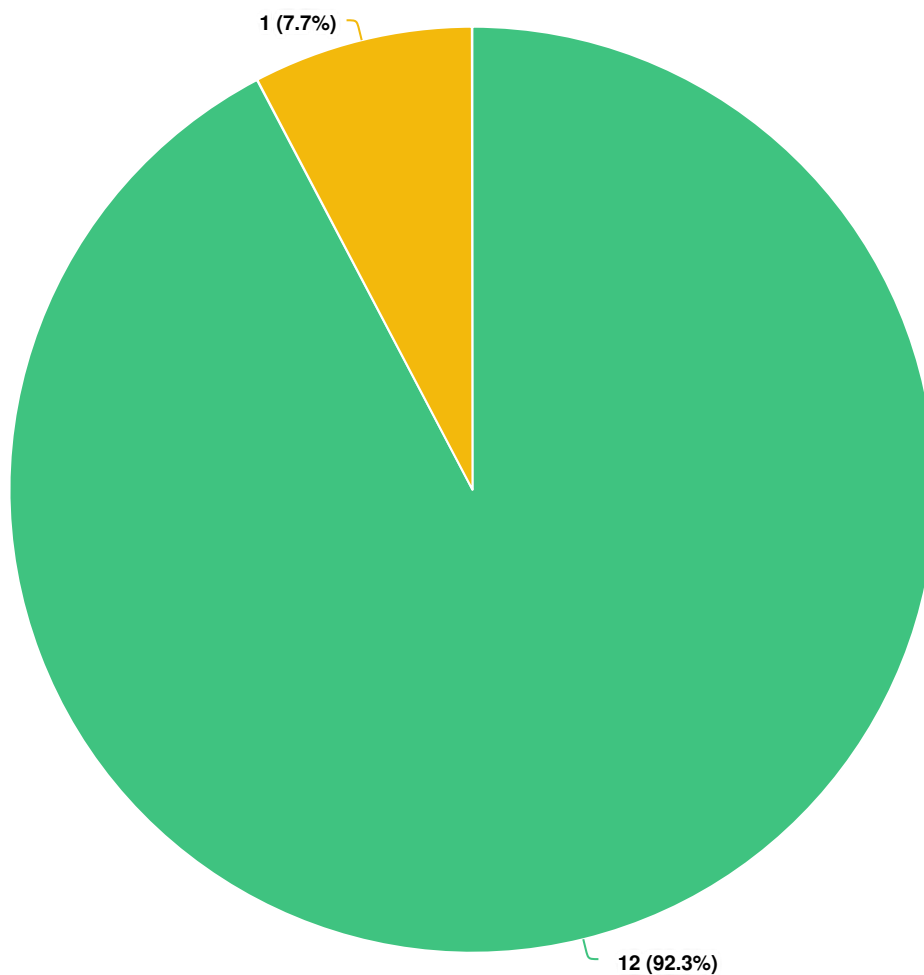
Question options

● 1 ● 2

Optional question (73 response(s), 333 skipped)

Question type: Dropdown Question

How many people within the 85+ age group live in your home?



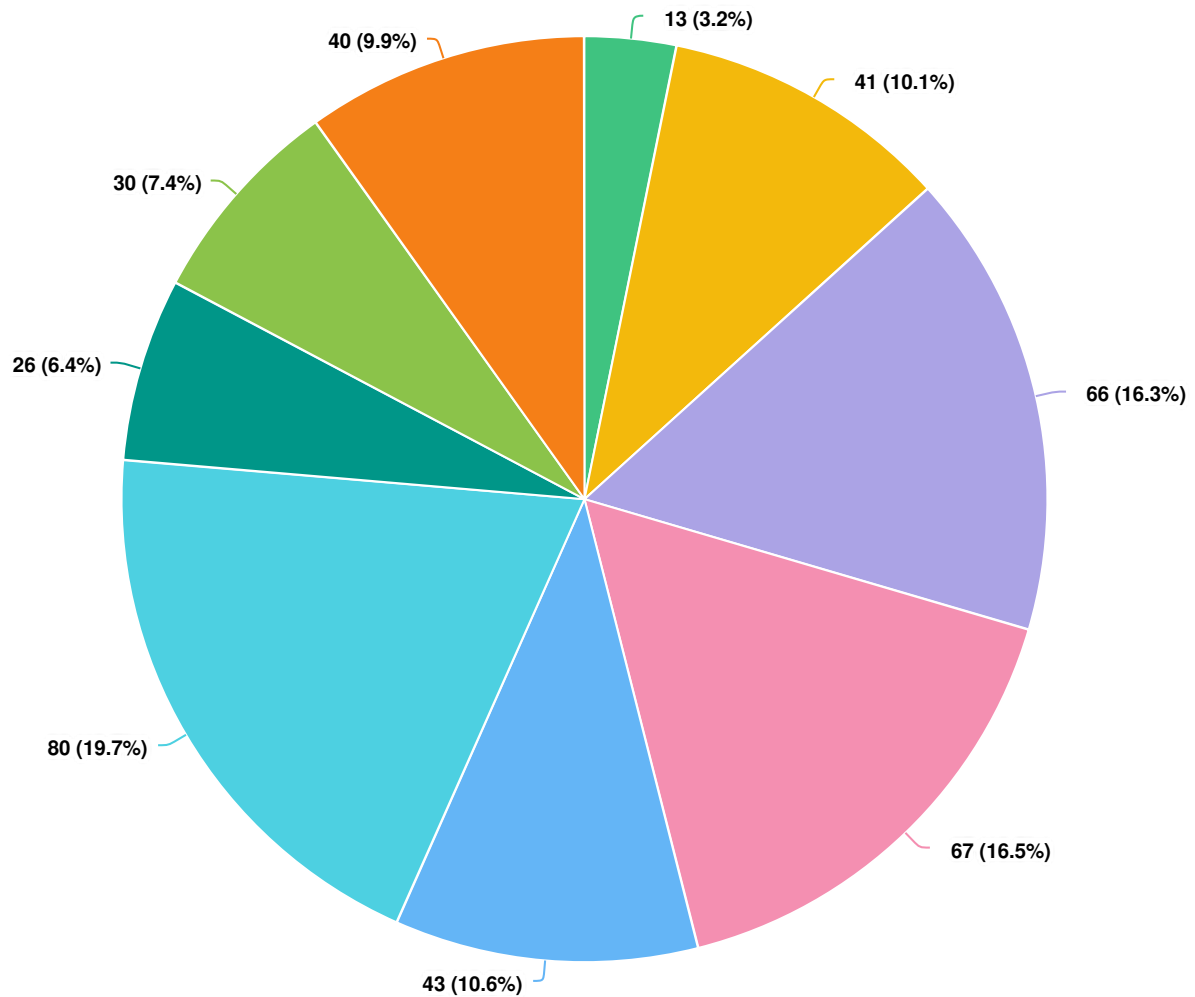
Question options

● 1 ● 2

Optional question (13 response(s), 393 skipped)

Question type: Dropdown Question

What is your total household income (before tax)?



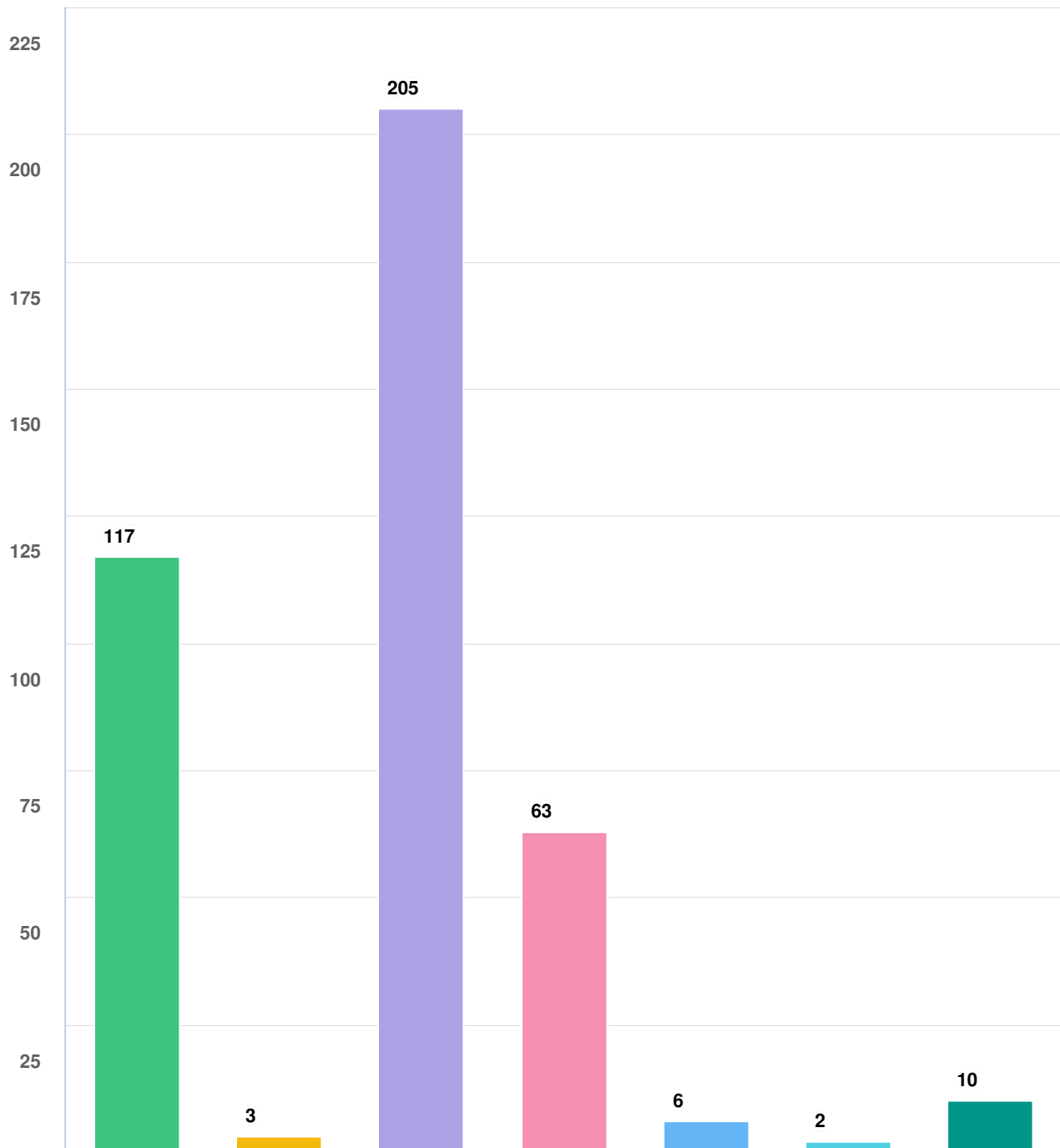
Question options

● Less than \$20,000
 ● \$20,000 to \$40,000
 ● \$40,000 to \$60,000
 ● \$60,000 to \$80,000
 ● \$80,000 to \$100,000
● \$100,000 to \$150,000
 ● \$150,000 to \$200,000
 ● \$200,000 and over
 ● Prefer not to say

Mandatory Question (406 response(s))

Question type: Dropdown Question

How would you describe your household?



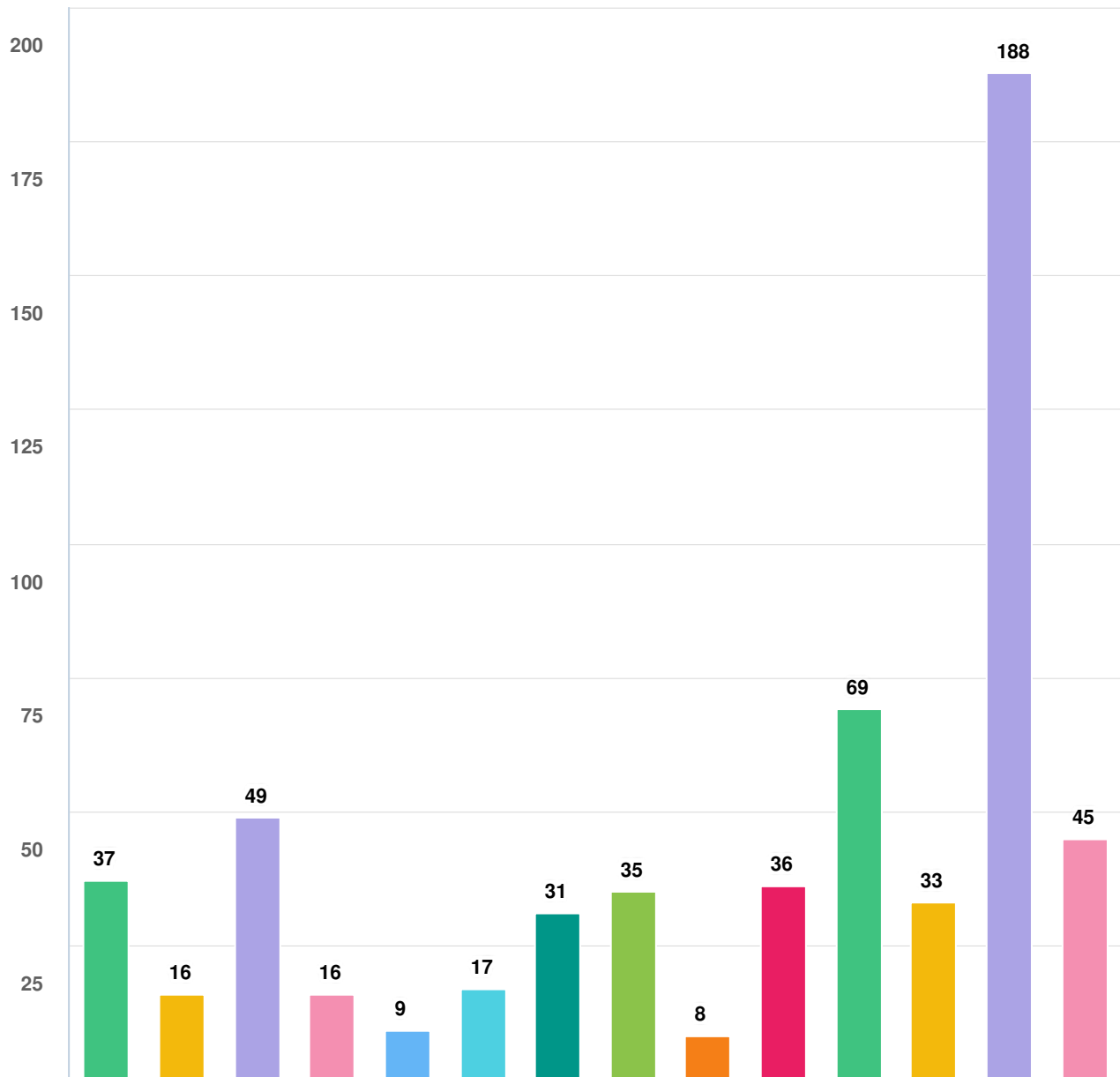
Question options

- I live on my own.
 ● I live with my parents.
 ● I live with my spouse / partner - without a child / children
- I live with my spouse / partner - with a child / children
 ● I am a single parent with a child / children
 ● I live with roommates
- Other (please specify)

Mandatory Question (406 response(s))

Question type: Checkbox Question

Are any of the following housing issues currently challenges for you or do you think they will be in the next five years? Please select all those that apply.



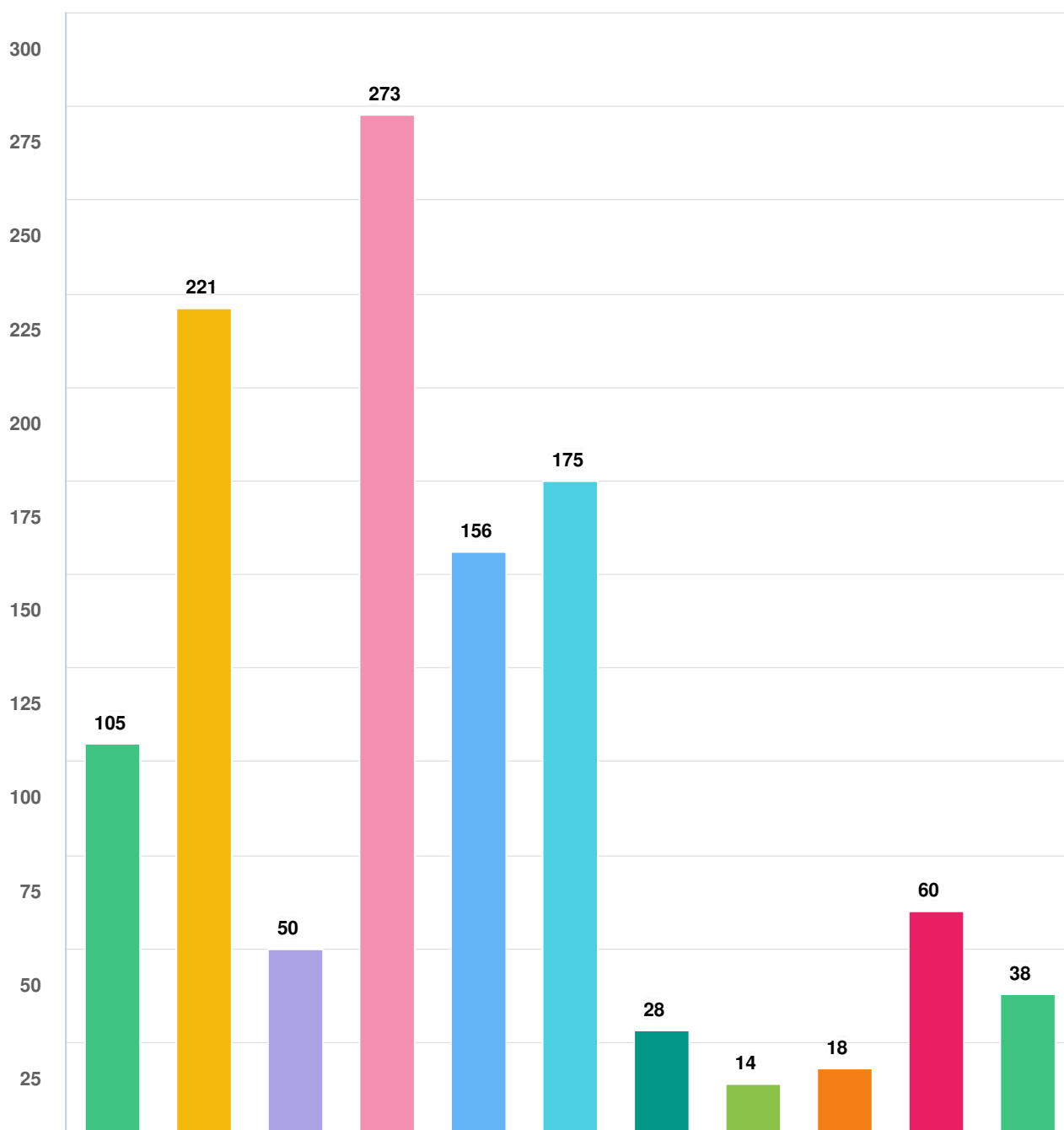
Question options

- Home is in poor condition and is in need of repairs ● Home is unsuitable for my mobility and accessibility needs
- Home does not provide enough parking ● Home is not well served by public transit
- Home is too far from public amenities like libraries, parks and open spaces ● Home is too large for my needs
- Home is too small for my needs ● Insufficient private amenity (outdoor) space ● Insufficient ability to work from home
- I'm unsure about the stability of my rental lease ● I'm unsure about whether I will be able to afford future rent/mortgage payments
- I'm unsure about whether I will be able to purchase a home ● I have not experienced any housing challenges
- Other (please specify)

Optional question (388 response(s), 18 skipped)

Question type: Checkbox Question

Please identify the three most important factors you consider when looking at a home:



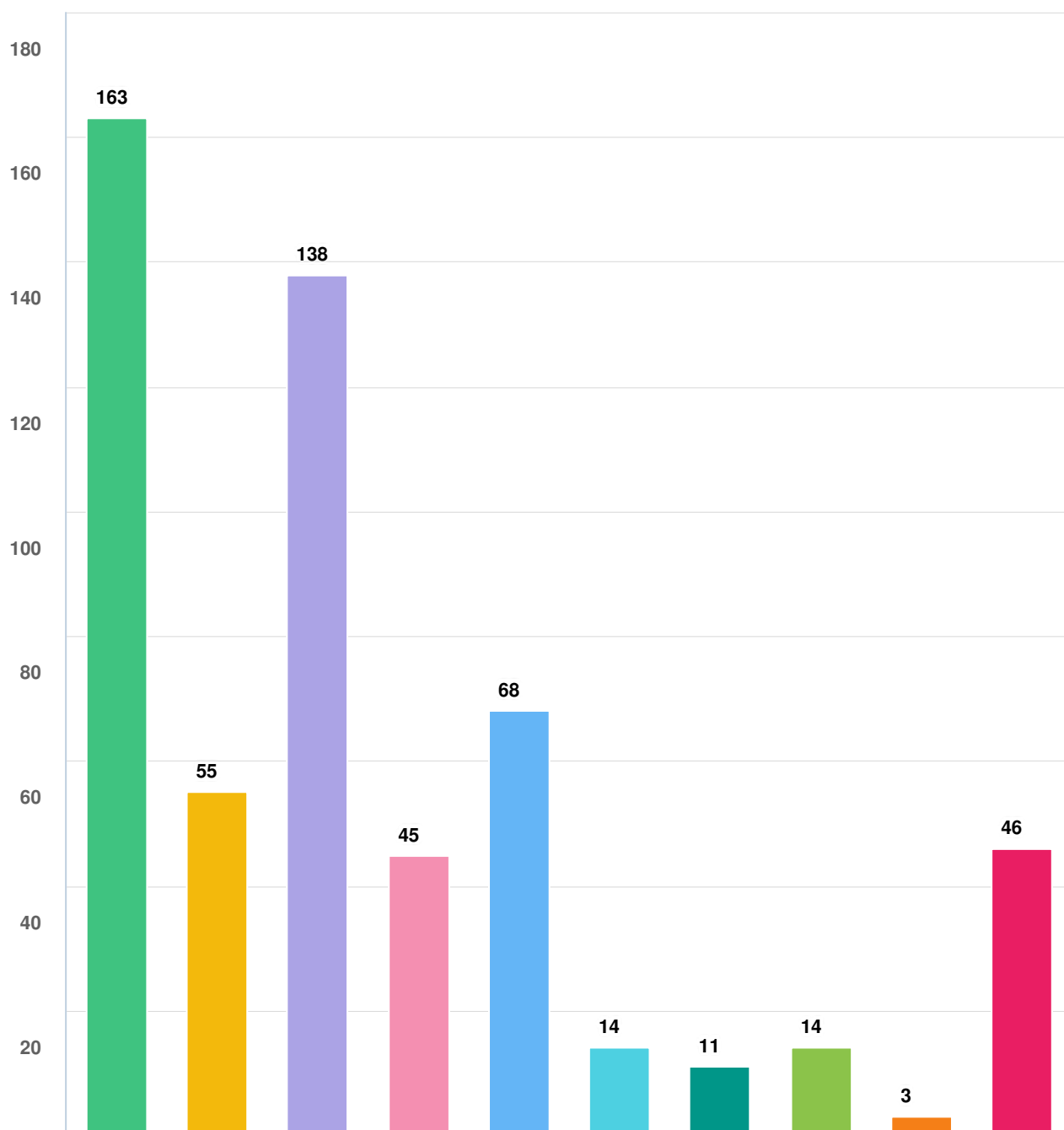
Question options

- Size of home
 ● Type of home (e.g., single family dwelling, townhome, apartment, etc.)
 ● Size of the property / lot
- Cost of housing / price of home
 ● Proximity to community amenities (e.g., recreation centres, parks, waterfront, libraries, etc.)
- Proximity to shops and services
 ● Proximity to job / employment
 ● Proximity to schools
- Access to major roads / highways
 ● Access to public transportation
 ● Other (please specify)

Optional question (403 response(s), 3 skipped)

Question type: Checkbox Question

Did you encounter any of the following barriers during the search for your current home? Please select all those that apply.



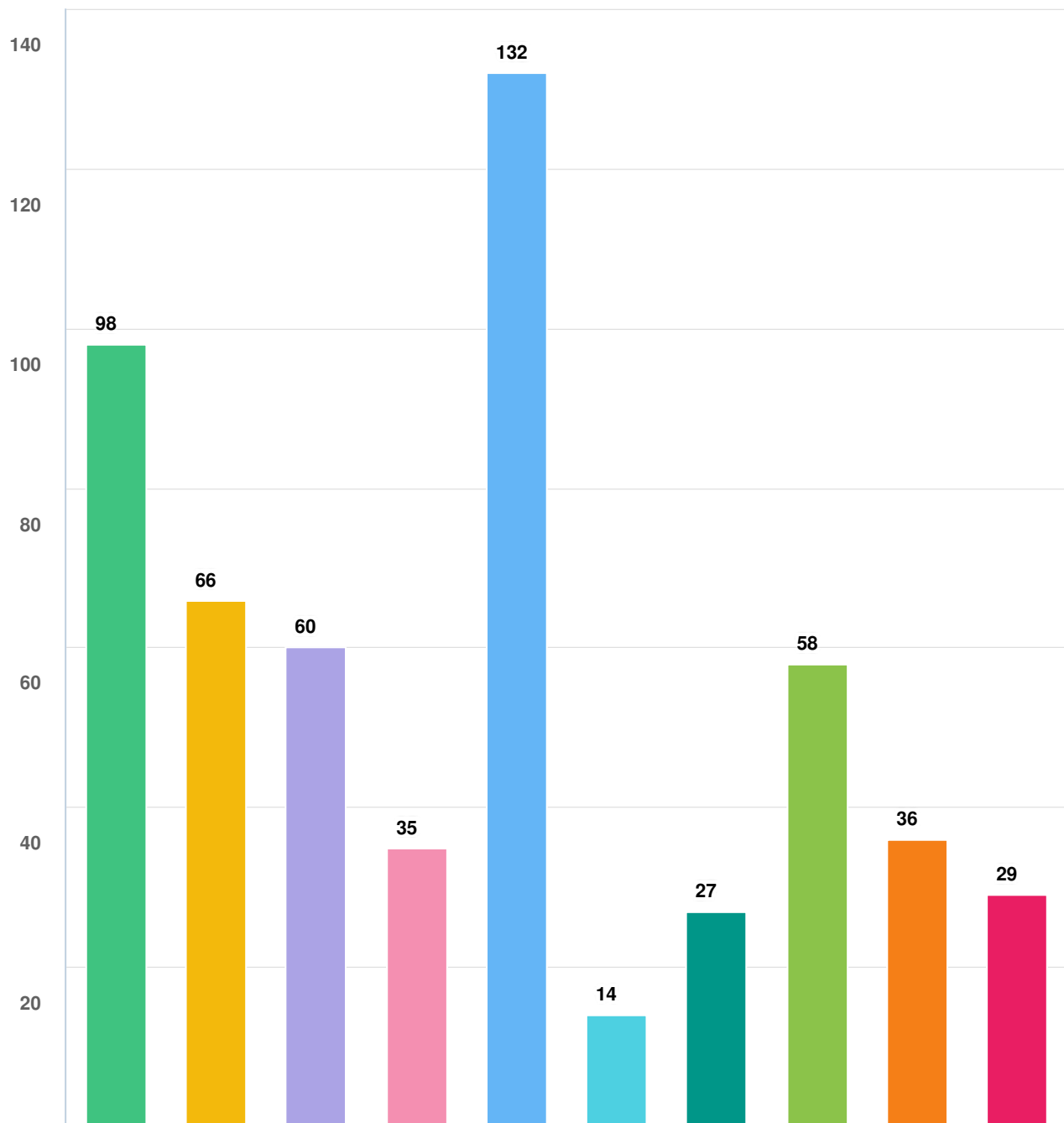
Question options

- Limited supply of the type of home I was looking for
 ● Cost of rent was too high
 ● Cost of a home purchase was too high
- Poor quality of housing of the type I'm looking for
 ● Restricted due to strata / apartment rules (e.g., no pets, no children, etc.)
- Too far from transit
 ● Lack of an elevator or other accessibility supports
 ● Too far from employment opportunities
- Profiling / screening due to ethnicity, sexual orientation / other
 ● Other (please specify)

Optional question (305 response(s), 101 skipped)

Question type: Checkbox Question

Which, if any, of the following housing types do you think you will need in the next 5 to 10 years?



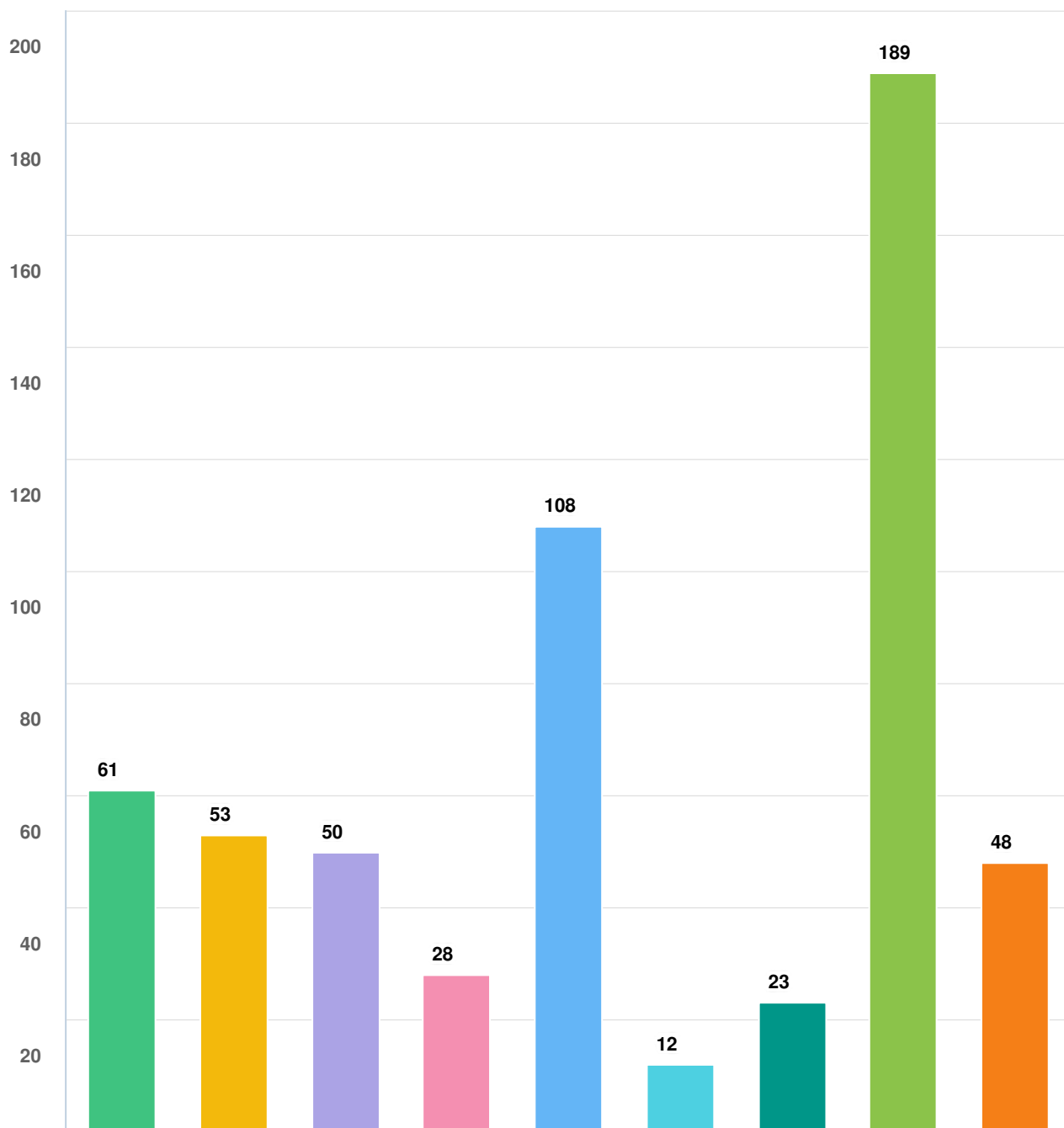
Question options

- Single detached home Single detached home with a secondary suite Row house or a townhouse
Duplex or a semi-detached home Apartment Secondary Suite Coach house (detached suite)
Supportive home (e.g., adult lifestyle community with assistance)
Subsidized housing operated by not-for-profit housing provider Other (please specify)

Optional question (372 response(s), 34 skipped)

Question type: Checkbox Question

Which, if any, of the following housing types do you think you will need in the next 20 to 30 years?



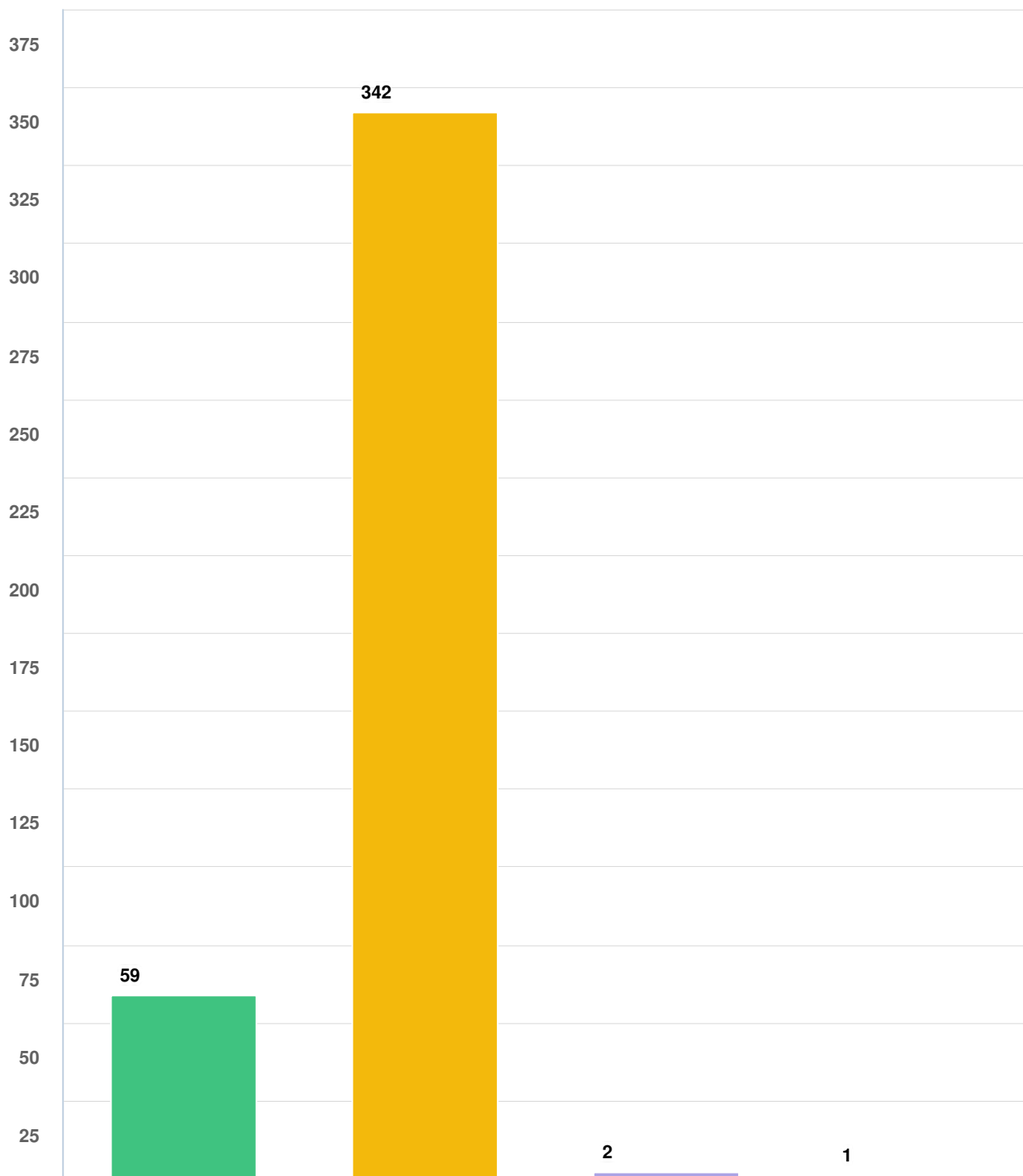
Question options

- Single detached home
 ● Single detached home with a secondary suite
 ● Row house or a townhouse
- Duplex or a semi-detached home
 ● Apartment
 ● Secondary Suite
 ● Coach house (detached suite)
- Supportive home (e.g., adult lifestyle community with assistance)
- Subsidized housing operated by not-for-profit housing provider

Optional question (366 response(s), 40 skipped)

Question type: Checkbox Question

Do you rent or own your home?



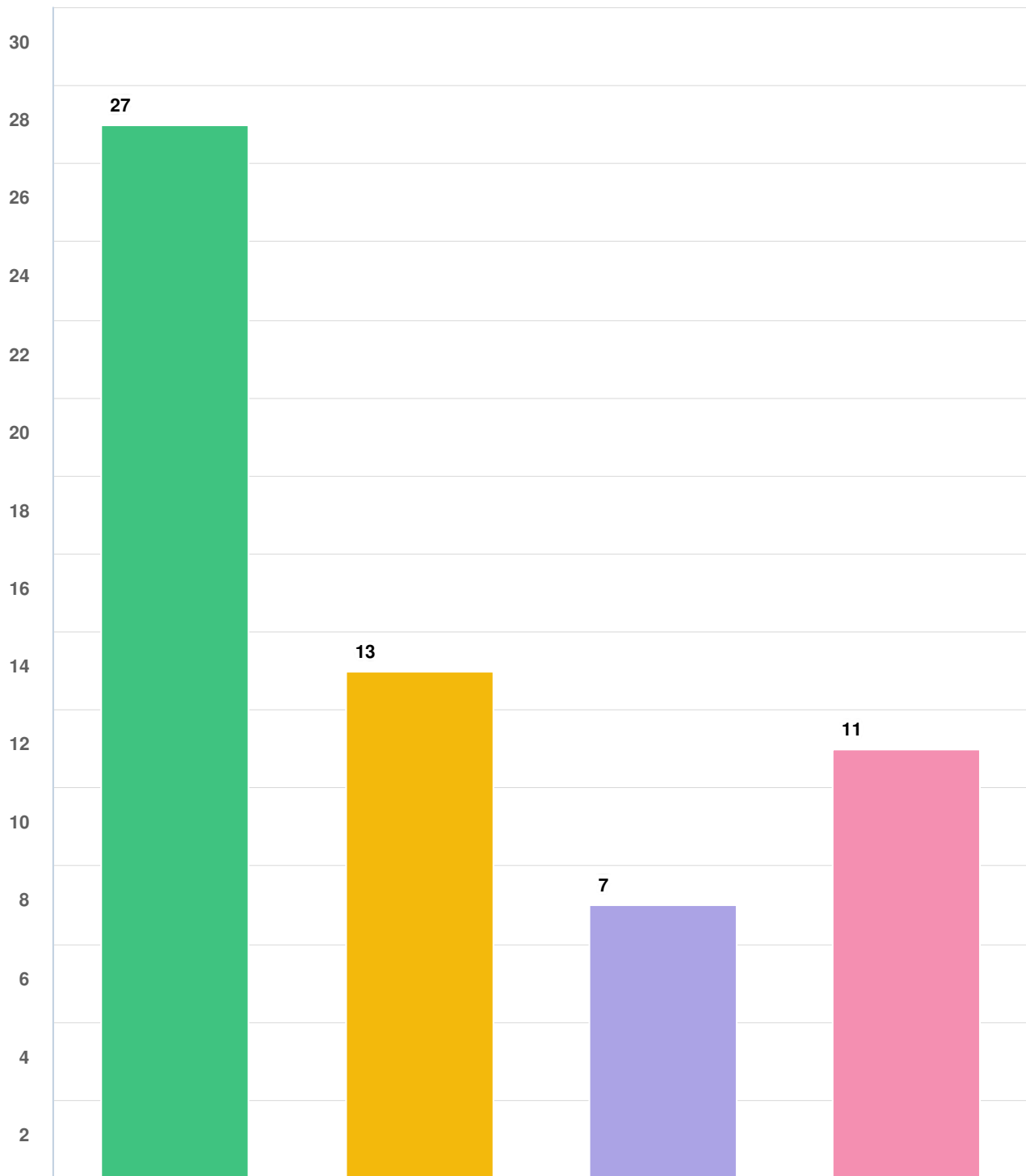
Question options

☒ Rent ☒ Own ☐ Neither rent or own (e.g., live rent free with parents or adult children) ☐ Other (please specify)

Optional question (404 response(s), 2 skipped)

Question type: Checkbox Question

How long did it take for you to find your current rental unit?



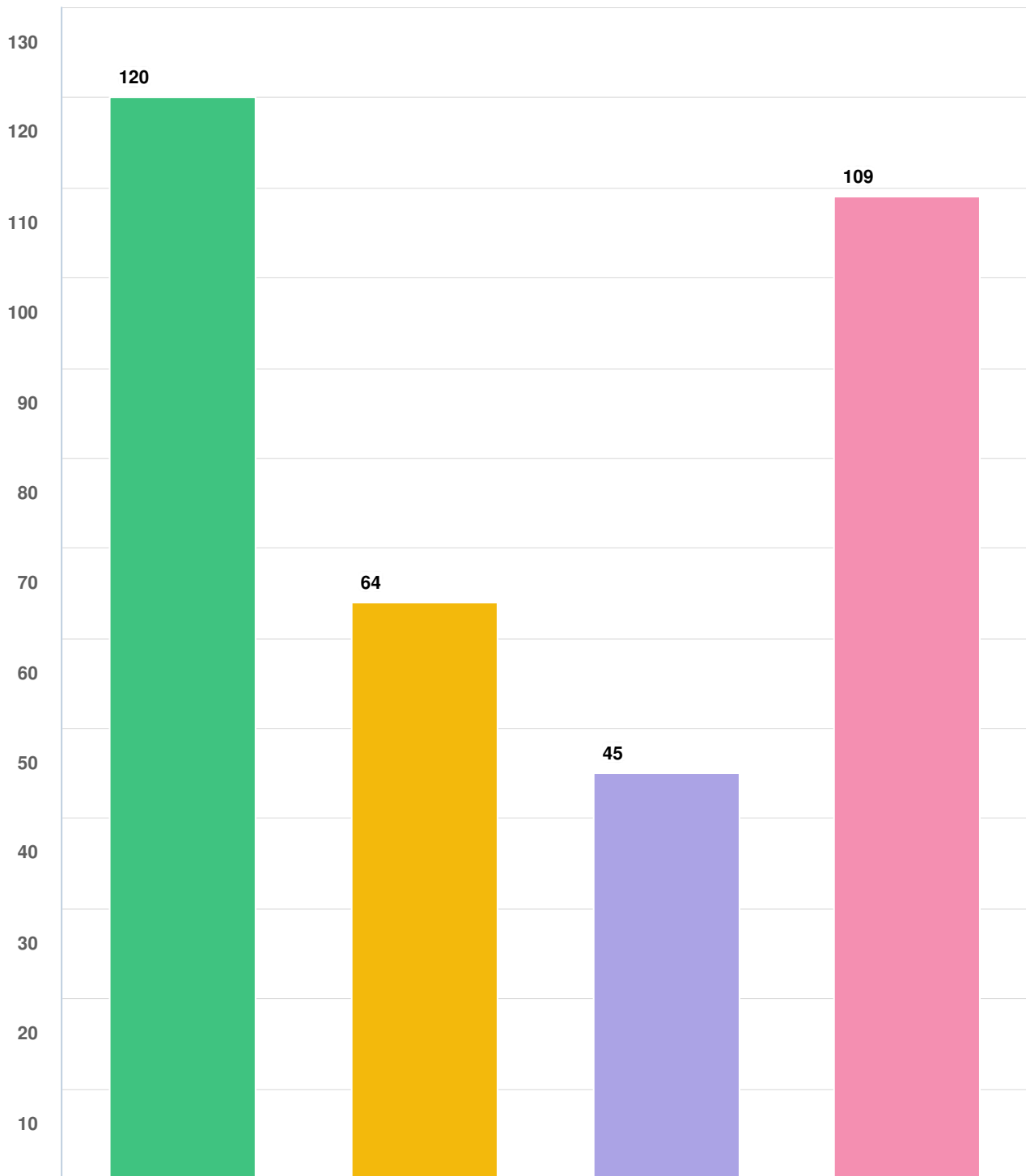
Question options

☒ Less than 2 months ☐ 2 - 3 months ☐ 3 - 5 months ☐ 5 + months

Optional question (58 response(s), 348 skipped)

Question type: Checkbox Question

How long did it take for you to find your current home?



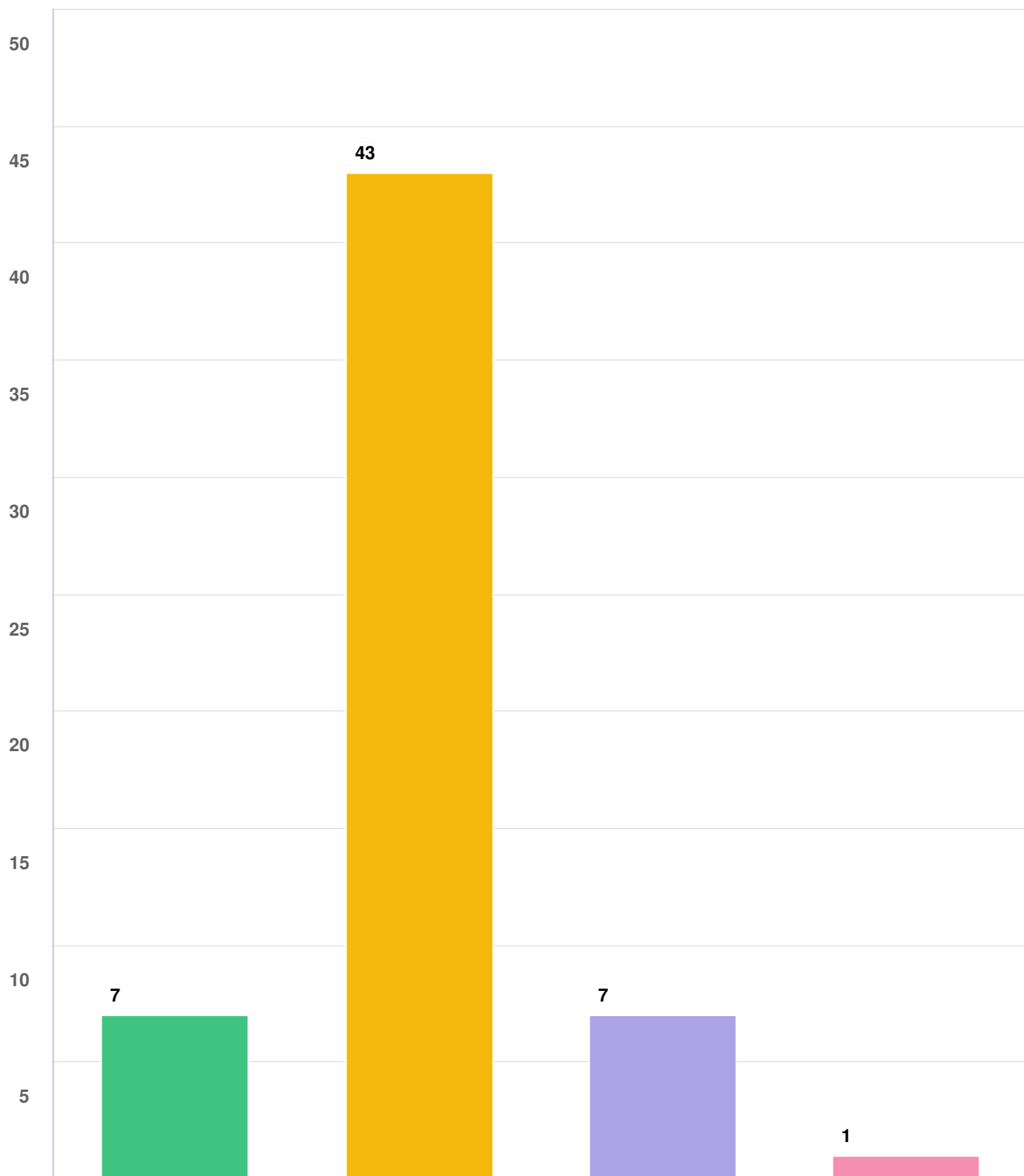
Question options

● Less than 2 months ● 2 - 3 months ● 3 - 5 months ● 5 + months

Optional question (338 response(s), 68 skipped)

Question type: Checkbox Question

What type of unit do you rent?



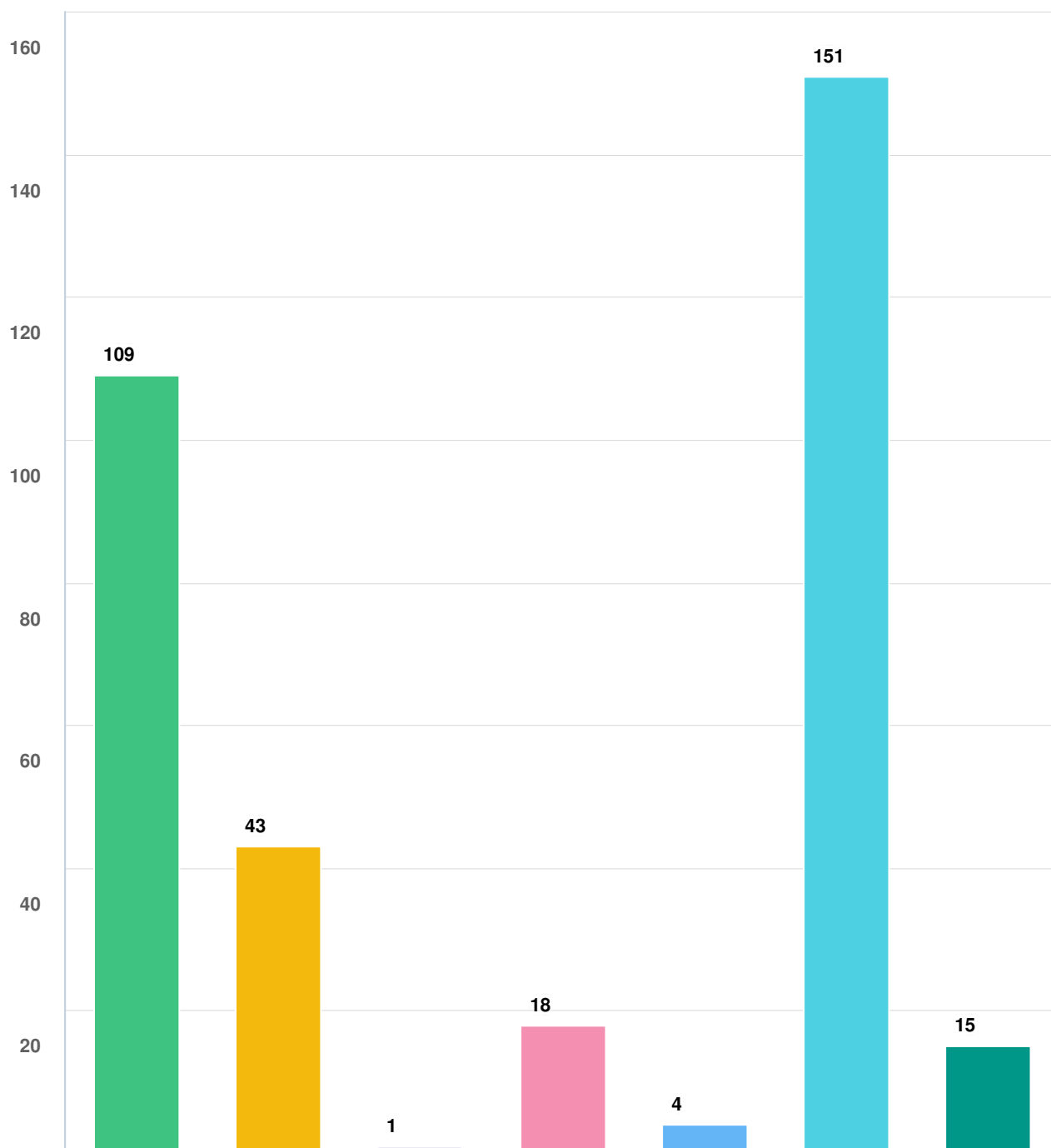
Question options

☒ Single detached home ☒ Apartment unit ☒ Secondary suite ☒ Other (please specify)

Optional question (58 response(s), 348 skipped)

Question type: Checkbox Question

What type of home do you own?



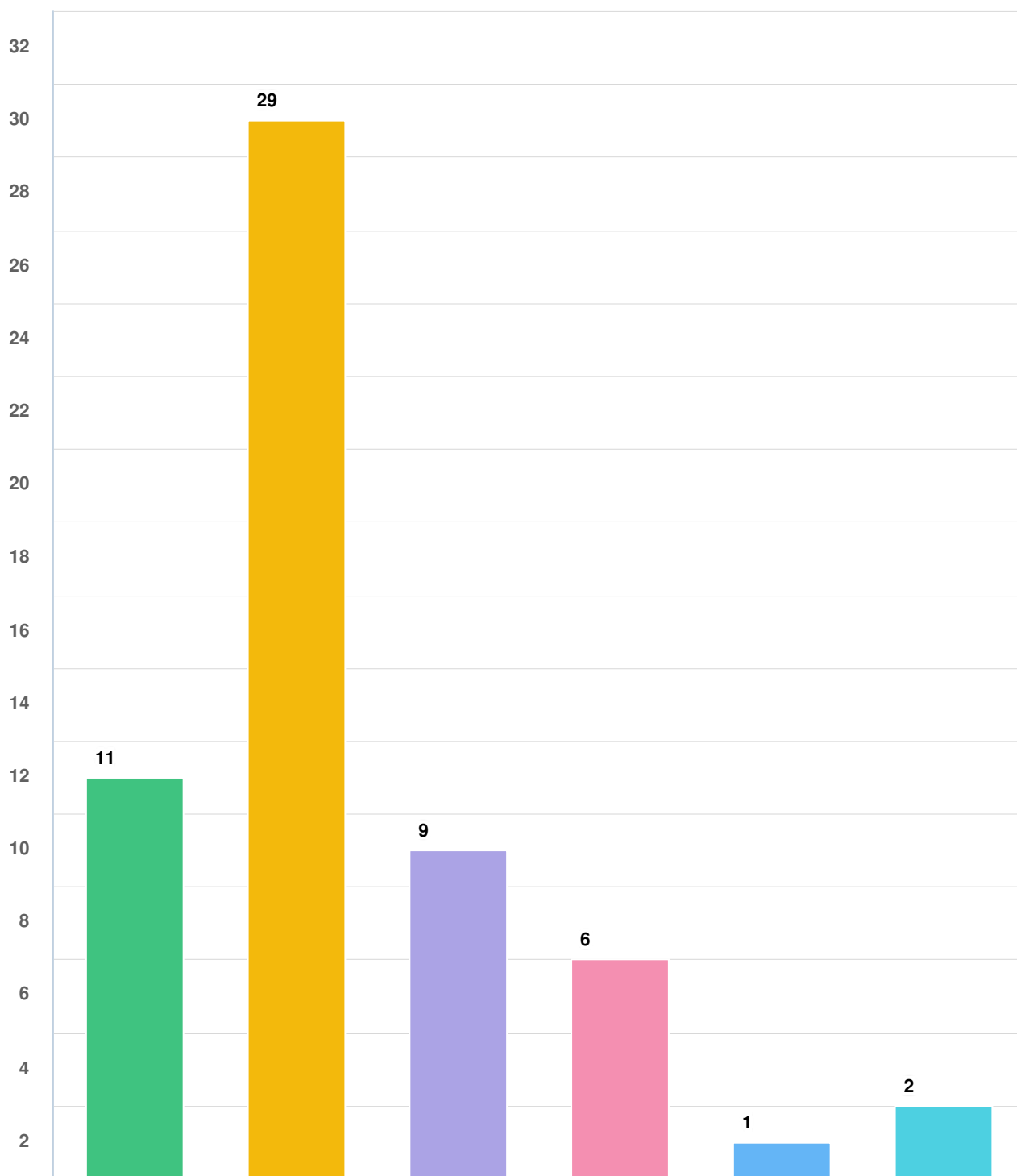
Question options

- Single detached home
 ● Single detached home with a secondary suite
 ● Single detached home with a coach house (detached suite)
 ● Row house or townhouse
 ● Duplex or semi-detached house
- Apartment unit
 ● Other (please specify)

Optional question (341 response(s), 65 skipped)

Question type: Checkbox Question

What is your monthly rent payment?



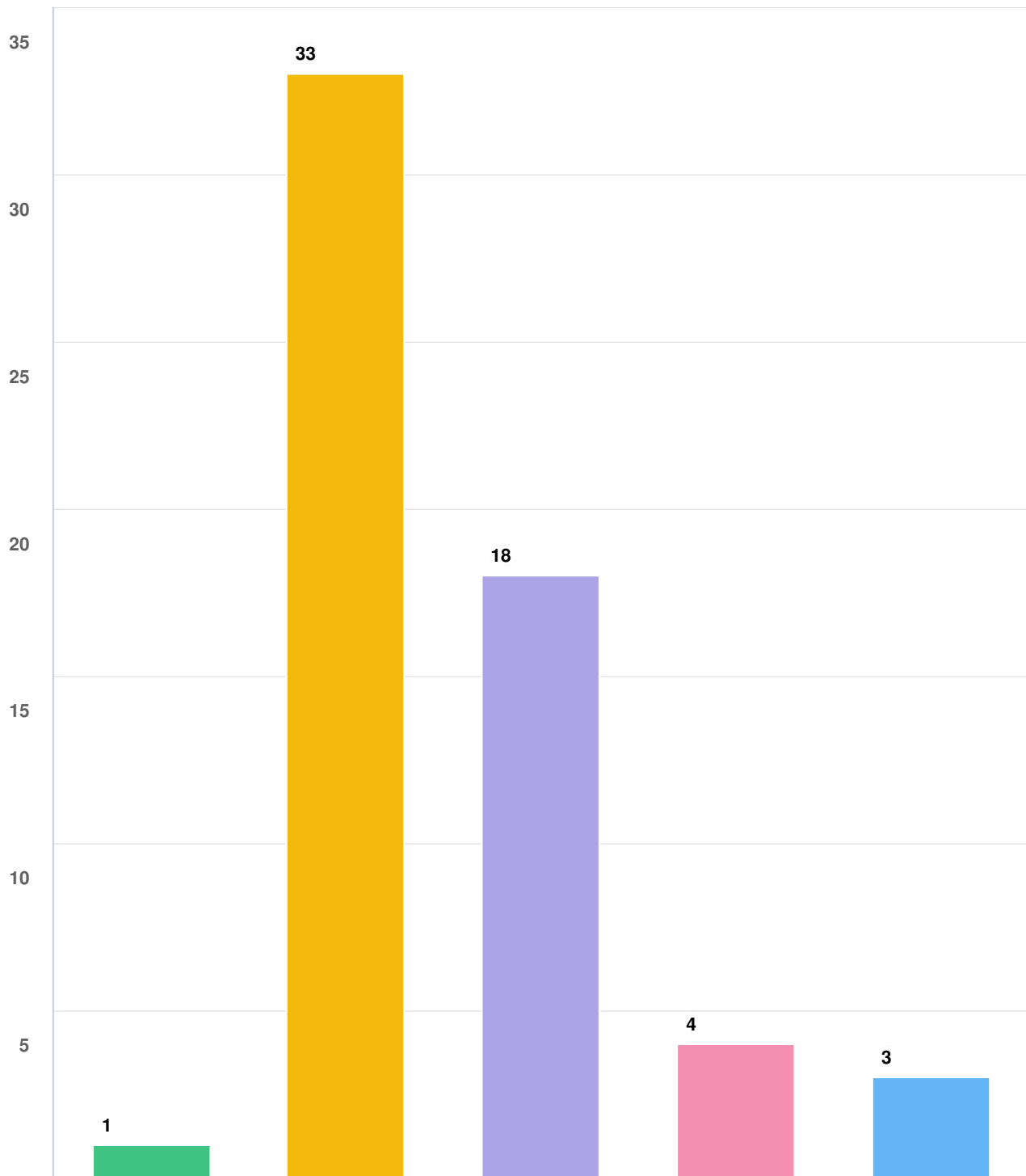
Question options

● \$501 - \$1,000 ● \$1,001 - \$1,500 ● \$1,501 - \$2,000 ● \$2,001 - \$2,500 ● \$2,501 - \$3,000 ● \$3,001 or more

Optional question (58 response(s), 348 skipped)

Question type: Checkbox Question

How many bedrooms are in your unit?



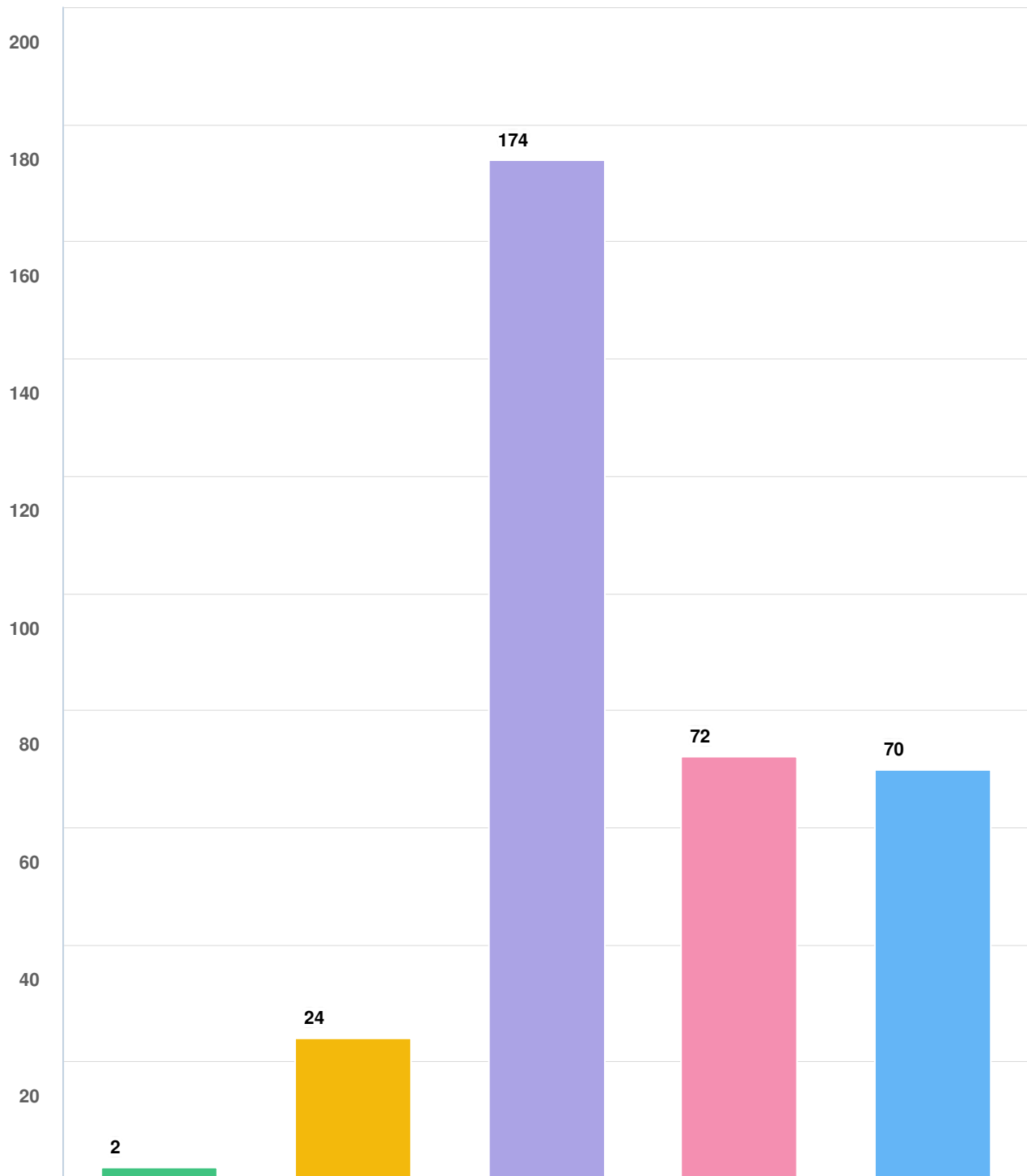
Question options

● Studio / Bachelor Unit ● 1 bedroom ● 2 bedroom ● 3 bedroom ● 4 or more bedrooms

Optional question (59 response(s), 347 skipped)

Question type: Checkbox Question

How many bedrooms are in your home?



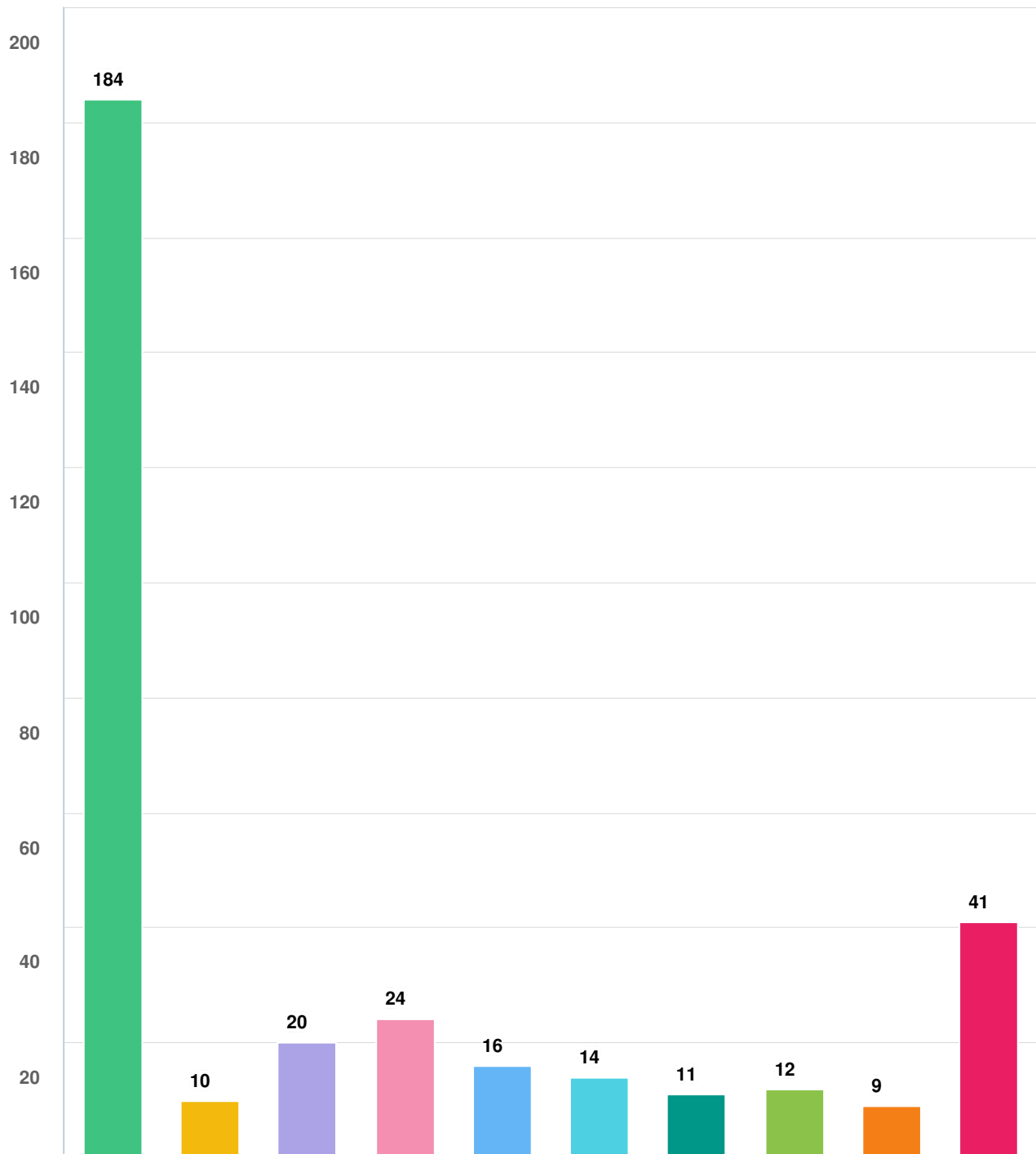
Question options

● Studio / Bachelor Unit ● 1 bedroom ● 2 bedroom ● 3 bedroom ● 4 or more bedrooms

Optional question (342 response(s), 64 skipped)

Question type: Checkbox Question

What is your monthly mortgage payment?



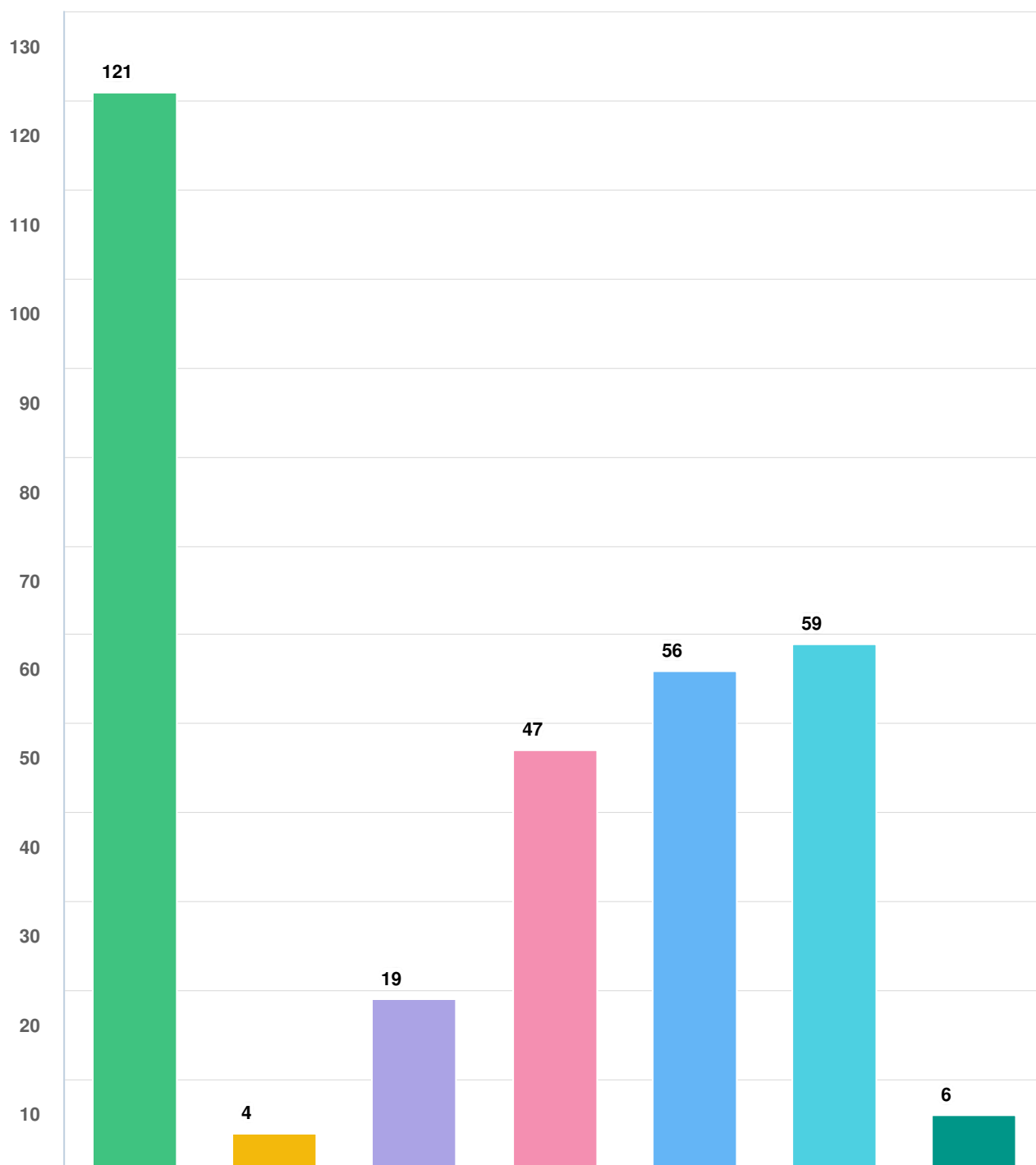
Question options

● I don't have a mortgage
 ● Less than \$500
 ● \$500 - \$1,000
 ● \$1,001 - \$1,500
 ● \$1,501 - \$2,000
 ● \$2,001 - \$2,500
 ● \$2,501 - \$3,000
 ● \$3,001 - \$3,500
 ● \$4,001 - \$4,500
 ● Prefer not to say

Optional question (341 response(s), 65 skipped)

Question type: Checkbox Question

If you pay strata fees how much do you pay per month?



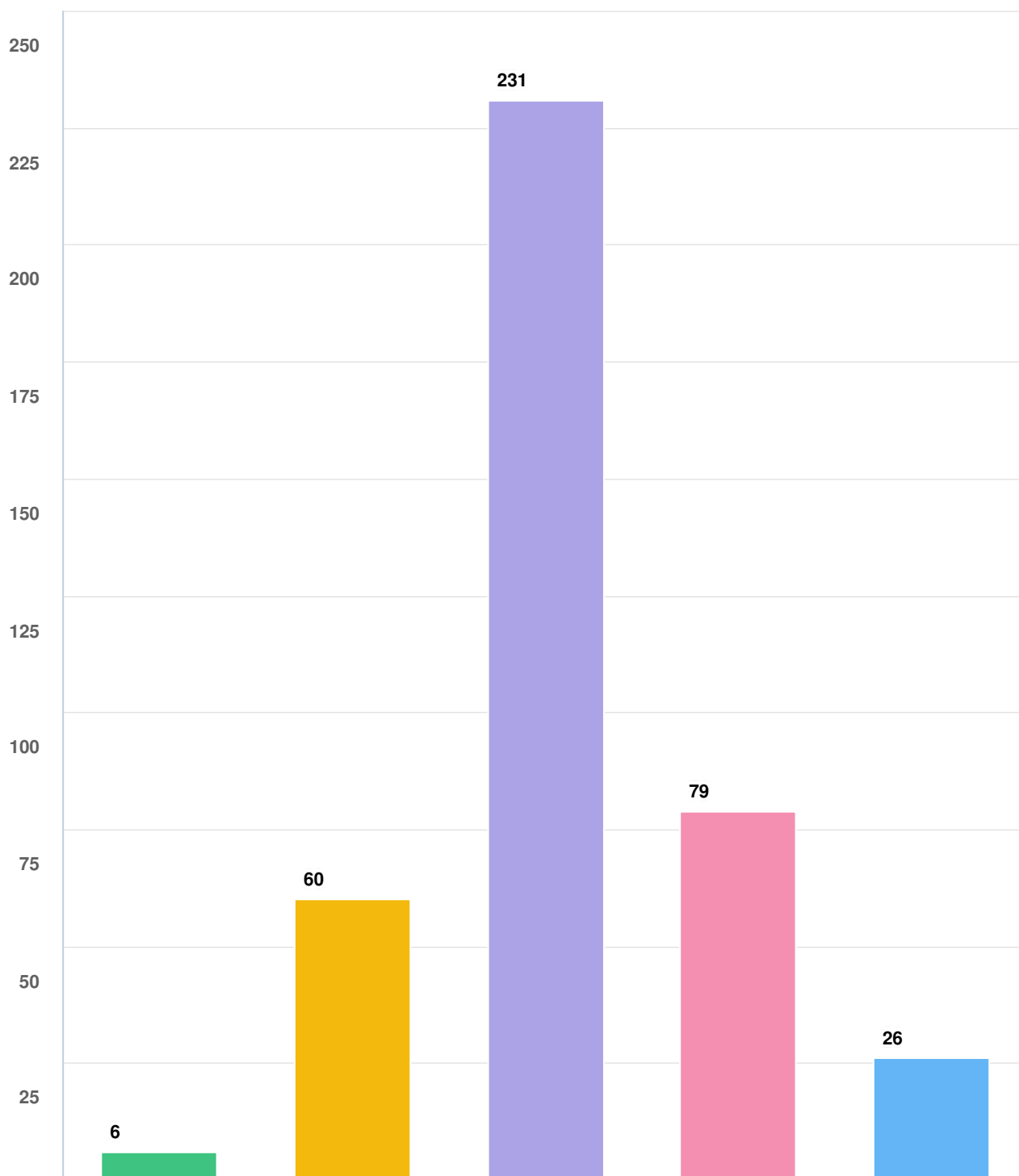
Question options

- None / Does not apply
- Less than \$200
- \$201 - \$300
- \$301 - \$400
- \$401 - \$500
- \$501 or more
- Prefer not to say

Optional question (312 response(s), 94 skipped)

Question type: Checkbox Question

What is the minimum number of bedrooms that would meet your current household needs?



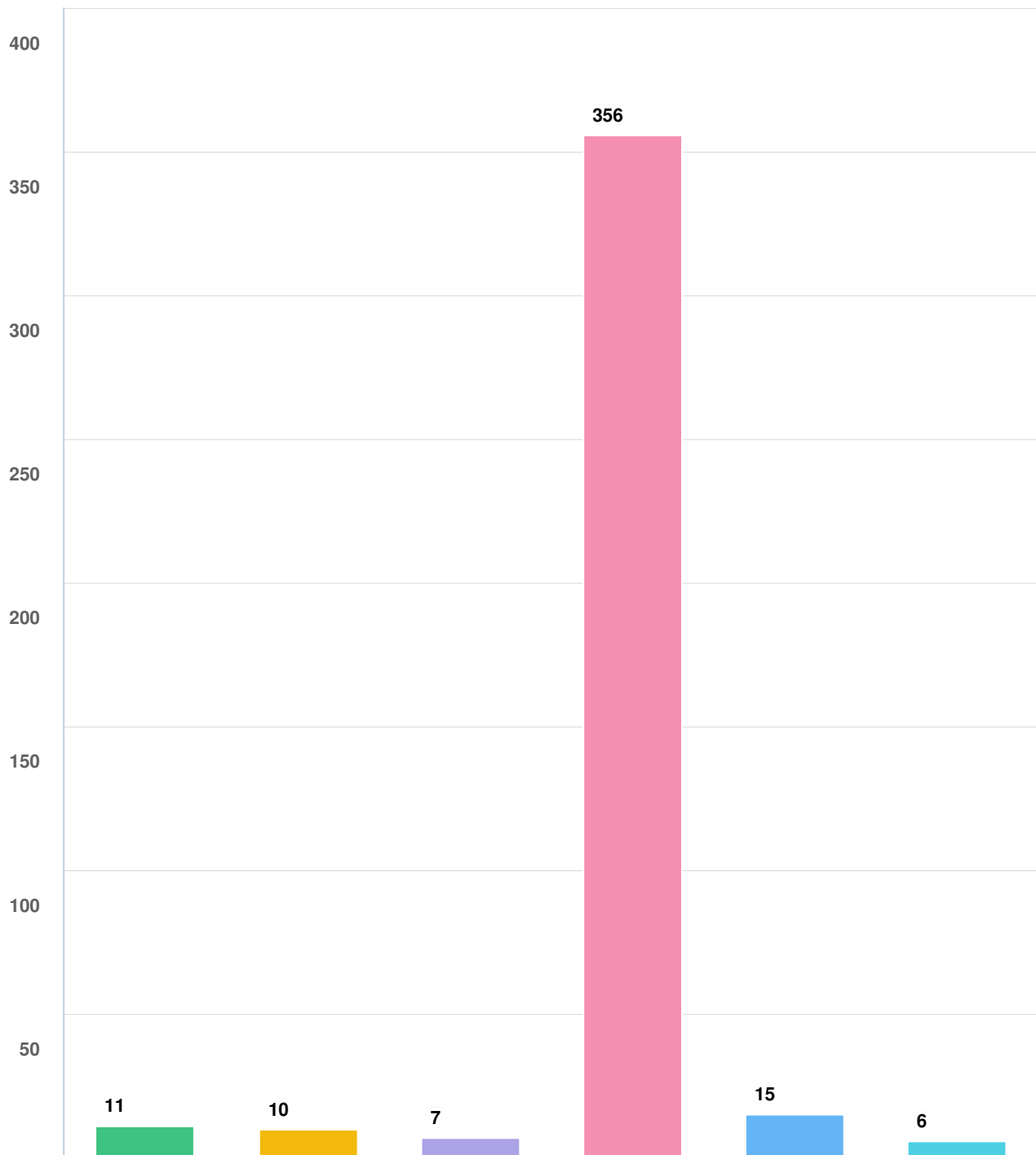
Question options

● Studio / bachelor unit ● 1 bedroom ● 2 bedrooms ● 3 bedrooms ● 4 more more bedrooms

Optional question (402 response(s), 4 skipped)

Question type: Checkbox Question

Do you receive any financial support (formal or informal) to support your housing costs?



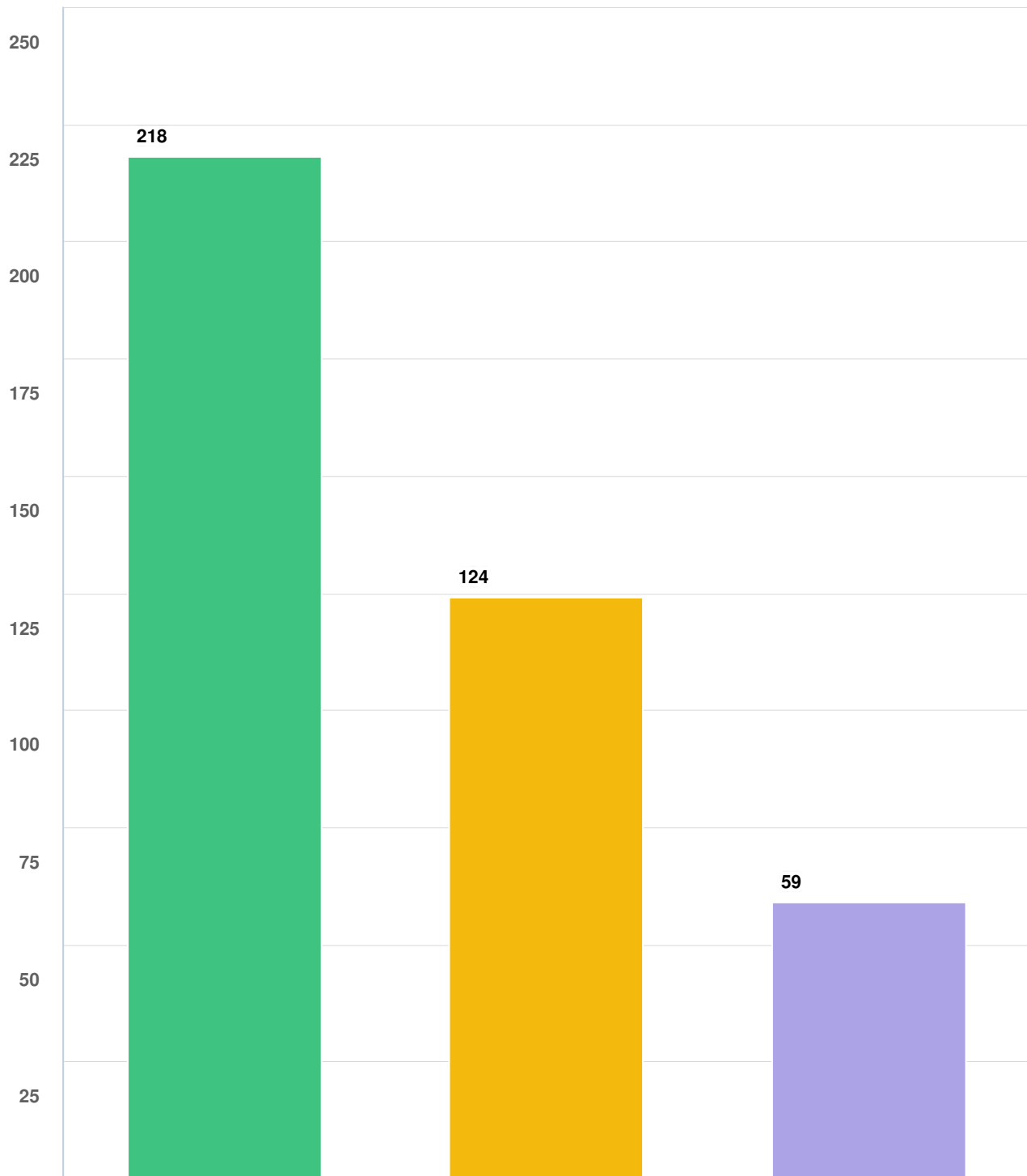
Question options

- Yes - rental subsidy
 ● Yes - government grant / load
 ● Yes - Financial support from family, relatives, other
 ● No
- Prefer not to say
 ● Other (please specify)

Optional question (405 response(s), 1 skipped)

Question type: Checkbox Question

Do you believe your housing costs are affordable?



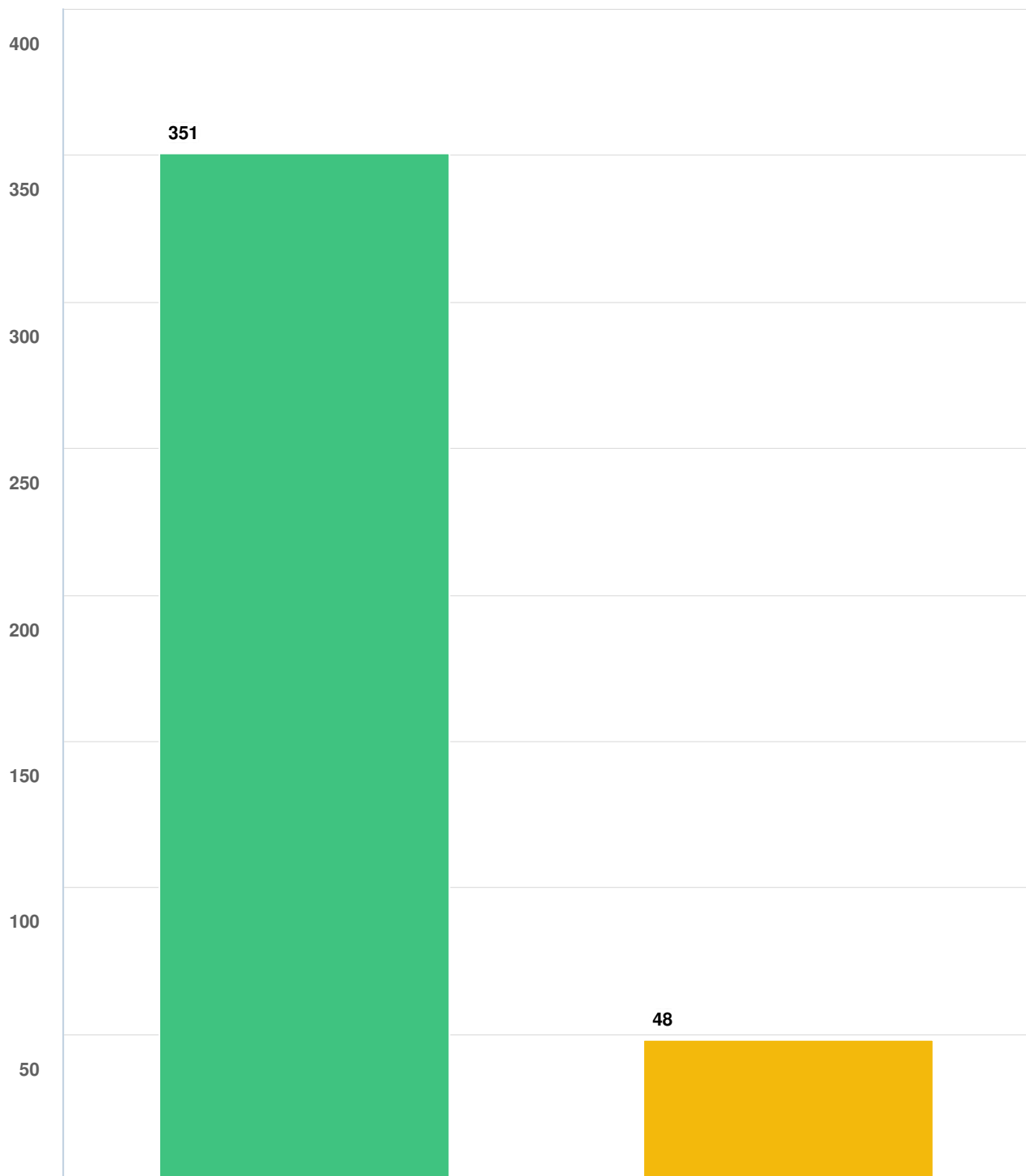
Question options

☒ Yes ☐ No ☐ Not sure

Optional question (401 response(s), 5 skipped)

Question type: Checkbox Question

Has the COVID-19 pandemic impacted your housing needs?



Question options

☒ No ☐ Yes, if so how:

Optional question (399 response(s), 7 skipped)

Question type: Checkbox Question

APPENDIX C

Engagement Summary Report

ENGAGEMENT SUMMARY REPORT ON HOUSING NEEDS IN WHITE ROCK

Prepared by CitySpaces Consulting | July 2021

WHITE ROCK
City by the Sea!



ACKNOWLEDGEMENTS

On behalf of the City of White Rock, CitySpaces Consulting led the Housing Needs Engagement Process and was the author of this report. The City and CitySpaces are very appreciative of the support and contributions provided by community stakeholders, the public, and the Housing Advisory Committee during this process. We thank them:

- Stephanie Beck, Peace Arch Hospital Foundation
- Christine Lawlor, Peace Arch Hospital Foundation
- Alex Nixon, Business Improvement Association of White Rock
- Korine Deol, Fraser Health Authority
- Timothy Millard, Fraser Health Authority
- Tsitsi Watt, BC Housing
- Darryl Walker, Mayor of White Rock
- Kenneth Jones, Former City Councillor of White Rock and BC Tinnitus Association representative
- Councillor Anthony Manning, White Rock Housing Advisory Committee
- Councillor Erika Johanson, White Rock Housing Advisory Committee
- Abhishek Mamgain, White Rock Housing Advisory Committee
- Chris Harris, White Rock Housing Advisory Committee
- Greg Duly, White Rock Housing Advisory Committee
- Marine Sabine, White Rock Housing Advisory Committee
- Bernard Bowness, White Rock Housing Advisory Committee

- Ulee Maschaykh, White Rock Housing Advisory Committee
- Brent Tedford, IOM Property Group
- Rick Mann, IOM Property Group
- Raghbir Gurm, Local Developer
- Mahdi Heidari, Local Developer
- Morgan Brewster, 100 West Capital Partners
- Wendy Melendez, Porte Realty
- April Funk, Porte Realty
- Daniel Bar-Dayyan, Porte Realty
- Erik Hacker, Waterstock Properties
- Shawn Wilson, Baptist Housing
- Bobbi Sarai, YWCA Metro Vancouver
- Jessica Hayes, Metro Vancouver Housing Corporation
- Doug Tennant, UNITI
- Minakshi Bagai, Sources BC
- Jay Blaschuk, Sources BC
- Heidi Briggs, Evergreen Childcare Centre
- Renters Forum participants
- Members of the community who shared their lived experience

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INTRODUCTION

The City of White Rock has initiated the preparation of a Housing Needs Report for the community. The Draft Engagement Summary Report on Housing Needs is one of three reports being prepared as part of this process:

PART 1

- **Community Profile:** A companion report completed by Metro Vancouver on behalf of the City of White Rock which summarizes the required data, including recent demographics and housing trends. A public survey was also issued and summarized during this first stage.

PART 2

- **Engagement Summary Report:** This report, which summarizes the engagement activities and what was heard from the community and stakeholders with respect to their perspectives on local housing issues.
- **Housing Needs Report:** A companion report that will be written in the fall of 2021. The final Housing Needs Report will summarize key housing issues in White Rock and populations most challenged to afford housing in the local market, as well as housing types and tenures needed to accommodate current and future populations. The final Housing Needs Report will synthesize the evidence-based research from the Community Profile and the community observations obtained through engagement in order to prepare a *Statement of Need* for the City.

The Housing Needs Report process is a new legislative requirement under *Part 14* of the *Local Government Act*. The new regulation requires local governments to complete Housing Needs Reports by 2022, and every five (5) years thereafter. The purpose of the legislation is to: (i) enable the provincial government to gain an understanding of recent changes in demographics and housing and provide important context to plan for future housing needs; (ii) enable municipalities to better understand the current and future housing needs; and (iii) assist local governments in implementing policies and

bylaws that respond to current and projected housing needs. Highlights of what was heard from engagement are summarized in this report and aligns with the Ministry's requirements.

PROCESS OVERVIEW

ADAPTING ENGAGEMENT DURING A PANDEMIC

The COVID-19 public health emergency required engagement activities to be conducted in a virtual setting to ensure physical distancing and the safety of all participants.

OUTREACH AND COMMUNICATIONS

The City of White Rock's website, social media channels, and the *Talk White Rock* engagement platform were the primary tools used to inform the public about the Housing Needs Report process and spread awareness of how people could engage. The *Talk White Rock* platform provided a description of the process, timeline, and key updates. Registration to stakeholder workshops were also shared on the *Talk White Rock* platform.

In addition, direct invitations and advertisements were issued for key engagement events. This included displaying event posters in rental buildings for the Renters Forum and newspaper advertisements for the Community Open House. Stakeholders were directly invited via email to attend virtual workshops.

The City of White Rock's communications team maintained the *Talk White Rock* engagement platform and uploaded key documents as they became available for the public and stakeholders to review and reference.

INDIGENOUS ACKNOWLEDGEMENTS

The City of White Rock acknowledges that these engagement activities took place on the traditional, unceded territories of the Semiahmoo First Nation and the broader territory of the Coast Salish Peoples. Representatives from the Indigenous communities were invited to participate in the engagement process on housing needs in White Rock.

ENGAGEMENT ACTIVITIES

A total of 720 people and 20 organizations were engaged during the White Rock Housing Needs Report process. A summary of activities is provided on the following pages.

VIRTUAL PUBLIC OPEN HOUSE

A virtual public open house was held on April 13th, 2021 to launch the Housing Needs Report process. Participants had the opportunity to receive an introduction to the project by City staff and information on housing research completed to date. A total of 5 participants attended the virtual open house and asked questions of City staff and the consultant team.

VIRTUAL STAKEHOLDER WORKSHOPS

Four virtual stakeholder workshops were facilitated to learn more about housing needs and gaps from representatives with local experience in White Rock.

- **Institutional + Major Employers Workshop.** A virtual workshop in June 2021 attended by representatives from a cross-section of employers which included the Business Improvement Association, the Fraser Health Authority, and BC Housing. A total of 5 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.

- **Local Builder + Developer Workshop.** A virtual workshop in June 2021 attended by representatives from the local builder and developer community, residential property managers, and realtors. A total of 9 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.
- **Non-profit + Community Based Organizations Workshop.** A virtual workshop in June 2021 attended by representatives from a cross-section of community organizations including the Metro Vancouver Housing Corporation, the YWCA, Semiahmoo House/Uniti, the Baptist Church, Sources, and the BC Tinnitus Association. A total of 7 participants attended the session, who had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.
- **Owners of Large Land Holdings Workshop.** A virtual workshop in June 2021. Invitees included owners of large land holdings in the City, with the aim to discuss opportunities for potential residential development. A total of 5 participants attended the session, representing a cross-section of institutions and community organizations including the Peace Arch Hospital Foundation, Evergreen Childcare Centre, and Sources. Participants had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A facilitated discussion using an interactive virtual whiteboard provided the space for participants to share their thoughts on housing needs and gaps.

VIRTUAL RENTERS FORUM

A virtual renters forum was held on June 10th, 2021. Advertisement for this event targeted local renters, given that the perspective and lived experience of renters in White Rock was less known at the onset of this process. Participants had the opportunity to receive an introduction to the project by City staff as well as information on housing research completed to date. A total of 12 participants attended the Renters Forum and asked questions of City staff and the consultant team.

INTERVIEWS WITH PERSONS WITH LIVED EXPERIENCE

An important perspective on the White Rock housing situation is the lived experience of members in the community. One-on-one conversations with 12 community members were conducted, representing a variety of lived experience and identities including:

- Low-income households;
- Single-parent households;
- Seniors;
- Persons with disabilities;
- Immigrants (new immigrants and people who immigrated to Canada decades ago);
- Persons who previously experienced homelessness; and
- Persons who previously experienced substance use issues.

ENGAGEMENT ACTIVITIES AT-A-GLANCE

720 people and 20 organizations were engaged during this process.



STAKEHOLDER FOCUS GROUPS

4 stakeholder focus groups were held engaging 23 people.



COMMUNITY SURVEY

An online survey engaged with more than 650 people.



INTERVIEWS WITH LIVED EXPERIENCES

Conversations with 12 members of the community.



HOUSING ADVISORY COMMITTEE

9 people representing long term residents of White Rock, Councillors, and volunteers.



RENTERS FORUM

1 renters forum was held, engaging 12 people.



PUBLIC OPEN HOUSE

A total of 5 people attended the virtual public open house.



WHAT WE HEARD

INSTITUTIONS AND EMPLOYERS

The following section contains paraphrased comments from participants who attended the institutions and employers workshop, organized by theme:

- **People most in need of housing in White Rock:** Young families; single parent families; people with disabilities; seniors, including mobile/active seniors and frail seniors; young adults and young professionals; and low-wage income earners. Participants in this workshop described their observations of challenges experienced by these groups. For example, young people in White Rock often need multiple jobs and/or multiple roommates in order to make housing more affordable. We also heard that it is common for residential strata buildings to be age-restricted (e.g., 19+), which limits the housing options for families with children. We heard that seniors are experiencing difficulties maintaining their homes while trying to age in place, and this is particularly difficult for seniors who have mobility issues.
- **Housing missing or needing more of in White Rock:** Secondary suites; ground-oriented multi-unit housing (e.g., laneway homes/carriage homes, duplexes, triplexes, townhouses); family-friendly units in multi-unit buildings (e.g., 3+ bedroom units in apartments/condominiums); mid-rise multi-unit buildings (e.g., 4 or 5 storeys); mixed-use residential buildings; accessible housing; seniors supportive housing; smaller units for single person households and couples (e.g., 1- and 2-bedroom units); affordable homeownership options (e.g., 2-

"We need housing diversity to meet a wide variety of needs. Every municipality does"

-Quote from stakeholder

"Most families need 3 bedrooms and more than 1 bathroom"

-Quote from stakeholder

"Old rental buildings don't work for families, they end up going to Surrey"

-Quote from stakeholder

and 3-bedroom units for purchase price of less than \$650,000); purpose-built rental housing; subsidized rental housing; and mixed-tenure residential buildings (e.g., low-end of market rental and market rental housing). Additional rooms for hobbies, crafts, student homework, and working from home were also mentioned as important for housing livability in White Rock.

- **Examples from elsewhere:** Participants shared examples of housing types and tenures that could potentially work well in White Rock. These include Morgan Crossing (Surrey), which illustrates low and medium density multi-unit residential development with a mixed-use commercial centre; and stacked townhouses (Squamish), which offer a variety of unit sizes and configurations in one building as well as a shared courtyard.
- **Livability, transportation and density:** Participants conveyed additional details on housing needs in White Rock. This included: consideration for livability; increasing and integrating density better in mature/established neighbourhoods; and the need to locate housing in close proximity to public transit, services, amenities, parks/waterfront, and places of employment. Ensuring that households have the opportunity to live near the water or have water views and/or balconies for fresh air and wellness was mentioned as being an important consideration for housing. The relationship between housing and transportation was mentioned as a key concern, and participants shared stories about workers having to commute far distances between their home (sometimes outside of White Rock) and their place of employment (in White Rock). Participants expressed concern over community opposition to affordable housing and high-density residential projects, citing NIMBYism as a critical obstacle to addressing housing needs in White Rock.

“Density is important. It gives people an opportunity to live in White Rock”

-Quote from stakeholder

“We need to think about the costs associated with environmental construction standards that can affect housing affordability”

-Quote from stakeholder

- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These include: the need to integrate housing and services (e.g., medical services for seniors); addressing the increasing number of persons experiencing homelessness in White Rock; and considering environmental issues and climate change in site planning and construction techniques.

“There is inequity between the rich and the poor. Some people have inheritance, or the bank of mom and dad for a down payment. Others have nothing”

-Paraphrased quote from stakeholder

LOCAL BUILDERS AND DEVELOPERS

The following section contains paraphrased comments from participants who attended the local builders and developers workshop, organized by theme:

- **People most in need of housing in White Rock:** Families; young adults; entry-level/first-time homebuyers; seniors, including low-income seniors; and the general workforce. Participants described some of the challenges experienced by population groups in White Rock relating to finding and affording housing, including seniors experiencing difficulty maintaining their home/aging in place. Participants mentioned that many families end up leaving White Rock to find family-oriented housing in neighbouring Surrey because the old rental buildings in White Rock are not suitable to meet their needs.
- **Housing missing or needing more of in White Rock:** Seniors supportive housing and assisted living; family-friendly homes, including family rental units (3+ bedrooms and 2+ bathrooms); and generally, a need for a diverse housing supply to meet the needs of a wide variety of people, ages, and income levels/financial situations. Participants made suggestions on high potential areas to accommodate new housing development, including: the North Bluff Corridor; Johnston Road Corridor; Marine Drive; lots located East of the

“A lot of stratas will be 19+ or seniors-oriented. Tough for families with 2 children”

-Quote from stakeholder

hospital; along arterial roads; and in close proximity to transit routes and generally transit-oriented areas. Participants discussed the opportunity to create mixed-use communities by locating high density development near amenities, businesses, and transit.

- **Growing inequity:** Participants shared insight into the growing inequity between “the rich and poor” in White Rock. We heard that the younger cohort is a growing demographic in White Rock, yet their incomes are insufficient to afford the purchase of a home in White Rock and they typically do not have enough savings to afford the minimum down payment. Young adults and young families who are able to enter into homeownership have additional financial sources, such as inheritance and gifts from family (e.g., “the bank of Mom and Dad, and grandparents”). Participants suggested that intergenerational wealth also plays a role in the White Rock housing market, where homebuyers decades ago have made substantial equity gains and can afford to make investment into housing for their adult children. For newcomers to White Rock, or for households who do not have access to equity from family housing investments, the barrier to purchasing a home is much more difficult.
- **A need to attract a younger demographic:** Participants suggested that the City of White Rock could consider a population rebalancing with respect to attracting more young people to the community, rather than continuing the trend of becoming a predominantly seniors-oriented community (65+). They indicated that exploring economic development opportunities such as supporting new industries and amenities to attract young people to White Rock will be key for the long-term vibrancy of the City.
- **Evaluating development opportunities:** Participants conveyed some of the specific considerations when evaluating opportunities to develop housing in White Rock. These include: land costs and cost of construction; ability to secure financing (e.g., need to show minimum 15% return on investment); and costs associated with the development approvals process (e.g., community amenity contributions). Participants expressed challenges with various aspects of the

“We need a minimum number of suites with accessible units”

-Quote from stakeholder

development process in White Rock, such as: waiting time for permits (adds carrying costs to projects); discrepancy between OCP designation and rezoning approvals (e.g., Council does not approve rezoning application when it aligns with the OCP designation and other land use policies); as well as the perception of inconsistent voting patterns by Council. Participants mentioned that the uncertainty surrounding the rezoning process makes it difficult for developers to anticipate risk and limits the opportunity to meet the housing needs of the community. Participants also expressed concern over losing development rights and downzoning properties.

- **The role of the City:** Participants made suggestions on how the City could potentially support increasing rental housing in White Rock. These suggestions included: encouraging a diversity of project scales and configurations (such as increasing height); provide more certainty and clarity on development expectations; improve processing times (e.g., permit times); protect zoned projects; and prioritize rental housing development as much as possible. Participants also suggested that the City may want to consider incentivizing affordable housing projects by relaxing regulations such as height limits, and to consider providing additional density to make affordable housing projects more financially feasible.
- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These concerns included the perspective that long-time homeowners in established neighbourhoods are not particularly welcoming of young people or other housing typologies. Participants mentioned that there is a general aversion to increasing density in White Rock. From their perspective, increasing the housing supply

"Seniors need housing in central White Rock to be able to access daily needs without a car"

-Quote from Renter

"Every year service users increase at the emergency weather shelter"

-Quote from stakeholder

"As housing sites age, we may need to increase capacity for tenant relocation during redevelopment"

-Quote from Stakeholder

should help alleviate housing issues. Participants further expressed the issue of developers not being welcomed by residents in some parts of White Rock, and suggested that developers may invest in other communities (such as Langley and Surrey) if community opposition and inconsistent political decisions, continue.

NON-PROFIT HOUSING PROVIDERS AND COMMUNITY-BASED ORGANIZATIONS

The following section contains paraphrased comments from participants who attended the non-profit housing providers and community-based groups workshop, organized by theme:

- **People most in need of housing in White Rock:** New immigrants, including new immigrant single moms; families, especially low-income families, single parents, single moms, and single parents with adult children; persons with disabilities, including persons with intellectual disabilities; first-time home buyers; youth; students; seniors, including downsizing seniors, active/mobile seniors, seniors with tinnitus, and other disabilities or medical conditions; low to moderate-income renters; persons experiencing homelessness; survivors of violence and women fleeing abuse; and persons with substance use issues and overcoming addictions.
- **Housing missing or needing more of in White Rock:** Seniors-oriented housing; supportive housing for persons who are unable to live independently, including seniors supportive housing; housing that can accommodate end of life (not necessarily hospice); accessible housing for persons with disabilities, including intellectual disabilities; larger units that can accommodate multi-generational households; homes with 4+ bedrooms; starter housing for home buyers (e.g., 1-, 2- and 3-bedroom units); rental housing; deeply subsidized rental housing; transitional housing; and mixed-tenure housing that can accommodate households with a range of income levels.

"We need sanctuary homes, not institutions"

-Quote from Stakeholder

"Friends who grew up here are leaving the area, they can't find housing"

-Paraphrased quote from

- **Livability and inclusivity considerations:** Participants conveyed additional details on housing needs with respect to creating a livable and inclusive White Rock. These suggestions included: housing in walkable communities; ground-oriented housing with gardens; sanctuary homes (not institutional); peaceful homes in quiet areas and stress-free environments with sound-barriers; and housing located in close proximity to public transportation. Participants suggested that White Rock would benefit from having diverse housing options to reflect the diverse population.
- **Capacity:** Organizational capacity and resources to meet the needs of clients and referring clients to housing was discussed. Key insights learned included: a need for more information on opportunities; desire for collaboration and partnerships with other non-profits (for sustainable operations), with private developers (e.g., to acquire units in new residential development projects); and working closely with the City on housing initiatives. Participants suggested ways that the City could support the non-profit sector, such as utilizing Community Amenity Contributions for affordable housing or an affordable housing reserve fund; utilizing city owned land for affordable housing; and reducing fees (such as development cost charges) for affordable housing development projects. Participants also suggested that the City could explore facilitating match-making between private developers and non-profit housing operators.
- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing. These include: long wait lists for affordable housing units; NIMBYism; and rising costs including land and amenities. Participants shared insight on the complexities of developing housing in a funding environment that prioritizes capital investment and with limited funds available for operations and management.

“Doctors come here for a period of time, looking to relocate families”

-Quote from Stakeholder

“Rent increases displaces existing renters who were already spending 50% of income and couldn’t take on more expense. They end up living in less safe housing, more risky situations as a result”

-Quote from Renter

OWNERS OF LARGE LAND HOLDINGS

The following section contains paraphrased comments from participants who attended the workshop for owners of large land holdings and follow-up key informant interviews, organized by theme:

"NIMBYism is a big issue"

-Quote from stakeholder

- **People most in need of housing in White Rock:** Healthcare workers, including support staff, medical technicians, lab service staff, cleaning staff, housekeeping, infection control staff, administrative staff, doctors, nurses and specialists; single parents; professionals; seniors, including seniors looking to downsize, seniors on fixed income, and seniors experiencing homelessness intermittently; persons experiencing homelessness; teachers; low-income wage earners and service industry workers (e.g., waitresses); people with disabilities; and singles, couples, and families.
- **Housing missing or needing more of in White Rock:** Temporary accommodation for short-term workers (e.g., 1-to-2-year contract nurses); affordably priced bachelor, 1-bedroom and 2-bedroom units; 1-level condos for seniors; market and non-market rental housing; affordable homeownership; small single detached homes; and low-cost campers or trailer parks as an alternative to urban camping.
- **Livability and inclusivity considerations:** Participants conveyed additional details on housing needs with respect to creating a livable and inclusive White Rock. These suggestions included: housing in walkable neighbourhoods; ensuring beautiful sites, streets, and parks; addressing parking issues; and locating housing in close proximity to public transportation. One participant suggested that considering rain, wind, and other adverse weather conditions is important when siting new residential projects in White Rock.

"When trying to find a house, my dad tried looking at all the different apartments but they were all too small. I need room for my power wheelchair. It took a year to find a place"

-Paraphrased quote from person with lived experience

- **Other concerns and suggestions:** Participants in this workshop identified a number of other concerns and suggestions relating to housing, including unsafe living conditions for vulnerable populations and issues related to being forced to share accommodation with strangers. Participants also commented on new residential properties being too expensive for low- and moderate-income households. Discussion with this group revealed that some old rental units in White Rock are in extremely poor condition and unlivable (e.g., bug infested homes, in disrepair). However, these homes tend to be the only affordable housing option for low-income and highly vulnerable populations. Participants shared insights that vulnerable populations often experience discrimination from potential landlords based on their appearance, and trade-off their safety and well-being for low quality living conditions. Participants in this workshop expressed concern for single people, couples, and low-income families with children living in these poor living conditions. Participants also shared stories about friends, family members, and colleagues who left White Rock for neighbouring communities to find housing that is more affordable and in better condition.
- **Development interest:** One large landowner indicated that they are in the preliminary stages of planning to redevelop their site into a mixed-use residential building, possibly with affordable housing and assisted living units as well as housing for the workforce. They are open to communicating with the City on potential partnerships.

"I had to give my puppy away to get a rental unit"

-Quote from Renter

"Mixed-use can bring people closer to their place of work, services, medical offices and addresses accessibility issues"

-Quote from stakeholder

RENTERS

The following section contains paraphrased comments from participants who attended the renters forum, organized by theme:

- **Rental housing situation:** Renters described the current rental housing situation in White Rock. From their perspective, there is a lack of suitable housing, and limited availability of housing within a reasonable budget. They also shared examples of challenges for renters such as the prevalence of renovictions, rent increases and displacement, and a lack of housing that feels safe. Renters who are displaced and/or cannot afford typical rental prices find themselves living in less safe accommodation. Renters who attended this forum also indicated that housing challenges adversely impact low-income households, families, single parents, and seniors - some of whom grew up in White Rock and are leaving the City to find affordable and suitable housing in communities such as Chilliwack, Langley, and Abbotsford. Renters described the hardship experienced when close friends and family members leave White Rock due to housing affordability issues.
- **Barriers to finding a home to rent in White Rock:** Renters provided examples of typical barriers when searching for a home to rent. These include: classism; ageism; ableism; age-restricted buildings; pets not allowed; and not enough bedrooms to accommodate all members of a household. Older rental buildings lack accessibility features such as elevators, and this is problematic for seniors, people with disabilities, and others who have limited mobility. Renters suggested that White Rock could benefit from a diverse range of housing options at different price points. Renters also suggested that there is a need for affordable, safe, and private 1-bedroom units for seniors, 2- and 3-bedroom units and flex space, and 3-bedroom units that allow pets.

"Poor condition places are often rented to persons experiencing homelessness, even if unfit for people to live. They have cockroaches"

"I wish people knew how hard it is to think about the future when you are so exhausted, constantly fatigued from not sleeping when you are homeless"

Some participants suggested that 2- and 3-bedroom units do not need to be large if amenities are provided on-site, including storage.

- **Housing and community amenities:** Renters who participated in the forum suggested that older rental buildings often lack amenities. For example, families in a rental building sharing a single washing machine with other families is not practical. Renters made suggestions on the types of community amenities that should be located in close proximity to rental housing: grocery stores; coffee shops; playgrounds; parks and outdoor space; green space; recreational facilities; schools; and public transit. Incorporating public spaces that support community connection, activities, and walkability were all cited as important during this session.
- **Other concerns and suggestions:** Renters raised the issue of expiring operating agreements of affordable housing projects operated by the non-profit housing sector, and the concern that non-market housing units are being converted to market rents and are no longer affordable to low-income households. Renters also expressed concern about housing being used as an investment rather than as true homes. Renters who attended this forum suggested that the community would benefit from the creation of a central listing service or inventory to support renters searching for affordable and suitable housing.

"It is awful to get foul looks and comments. I didn't ask for this. I lost everything"

-Quote from person with lived experience

PERSONS WITH LIVED EXPERIENCE

The following section contains paraphrased comments from members of the community who shared their stories of lived experience, organized by theme:

- **Key reasons for needing affordable housing:** The need to access affordable housing came about for a wide variety of reasons amongst community members who shared their stories. These reasons included: previously experiencing homelessness; family/caregiver responsibility in a low-income family; family breakdown/relationship loss; crisis situation leading to losing all possessions and depleting financial resources (e.g., job loss); medical/health issues; substance use issues leading to being unable to secure or maintain housing; immigrating to Canada decades ago and experiencing barriers ever since; relocating to White Rock from a community outside the lower mainland and encountering rental prices much higher than accustomed to; relocating to White Rock to be closer to family; and looking for housing that better aligns with values and community needs (e.g., faith-based community housing). People who shared their stories were most commonly low-income and said it is difficult to find a home that is affordable. They also experienced being on an affordable housing wait list for a long time. These stories included a person who has a disability whose income assistance was not enough to cover the cost of housing in the community; and another who works a side job but still does not earn enough income to cover the cost of housing and basic necessities. Some community members who shared their story described the precarious housing situations they lived in, including: a motel; a mobile roadside RV; squatting; and tents/in bushes.

"I came back to Canada after living abroad but was broke upon return. I'm on basic income assistance and living in an RV for the past 4 years"

-Paraphrased quote from person with lived experience

"CPP was \$250 but rent was \$600 per month. I became homeless for 7 years"

-Quote from person with lived experience

- **Unique experiences:** Some people who shared their stories indicated that financial literacy was not their strong suit and that they could benefit from education on finances so they can confidently gain responsibility over their financial situation and ability to afford housing. Some people shared stories of hardship: low-income and insecure housing leads to feeling of despair, hypervigilance, boredom, exhaustion, sleeplessness, fatigue, poor nutrition and health issues, living to survive, loss of confidence, and feelings of hopelessness about the future. Others described specific events that deeply impacted them and compounded their experience, such as getting divorced or being assaulted. People who had previously experienced addiction issues described how this situation preoccupied their mind and made it difficult to take action on finding support and addressing their housing needs. Others described the discrimination they endured, such as receiving foul stares and degrading comments from other citizens in White Rock.
- **What is home:** People shared examples of what an ideal home means to them, such as: private and a place to be independent. Specific attributes shared included: a self-contained one-bedroom unit with a bathroom (e.g., 500 square feet); a stove, shower, and own space with a door to lock; and to be close to services and on a bus route. One person who valued their privacy indicated that an ideal home for them would be an RV; another said a safe enclosed lot under a tarp, and that they are not interested in an apartment at this time. Another person said they would like to have access to affordable housing that costs 30% of their income, and that they prefer to be homeless rather than being accommodated in a shared rooming house. Most people who shared their stories prefer to live alone, and some said that they would like their own unit but access to a shared dining hall to interact with others at their convenience. People who shared their stories also commented on how the COVID-19 public health emergency has adversely affected their lifestyle and created

"I was a family caregiver and lost a relationship, and had issues with alcoholism all at the same time. I went to rehab and after I left I lived in the bush"

**-Paraphrased quote from
person
with lived experience**

situations of isolation and disconnection from their neighbours and broader community. People who shared their stories commented that they desire life to be more carefree if possible.

- **Accessibility needs:** Persons with intellectual disabilities indicated that they would like to live within a community and have onsite support, and that access to parks and the ocean is important for well-being. Some youth and young adults with disabilities described their desires to live on their own with supports, and for some this would mean moving out of their parents' homes for the first time. Some persons with disabilities described their experience of searching for housing, but the units were too small to meet their needs. They indicated that housing close to their friends, transit, groceries, the mall, parks, and amenities, as well as near support services (e.g., Semiahmoo House), would suit their needs. Some said a small home with a guest room, another said a house with a roommate, and another said their own apartment. Cooking facilities and accessibility features were cited as important within a home, including accessible outdoor green space (e.g., accessible parks) and accessible infrastructure (e.g., sidewalks/ramps).
- **Single parent needs:** single parents were interviewed and shared insights on their unique experiences. We heard that having housing with play space for children is important, as well as common areas to build relationships/community with other tenants. Single parents shared the desire to live in housing located in safe family-oriented neighbourhoods close to nature, parks, schools, fitness centres, and stores.
 - One parent expressed challenges affording a home with enough space to accommodate two kids. This person indicated that they would prefer a three-bedroom home, ideally a rancher house with a garden as well as storage for sports equipment. However, she can only afford to rent a 2-bedroom basement suite that lacks storage, does not have yard space, and does not have

"I am a divorced with 2 kids and can only afford a 2-bedroom suite. When my kids stay with me, I makeshift the dining room into a bedroom."

**-Paraphrased quote from
person
with lived experience**

enough bedrooms for everyone in the home. This single parent rearranges the dining room into a bedroom to “make it work” and pays for an offsite storage locker.

- Another single parent identified as having a disability and also has a child with a disability. They currently live in second stage transitional housing and are looking to find an affordable home, but places that meet their needs are too expensive compared to their income. Having a home with a yard, more than one bathroom, closets with shelving, good ventilation, heat and air conditioning, windows/natural lighting, and near transit were all considered important for this family, but out of reach.

“It’s very expensive to live in the lower mainland, especially as a single mother. The actual wages one gets is barely enough for accommodation.

-Quote from person with lived experience

KEY THEMES AND CONSIDERATIONS

PRIORITY GROUPS

The following list of priority groups in White Rock is based on the experiences, observations, and input from stakeholders and members of the community:

FAMILIES

- Families (including young families, single parent families, low-income families, single parents, single moms, single parents with adult children and new immigrant single moms) were identified as challenged to find affordable and suitable housing in White Rock. There is a need for more affordable family-friendly housing options (2- and 3- or more-bedroom units) to accommodate these households in White Rock.

PEOPLE WITH DISABILITIES

- People with disabilities (including physical disabilities and mobility limitations, intellectual disabilities, and medical/health limitations) were identified as experiencing challenges finding accessible housing in White Rock that is affordable and meets their needs. People with disabilities are in need of accessible housing that is available within their income level.

SENIORS

- Seniors (including mobile/active seniors, downsizing seniors, frail seniors, seniors with disabilities and/or with mobility issues, seniors with medical/health issues, low-income seniors, and seniors experiencing homelessness intermittently) were identified as experiencing challenges finding seniors-oriented housing in White Rock that is affordable and meets their needs. Seniors are in need of affordable, seniors-oriented housing ranging from rental to ownership and from independent seniors housing to semi-supportive and supportive seniors housing.

YOUNG ADULTS

- Youth and young adults (including young professionals, minimum wage and low-wage income earners, and students) were identified as a group experiencing challenges affording housing in White Rock. This includes young adults trying to enter the homeownership market. A common experience of this cohort is having low income levels that are insufficient to afford the typical cost of rental housing in White Rock. They need more affordable rental housing to meet their needs.

THE WORKFORCE

- The general workforce, of all ages and household configurations, who earn low to moderate incomes (in most cases) were identified as experiencing challenges finding and affording housing to meet their needs. This includes teachers, retail, and food and beverage sector workers; healthcare workers (support staff, medical technicians, lab service staff, cleaning staff, housekeeping, infection control staff, administrative staff, doctors, nurses and specialists); and service industry workers. The housing needs of this group is wide ranging given their diversity, from low end of market rental housing to market rental housing and affordable homeownership.

VULNERABLE POPULATIONS

- A diverse range of vulnerable populations were identified as in need of affordable, suitable, and safe housing in White Rock. These include immigrants (new immigrants and immigrants who came to Canada decades ago but who still experience barriers and discrimination); persons experiencing homelessness; persons with substance use issues and overcoming addictions; survivors of violence and women fleeing abuse; and people experiencing a crisis (e.g., family breakdown, job loss). This diverse group would benefit from a variety of affordable housing in White Rock, such as transitional housing, supportive housing, and non-market rental housing.

HOUSING GAPS

The following list of housing gaps in White Rock is based on the experiences, observations, and input from stakeholders and members of the community:

MULTI-UNIT HOUSING

- Ground-oriented multi-unit housing including: secondary suites; laneway homes/carriage homes; duplexes; triplexes; and townhouses. Mid and high-rise multi-unit housing including: 4- and 5-storey buildings; mixed-use residential buildings; and 1-level living condos for seniors and persons with disabilities. Low-cost campers or trailer parks as an alternative to urban camping was also suggested.

A MIX OF UNIT SIZES AND TENURES

- A range of unit sizes to accommodate the diverse housing needs in the community, that includes bachelor, 1-, 2-, 3- and 4+bedroom units. Specifically, participants suggested there is a need for more bachelor and 1-bedroom units for single person households; a need for more 1- and 2-bedroom units for couples; more 2-, 3-, and 4-bedroom units for family households, as well as homes with more than 4 bedrooms to accommodate large families/multi-generational households. A mix of tenures were suggested, including: affordable homeownership options; purpose-built rental housing; non-market and subsidized rental housing; mixed-tenure residential buildings (e.g., low-end of market rental and market rental housing); deeply subsidized rental housing; transitional housing; and mixed-tenure housing. Special housing features conveyed by people who were engaged in this process include: accessible housing and additional rooms for hobbies, homework, and working from home. Small single detached homes were also suggested.

HOUSING ORIENTED TO SPECIFIC POPULATIONS

- Family-friendly housing; housing for multi-generational households; seniors-oriented housing; seniors supportive housing and assisted living; supportive housing for persons who are unable to live independently; housing that can accommodate

end of life; housing for persons with disabilities, including intellectual disabilities; and temporary accommodation for short-term workers (e.g. 1- to 2-year contract nurses).

OTHER OBSERVATIONS

Participants in this engagement process identified several observations on core obstacles and what is needed to make housing meet the needs of people in White Rock:

ACCESSIBILITY

- A common theme heard from engagement activities is the need for accessible housing for person with disabilities; seniors; and persons with mental health issues or post-traumatic experiences (e.g., persons re-housed after experiencing homelessness and women fleeing violence). Examples of accessibility needs include homes that can accommodate mobility limitations (e.g., elevators, ramps, wide corridors); and homes that work well for persons with cognitive or intellectual disabilities and that support healing after adverse experiences (e.g., quiet and calm places, low stimulating environments).

LIVABILITY

- Participants described various aspects of livability as integral to meeting housing needs of the community. Livability in the context of housing meant different things to different people, including housing that fosters: health and well-being; safety; and access to natural light, fresh air, and nature. To participants, livable housing also means housing in good condition, large enough to accommodate all members of a household, and flexible space for their lifestyle needs (e.g., crafts, hobbies, storage). Participants linked livability of residential buildings with the broader aspects of neighbourhood livability, such as developing housing in walkable neighbourhoods with access to nature, parks, quiet areas, grocery stores, and places they can connect with friends and the broader community.

INTEGRATED LAND USE PLANNING

- Participants described the type of housing and neighbourhood environment that would best meet their needs. Much of what they described aligns with integrated land use planning, such as: mixed-use development; transit-oriented development; co-locating housing with amenities; and purposefully planning housing with other land uses such as parks, nature, recreation, shopping, schools, healthcare, services, and places of employment. Within this key theme, participants from a number of engagement sessions suggested that increasing density and integrating density in mature/established neighbourhoods is an opportunity to address housing needs in the City of White Rock as well as provide low-income households access to the high-quality neighbourhoods that they currently cannot afford to live in. Integrating land use planning, particularly housing and transportation, was consistently raised by participants as a way to reduce commute times, reduce the cost of living, and have better access to frequently visited destinations.

WELCOMING + INCLUSIVENESS

- Participants from a number of engagement activities discussed the need to create a more welcoming and inclusive White Rock. Concerns raised under this theme include: the prevalence of age-restricted residential buildings; low-income households, or people whose appearance may look 'poor' are discriminated against accessing good quality housing; and people experiencing homelessness feeling unseen and unheard by their fellow citizens. NIMBY ("not in my backyard") was cited consistently throughout the engagement process as a key barrier to addressing housing needs in White Rock. Several examples of NIMBYism were shared by participants, including proposed housing projects being opposed by residents and not supported by Council. Participants aspire to live in a community where housing is recognized as a basic human right; where housing is affordable, suitable, and available to everyone; and where the broader community supports new affordable housing development, even if that means making room in their own neighbourhood to welcome others.

IN CLOSING

This report, along with the recently completed Community Profile, will be used to inform the next step of completing the final deliverable: the *White Rock Housing Needs Report*. The final report will synthesize the key data indicators as well as insights and observations shared by stakeholders and the broader public and summarize the *Statement of Need* for the City. The final White Rock Housing Needs Report will be a key resource for the City for subsequent planning and policy initiatives, and can also be referenced by local builders/developers, non-profit housing providers, and other organizations pursuing housing initiatives in the City.

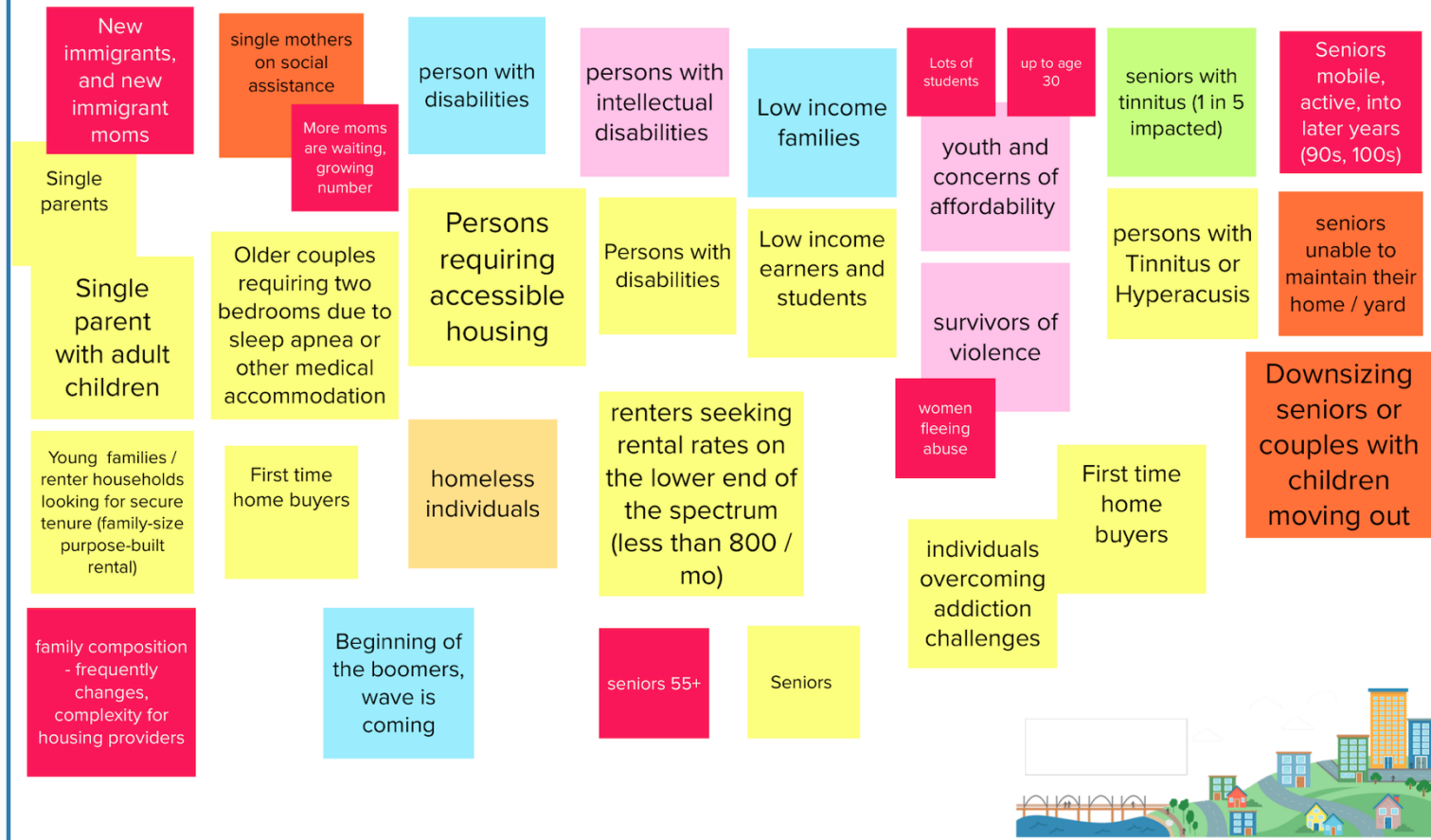
APPENDIX A

VIRTUAL ENGAGEMENT NOTES

WHO IS EXPERIENCING THE GREATEST CHALLENGE

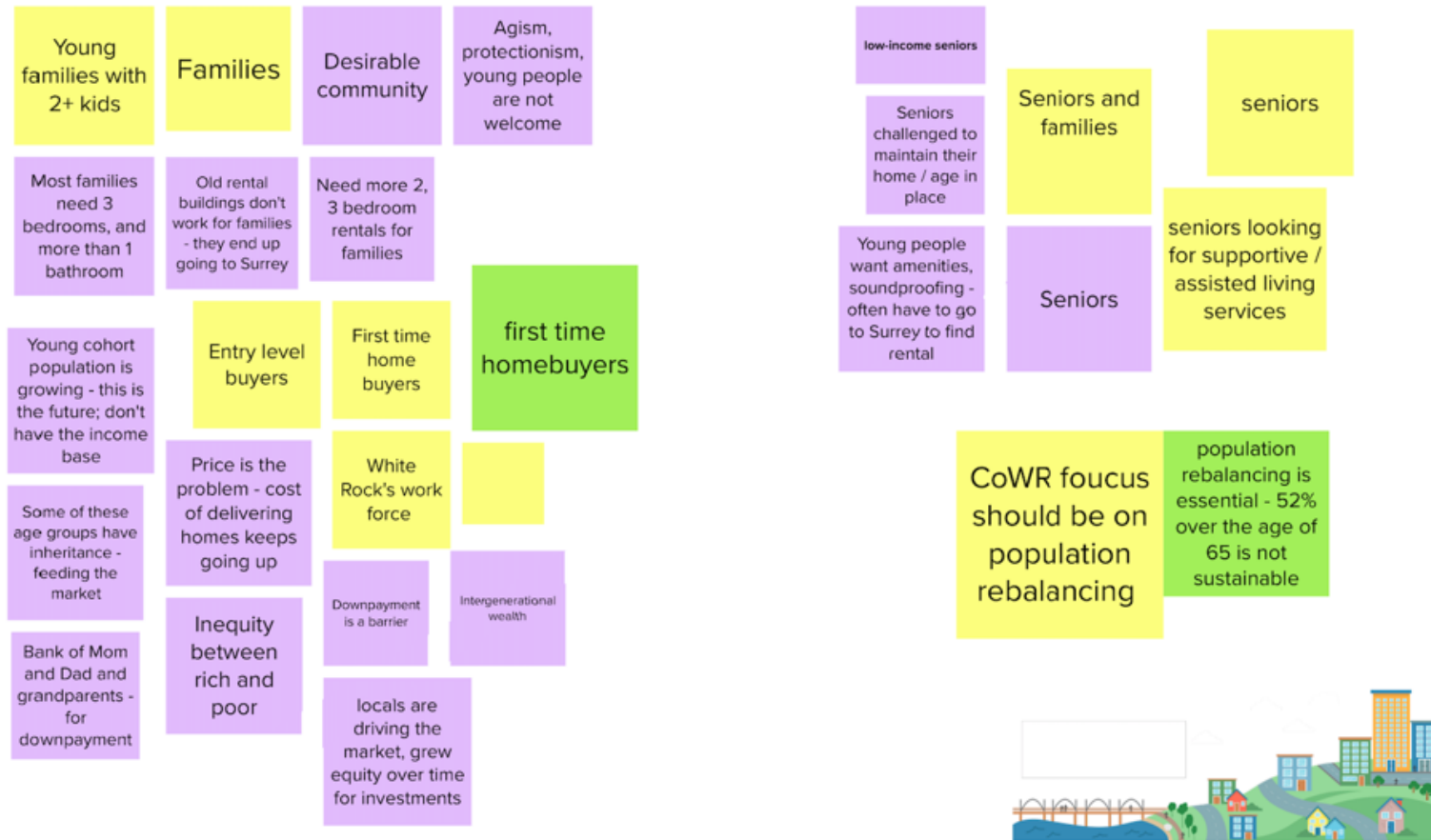
Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



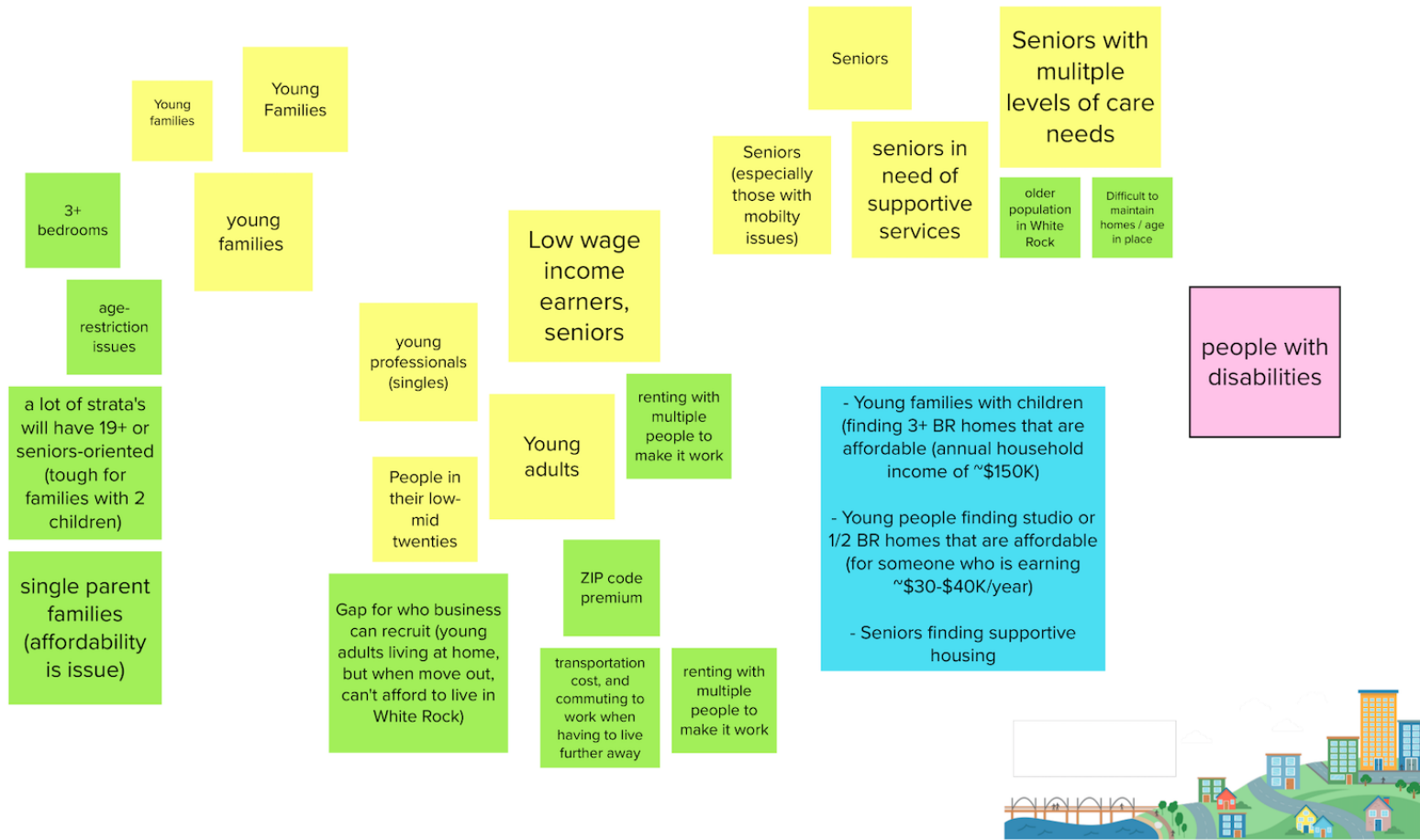
Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



Discussion: Housing Needs and Gaps

Who is experiencing the greatest challenge finding housing to meet their needs?



WHAT TYPE OF HOUSING IS MISSING IN WHITE ROCK?



DEVELOPERS AND BUILDERS

Discussion: Housing Needs and Gaps

What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?

Need more 2, 3 bedroom rentals for families

Micro units - good for singles

Need housing diversity to meet wide variety of needs

Accessible housing with ramps

Accessible design, buildings

Affordable rental for young people

Smaller units, better amenities

Working from home - people are looking for space to work from home

Land costs limit feasibility of non-market / supportive projects

supportive housing for seniors: The market is competitive. Land prices are prohibitive. Supportive housing may not be feasible in CoWR.

Townhomes/Rowhomes (sub \$1mill)

willing to spend more time outside in close proximity

Walkability, complete neighbourhoods, 15 min city - important for housing context

Need subsidies, private sector limited to meet this need

entry level strata units

Townhouses less than \$1mil is hot market

Other level of government subsidized housing i.e., CMHC, BC Housing



Discussion: Housing Needs and Gaps

What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?



Discussion: Housing Needs and Gaps

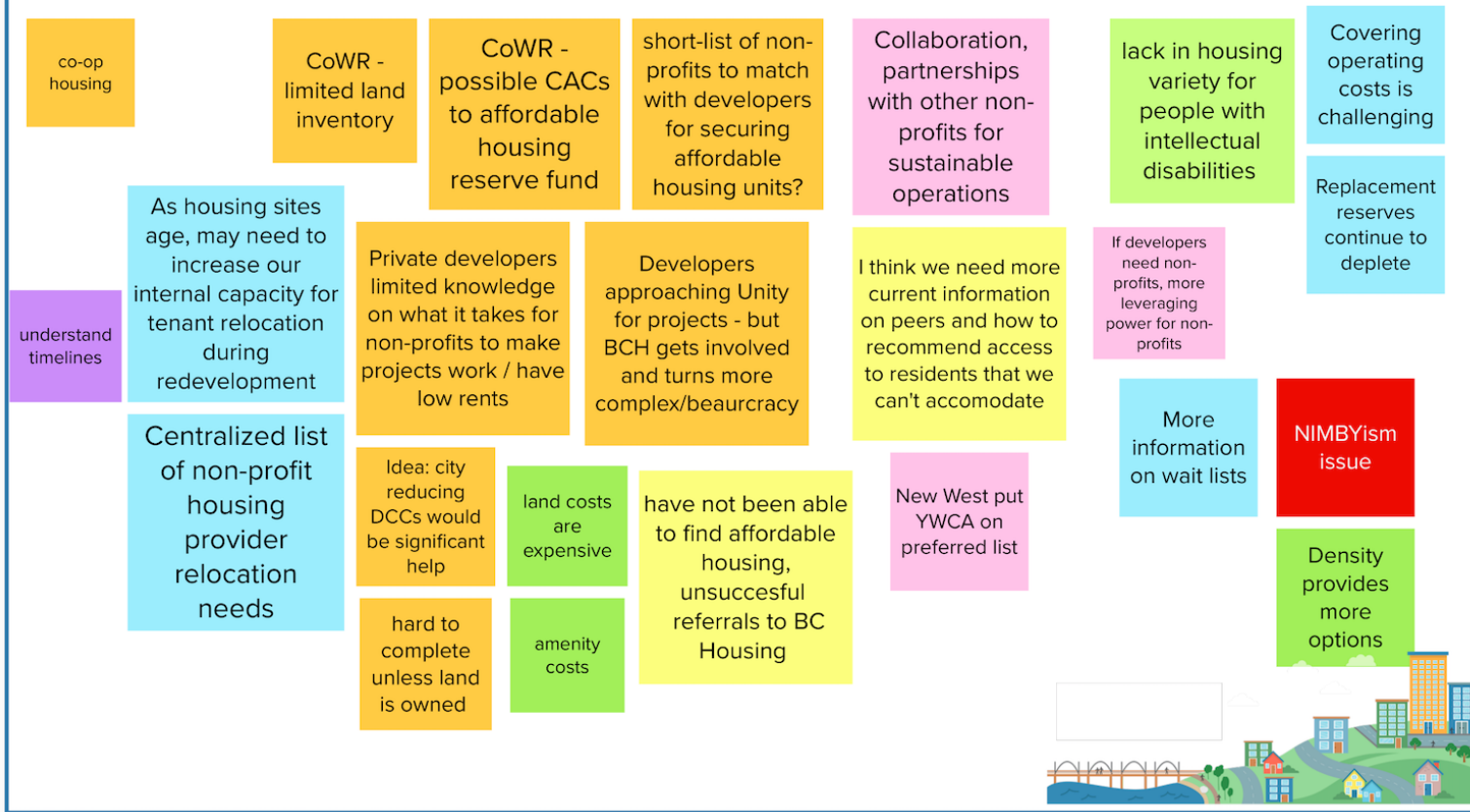
What type of housing is missing in White Rock? In the downtown/core? In established neighbourhoods?



OTHER ISSUES

Discussion: Housing Needs and Gaps

Do you have the organizational capacity and resources to meet your client needs?
Do you try to find/refer clients to housing, with or without success?



Discussion: Housing Needs and Gaps

Are there any clients/ former clients with lived experiences who may be willing to share their story with us?

Reaching Home
Greater Vancouver
Community Advisory
Board has a
representative
member with lived
experience of
homelessness

SOURCES staff
and possible a
client with lived
experience of
homelessness

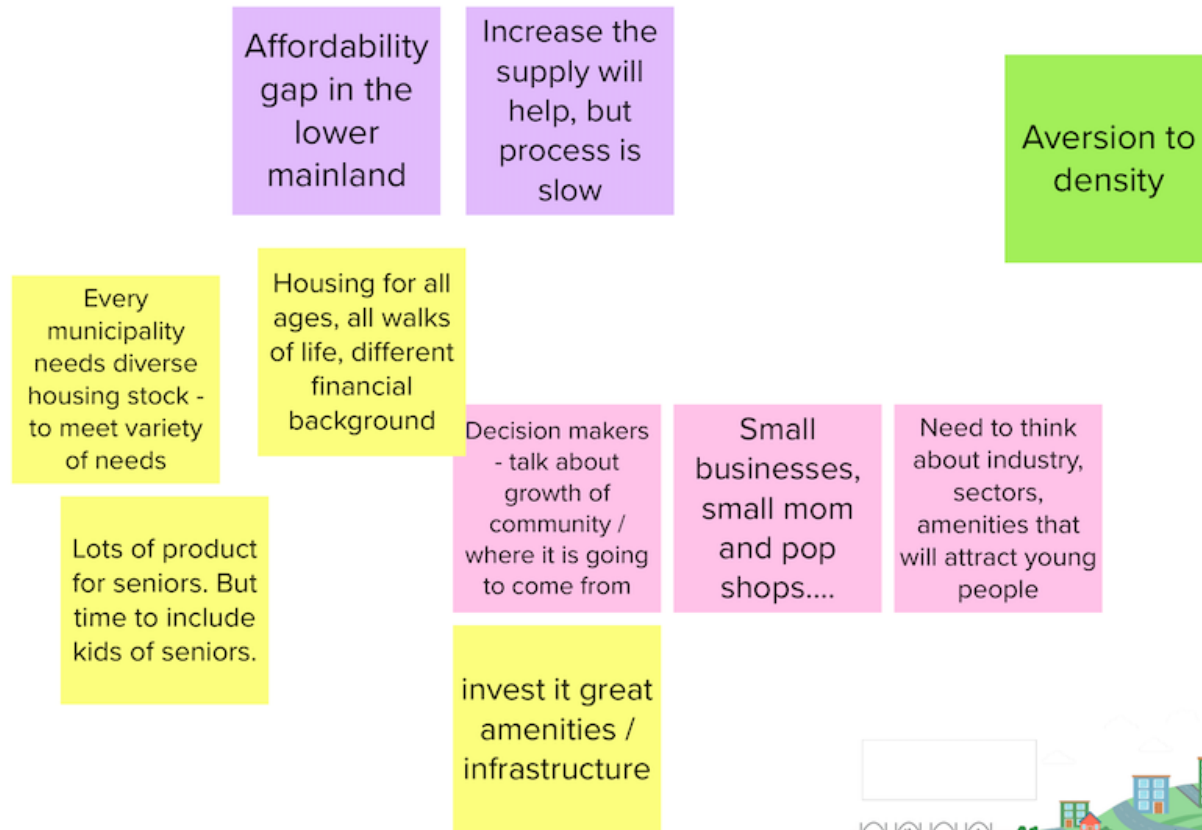
Middle income
households,
and the
average
person

Uniti Staff



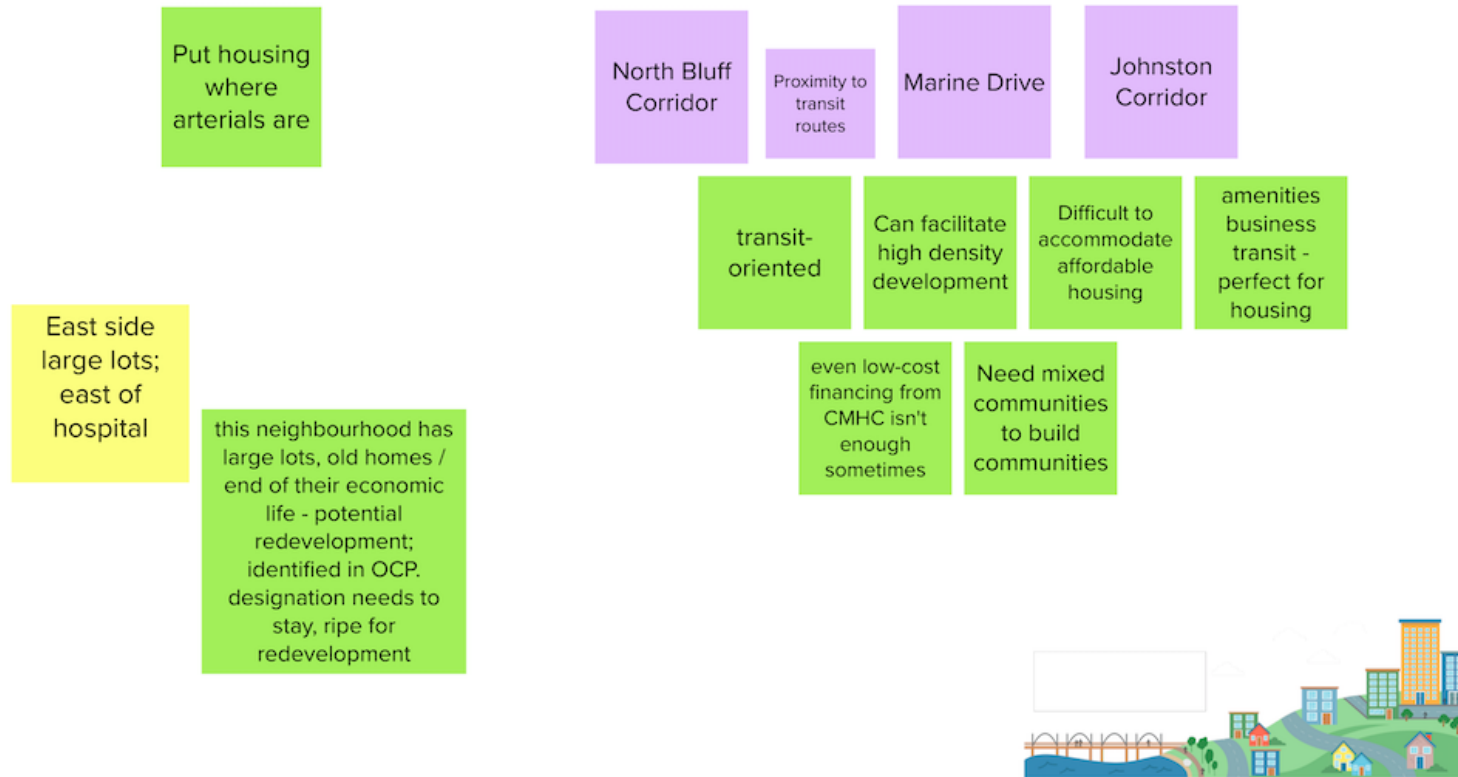
Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?



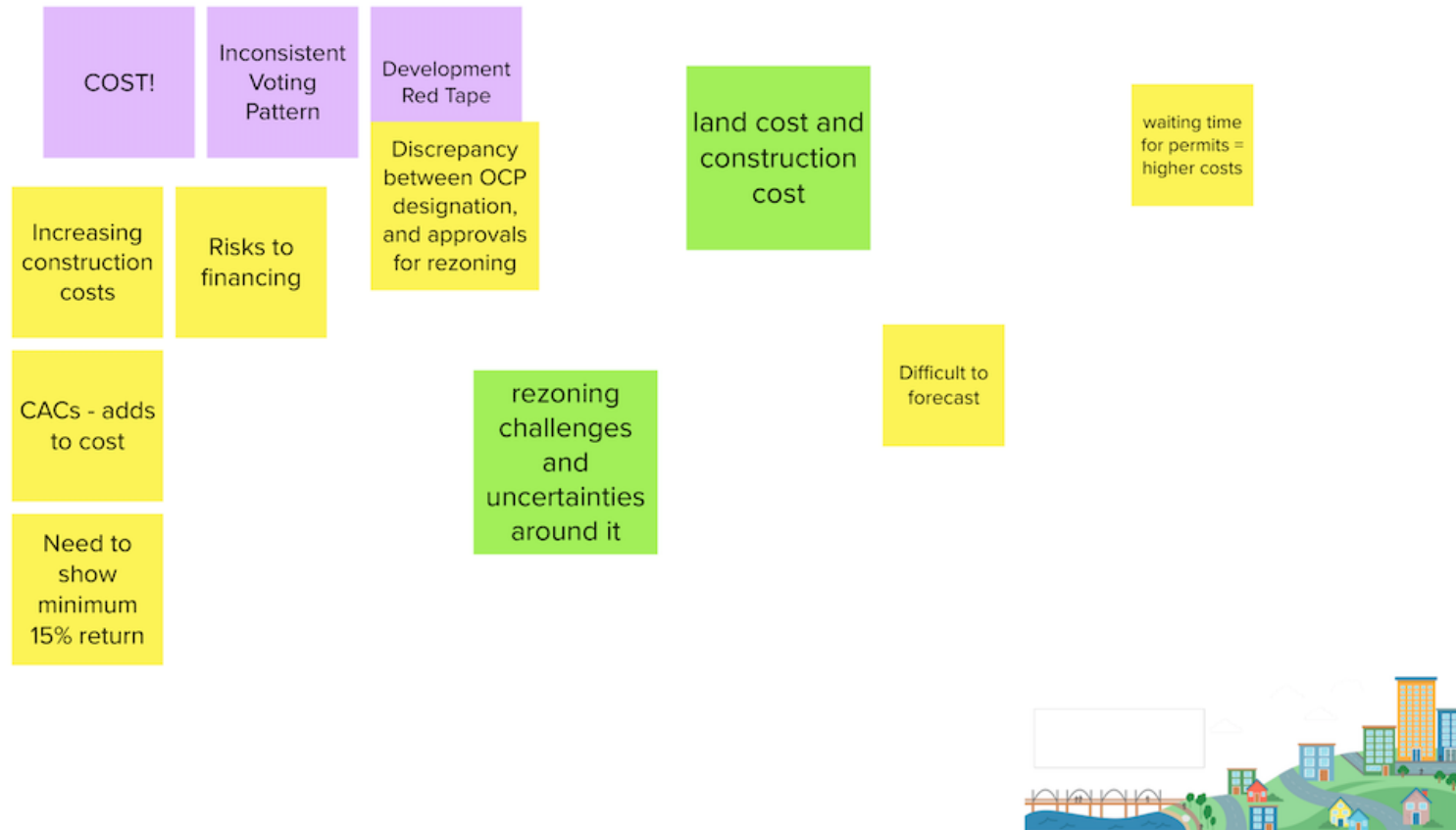
Discussion: Housing Needs and Gaps

Are there specific areas/neighbourhoods that have high potential for new housing development?



Discussion: Housing Needs and Gaps

What are some specific considerations that you take into account when evaluating these opportunities, that the City should be aware of?



Discussion: Housing Needs and Gaps

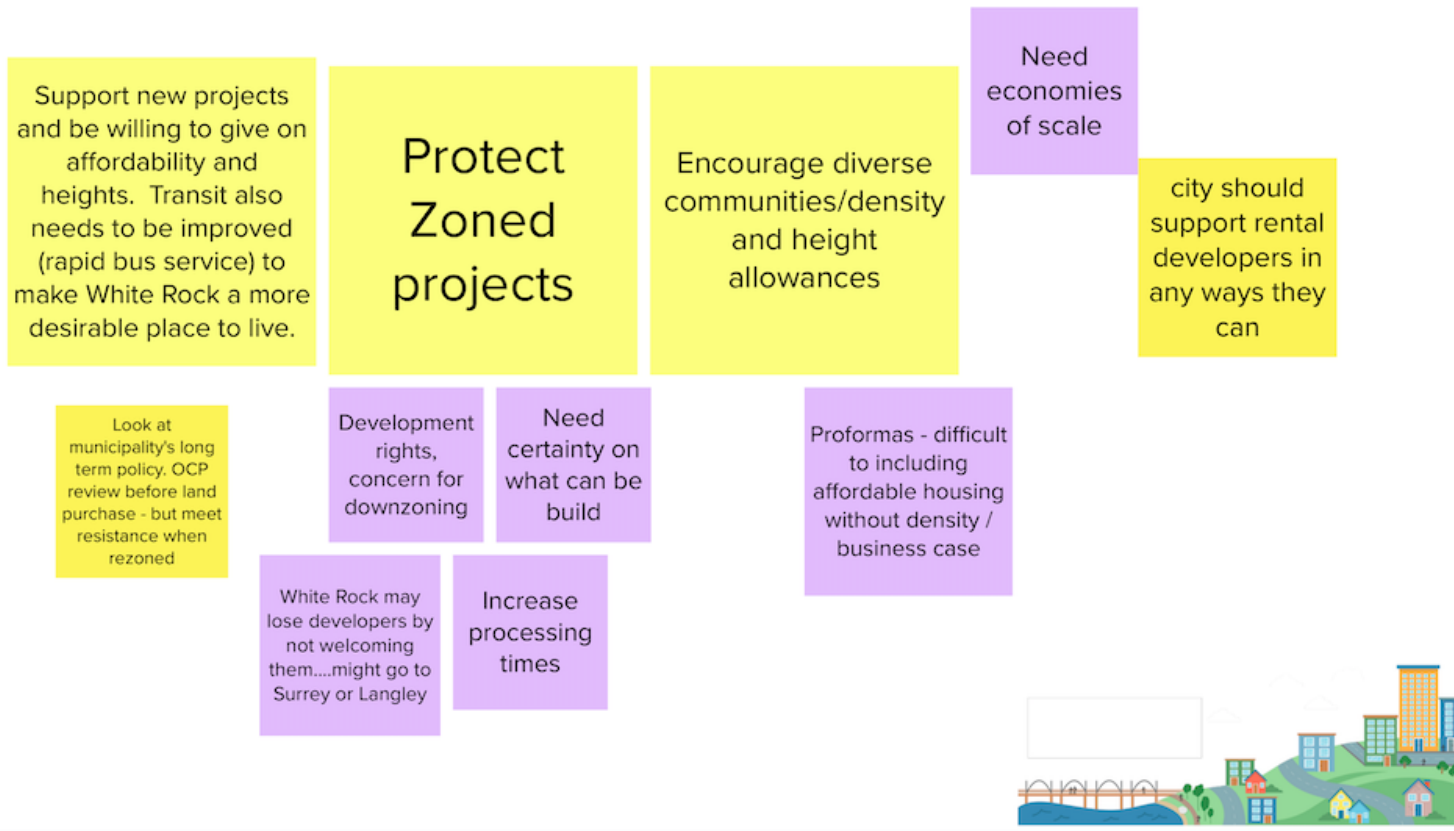
What are some of the hurdles to delivering the types of housing projects you are interested in pursuing?

The city needs to be more forward thinking and supportive of developers who want to build rental housing. More supply will open up more affordable units in older buildings. Blocking new projects because it may displace tenants with low rents is shortsighted. (I have to get going shortly but wanted to leave these comments.)



Discussion: Housing Needs and Gaps

What role do you think the City should play in supporting increased rental housing in White Rock?



Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?



Discussion: Housing Needs and Gaps

Are there any issues related to housing that we should be aware of?

will want to engage rep. of Peace Arch Hospital to see if their employees have exp any local housing challenges

new or upcoming environmental related housing standards that can affect housing affordability

climate change

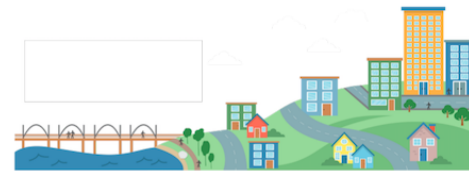
Housing and accessibility to the water - play factor (balconies....how development is setup, access to the views)

age restrictions

33 people identify as experiencing homelessness (2020)

Need for transportation options (transit, cycling and walking)

need for services (i.e. medical services for seniors)



Discussion: Housing Needs and Gaps

Are you challenged to recruit and train staff because of wages/ cited affordability issues, competition with other industries, or other reasons?

multiple jobs
to afford
rent

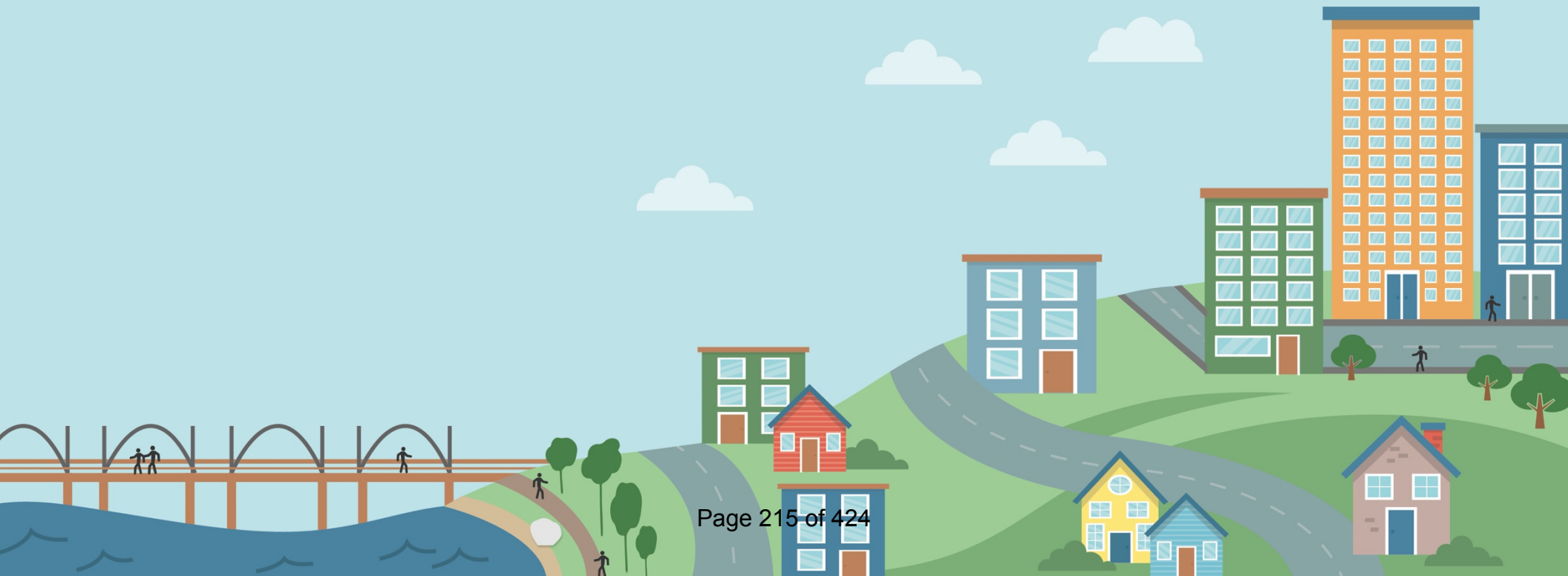
Jobs and
transportation,
close to
housing

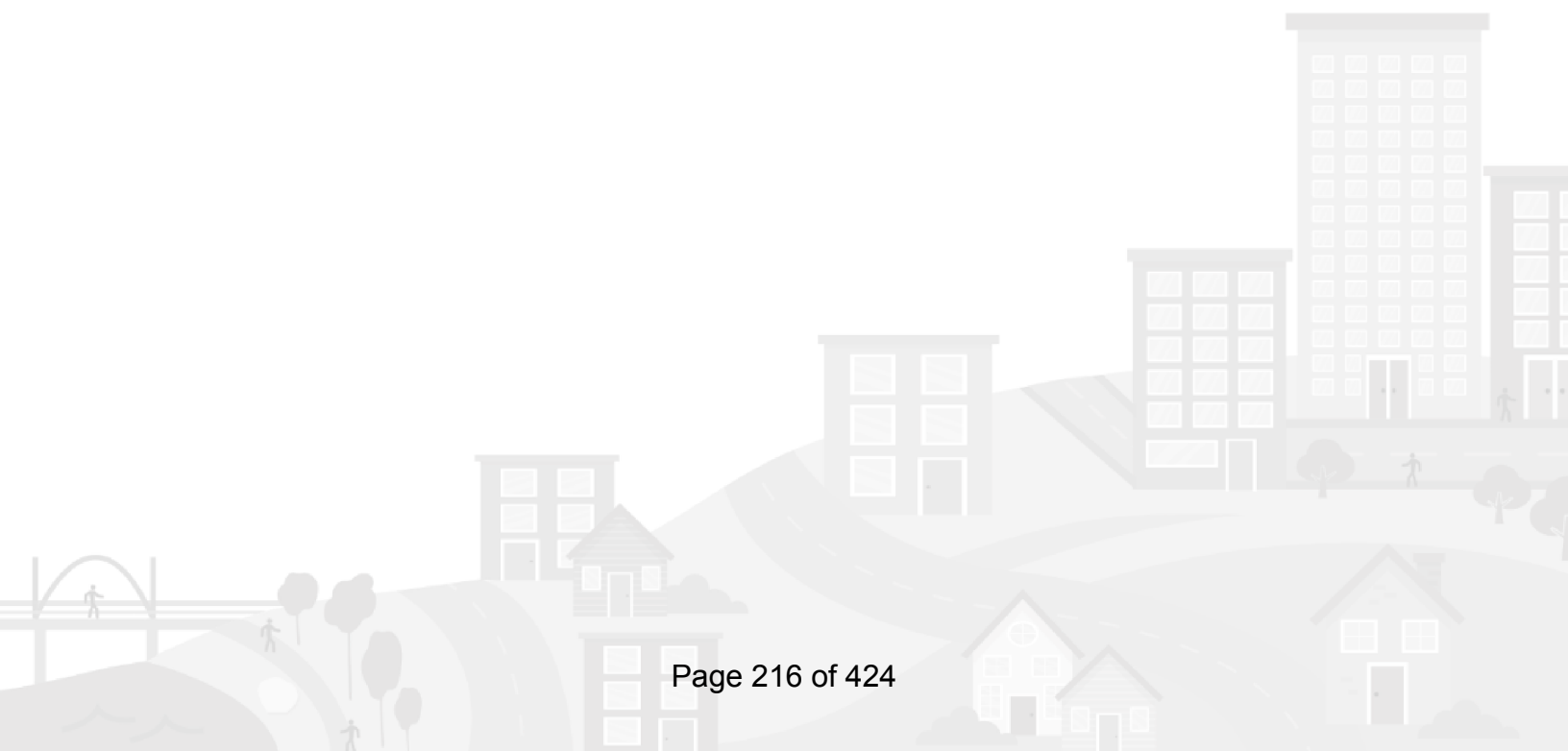


WHITE ROCK

City by the Sea!

CITY  SPACES







THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Greg Newman, Acting Director, Planning and Development Services

SUBJECT: White Rock Tree Management Bylaw Changes as Recommended by the City's Environmental Advisory Committee

RECOMMENDATIONS

THAT Council:

1. Give the first three readings to City of White Rock Tree Protection Bylaw, 2021, No. 2407 and that final adoption of the Bylaw be given at the next regular meeting of Council;
 2. Repeal City of White Rock Tree Management Bylaw, 2008, No. 1831, with the date of repeal coinciding with the date of final adoption of White Rock Tree Protection Bylaw, 2021, No. 2407; and
 3. Rescind Council Policy 510 "Criteria for Type 2 Tree Removal Requests on Private Land" recognizing that the related content has been incorporated into City of White Rock Tree Preservation Bylaw, 2021, No. 2407.
-

EXECUTIVE SUMMARY

In July of 2019, Council requested that the Environmental Advisory Committee (EAC) review White Rock's principal tree management instruments, including Tree Management Bylaw No. 1831 ('Bylaw') and Council Policy 611 ('Policy'), the latter of which pertains to "Tree Management on City Lands." Over the course of 20 meetings, the EAC consulted with City staff on potential changes to the Bylaw and Policy. This work ultimately culminated in a series of recommendations which are intended to support greater tree preservation and improved transparency in the process of administering both private and public tree removal requests. This report focuses on the recommendations of the EAC as they relate to the Bylaw. Considering the extensive revisions sought, staff are recommending that the current Tree Management Bylaw be repealed and replaced with "City of White Rock Tree Preservation Bylaw, 2021, No. 2407." The new bylaw not only responds to the recommendations of the EAC but also incorporates administrative, and some substantive, amendments proposed by staff. This report provides a summary of how the recommendations of the EAC have been addressed and where additional regulations are proposed. Furthermore, the report recognizes that, in a few instances, the recommendations of the EAC may have unintended consequences. In these cases, staff have not incorporated the recommended change into the new Bylaw, citing a rationale for this position. Overall, staff are confident that the content and structure of the new bylaw will help improve opportunities to support tree retention in the City while also incentivizing greater tree planting on private lands.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2019-315 July 22, 2019	<p>THAT Council refers the following documents to the City’s Environmental Advisory Committee for input:</p> <ul style="list-style-type: none"> • White Rock Tree Management Bylaw, 2008, No. 1831; and • Engineering and Municipal Operations Policy No. 611, with the following topics for consideration: <ul style="list-style-type: none"> ○ Tree Management on City Lands for review from an environmental perspective / protecting our environment for recommendations to come back to this committee in the Fall 2019. <p>Tree Management on City Lands for review and make recommendation(s) as to how they should change in regard to Council oversight of trees before they are taken down.</p>
2021-090 February 22, 2021	<p>THAT Council refer the following recommendations to the Governance and Legislation Committee:</p> <p><i>[Note: the motion includes a series of recommended amendments to Tree Management Bylaw 1831. The recommendations are included in Appendix A to this Report and can be found in the February 22, 2021 Council meeting minutes].</i></p>
2021-091 February 22, 2021	<p>THAT Council refers the following recommendations to staff:</p> <p><i>[Note: the motion includes a series of recommendations which can be found in the February 22, 2021 Council meeting minutes].</i></p>

INTRODUCTION/BACKGROUND

In July 2019, Council requested that the Environmental Advisory Committee (EAC) review White Rock’s principal tree management instruments, including Tree Management Bylaw No. 1831 (‘Bylaw’) and Council Policy 611 which pertains to “Tree Management on City Lands” (‘Policy’). Over the course of 20 meetings, the EAC consulted with City staff on several potential changes to the noted Bylaw and Policy. The intention of these changes was, generally, to support greater tree preservation throughout the City and improved transparency in the process of administering both private and public tree removal requests. Following the EAC’s review, a series of recommended amendments to the Bylaw and Policy were presented to Council. This report acknowledges the recommendations made by the EAC as they relate to the Bylaw. Appendix A provides a summary of the EAC’s recommendations (per Motion No. 2021-091), and the changes made to address the feedback received. In some instances, staff recommend that the change sought by the EAC not be incorporated into the Bylaw and in these instances a rationale for this position is offered. Due to the extent of revisions proposed to Bylaw No. 1831 staff are recommending that the Bylaw itself be repealed and replaced with “City of White Rock Tree Preservation Bylaw, 2021 No. 2407.” A draft copy of the Bylaw is included for consideration of the first three readings on the regular council agenda. Recommended changes to Policy 611, and broader direction to staff regarding other tree matters, will be the subject of future review and reporting.

Summary of Key Changes to Tree Management / Preservation in White Rock

The following points outline the substantive changes made to the City's Tree Management Bylaw in response to the recommendations of the EAC, as well as several additional key amendments introduced by staff (see additional detail in Appendix A):

1. Change of Bylaw title from Tree Management Bylaw to Tree Protection Bylaw (see Part 1 Section 1 of the Bylaw).
2. Reduction in the minimum "protected tree" size, from 30 cm "diameter at breast height" (DBH) to 20 cm DBH (see Part 1 Section 2).
3. Removal of fruit trees, alders and cottonwoods from definition of "lower value trees" (see Part 1 Section 3 – definitions).
4. Broadening the potential use of monies received as cash-in-lieu of tree replacement, and forfeited securities resulting from a permit violation, to support:
 - a) tree plantings on City property;
 - b) a local tree subsidy program; and
 - c) educational programs and materials that may be used to raise awareness of the benefits of supporting the growth of the City's tree canopy.

The above-noted changes have been incorporated into Part 7 Section 14 of the Bylaw.

5. Incorporation of criteria for the removal of an unwanted tree, taken from Council Policy 510, which include: a) roots causing damage to property; and b) complete obstruction of views. Note that in both instances it must be demonstrated through the permitting process that the conflict cannot be resolved through "sound arboricultural practices." This term has been defined in the Bylaw as follows:

"means the practices endorsed by the International Society of Arboriculture recommended by the American National Standards Institute (ANSI) in the A300 Standards for the planting, pruning and maintenance management of trees."

Throughout the Bylaw, all defined terms have now been italicized to strengthen the connection between bylaw provisions and the content within a defined term. In some cases, defined terms list the required qualifications of a professional (e.g., Project Arborist), and the required content of a technical submission (e.g., Arborist Report, Tree Survey (Inventory), Tree Protection and Replacement Report, etc.). This should help aid staff in administering the Bylaw, particularly when in receipt of incomplete or unacceptable submission materials and items submitted by unqualified professionals.

6. The definition of "Arborist" has been updated to require that the person be recognized as a Certified Arborist by the International Society of Arboriculture (ISA) and that the person holds a valid ISA Tree Risk Assessment Qualification (TRAQ).
7. The Bylaw now recognizes the requirement that the City's "Arboricultural Technician" carry out site inspections with each tree management permit application and that only the City, or their authorized agents, are permitted to remove or plant trees on City property (see Part 5 Section 4, and Part 8 Section 8, respectively).
8. The following provision has been added to Part 5 Section 2 of the Bylaw:

"The design of buildings and other site features (e.g., hardened walkways, driveways, outdoor patios, etc.) ought to demonstrate every effort to preserve protected trees where doing so would not take away from established density rights. The City's Arboricultural

Technician may refuse to issue a Tree Management Permit if it is determined that there are reasonable alternative design options to enable tree retention.”

This provision upholds the objectives of the EAC to see criteria introduced into the Bylaw to enable City staff to push for maximum tree retention.

9. The following provision has been added to Part 8 Section 1 of the Bylaw:

“A minimum of one (1) replacement tree shall be planted for each tree removed on a lot that is the subject of a Tree Management Permit application.”

This provision represents one of the most substantive changes proposed by staff. The current Bylaw only requires one on-site replacement tree regardless of how many trees are removed. Requiring a higher number of replacement trees will help restore and enhance the City's overall tree canopy, being a matter of particular interest to the EAC and Council. It is worth noting that the draft Bylaw does acknowledge there may be circumstances which render the one for one ratio as unviable (see Part 8 Section 9). In such instances the “Arboricultural Technician,” now a defined term, is recognized in the Bylaw as having the authority to determine whether cash-in-lieu payments may be made as an alternative to on-site replacement.

Areas Where Recommended Changes May Prove Problematic

In a few instances, the recommendations of the EAC have not been incorporated into the Bylaw for the reasons outlined below:

1. The EAC requested that a “Significant Trees Policy” be created and used to define “significant trees” on both private and City lands. The Policy would note that the removal of any “significant tree” would not be permitted other than for safety reasons or as approved by Council. In evaluating this recommendation, staff consulted with the District of Saanich as the municipality recognizes “significant trees” within its Tree Protection Bylaw (see link to Bylaw [here](#)). The Bylaw establishes a process for recognizing, with a plaque or marker, “significant trees,” being those that have importance to the community, including importance for “heritage, landmark value or as wildlife habitat.” The Bylaw provides that “no person shall alter, cut, damage or remove a Significant Tree” and requires a permit before any pruning of the branches or roots of a Significant Tree; there is no fee for such work. Staff at the District have provided that the administration of the significant tree component of the Tree Protection Bylaw is onerous and may not be yielding the desired benefits.

White Rock staff believe that the goal of protecting “significant trees” from removal can be upheld within the provisions of the proposed Tree Protection Bylaw. The Bylaw establishes a minimum threshold for the protection of trees (now 20cm DBH). Staff believe that any “significant tree” warranting protection will be captured by this threshold. Furthermore, staff note that Council's “Heritage Tree Policy” (No. 607 – [link](#)), provides a mechanism for the recognition of trees believed to have local significance. If Council were to become aware of a tree worthy of recognition, staff could be directed per the Policy to identify the tree with a plaque and to work with the owner to register a covenant on title that would prohibit the removal of the tree; the registration of the covenant would require the owner's consent.

2. Council Policy 510 ([link](#)) establishes criteria for Type 2 (unwanted) tree removal requests on private lands. Per section 3 of the Policy, the City will mail or deliver letters to the property owners immediately adjacent to the property under consideration of a Type 2 permit. The section further notes that comments are to be requested by a specified date prior to considering the issuance of the permit. The EAC recommended that a process of giving notice to adjacent property owners be incorporated into the Tree Protection Bylaw and that this

process be applied to both Type 2 and Type 3 permits. Furthermore, the Committee recommended that the Applicant be given the right to appeal a decision of staff to Council within 14 days of the notification that a removal request has been denied. Table 1.0 below summarizes the number of Type 2 and 3 permits managed between 2019 and 2021.

Table 1: Type 2 and Type 3 Tree Management Permit Applications 2019 to 2021

Permit Type	2019	2020	2021 (to Oct 31, 2021)
Type 2	7	6	6
Type 3	46	35	58

As outlined in the table, the volume of Type 3 permits is considerably higher than that of Type 2 permits. With the lowering of the “protected tree” threshold from 30 cm to 20 cm DHB, the number of Type 2 and Type 3 permits will increase. Where a tree subject to a Type 1, 2 or 3 permit request is a “shared tree,” the requestor of the permit must obtain a letter from the co-owner of the tree supporting its removal. In instances where the tree sought for removal is not a shared tree, giving the adjacent landowner(s) the opportunity to formally comment on the removal has the potential to not only delay the permit administration process but seems to give implied rights to a neighbour to control tree removal on lands not owned by that person(s). This is believed to be problematic, particularly in the absence of any decision-making framework. Notice of all issued tree management permits is required to be posted on site per Part 5 Section 3 and Part 9 Section 2 of the Bylaw; a notice template is included in the Bylaw as Schedule “B.” Staff believe the Bylaw provides ample notice of a tree management permit, issued in accordance with the requirements of the Bylaw.

In the view of staff, the Bylaw has been significantly strengthened through the inclusion of clearly defined terms and provisions which require that any tree removal (permit) request demonstrate the lack of alternatives to removal. The Bylaw now recognizes a 1:1 tree removal to replacement requirement and the opportunity for the posting of cash-in-lieu of replacement trees where there do not exist alternatives to on-site replacement. The Bylaw also now recognizes opportunities to use cash-in-lieu received, in addition to confiscated tree protection securities, to support activities that will benefit the supply and retention of trees in White Rock. Considering the structure, clarity, and purposeful flexibility built into the Bylaw, staff believe there is not a need to establish an appeal mechanism to Council.

3. Similar to the item above, the EAC recommended that notice of any proposal to remove a City tree be provided to property owners within 100 metres of the tree at least 14 days in advance of the request. The process of administering the removal of City-owned trees is established by way of Council Policy 611 (Tree Management on City Lands). Staff currently provide Council with notice of any request to remove a City tree. Further, staff have been diligent in ensuring that the approval of such requests are limited to instances where the tree in question is dead, diseased, poses high risk to the safety of the public or where it interrupts utility services and redesign is not possible due to extreme topography challenges. Changes to Policy 611 are currently being led by the City's Engineering and Operations Department and do not warrant inclusion in the Tree Protection Bylaw, being largely applicable to trees on privately-owned lands.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The focus of amendments to the tree management bylaw has been advanced in response to the recommendations of the EAC. Council may wish to direct staff to publish notice of the Bylaw amendments between third and final reading of the Bylaw and, in doing so, enable the public an opportunity to comment on the document prior to adoption. Notice in the Peace Arch News and related social media would seem reasonable platforms to ensure the public is informed of the changes arising from this work.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Staff within the Planning and Development Services Department have been working with those in the Engineering and Operations Department to align the provisions of the draft Tree Protection Bylaw with those included in Policy 611. Revisions to Policy 611 will follow Council's adoption of the Tree Protection Bylaw, likely in early 2022.

CLIMATE CHANGE IMPLICATIONS

The proposed amendments to the City's Tree Protection Bylaw have the potential to greatly strengthen tree protection measures in White Rock. Furthermore, changes that enable a broader use of monies tied to tree removals will allow the City to support initiatives that lead to more trees being planted on private property. Seeing more trees in the ground will help address factors such as the urban heat island effect and the reduction in greenhouse gases, a known contributor to climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has directed staff to undertake a review of several municipal bylaws including the City's Tree Bylaw. Helping to promote tree retention and increased tree planting has the potential to enhance the overall quality of life for White Rock residents as envisioned within Council's Strategic Priorities.

OPTIONS / RISKS / ALTERNATIVES

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

1. Defer giving readings to the Tree Protection Bylaw and direct staff to make amendments as outlined during the meeting;
2. Direct staff to undertake community engagement activities to raise awareness of changes to the regulation of tree removals in the City;

CONCLUSION

Staff have undertaken a comprehensive review of the recommendations of the EAC as they relate to the City's Tree Management Bylaw and Policy 611, the latter of which pertains to requests for tree removal on City land. Stemming from this review staff have prepared a new Tree Protection Bylaw which will help improve tree retention and provide greater opportunities for tree planting. Ultimately, the outcomes of the recommended changes will support a greening of the City and enhancements to the quality of life for White Rock residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Newman", with a stylized, flowing script.

Greg Newman, MCIP, RPP
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

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

Guillermo Ferrero
Chief Administrative Officer

Appendix A: EAC Recommendation Review and Discussion Matrix

EAC Recommendation	Status of Change	Discussion
Directs staff to prepare for Council's consideration a proposed revision of Tree Management Bylaw 1831 , based on the EAC's recommendations		
a. Change the title of the Bylaw to "White Rock Tree Protection Bylaw". [R3]	The requested change has been made (see Part 1 Section 1).	None.
b. Reduce the minimum size for the definition of "protected tree" to a trunk DBH of 20 cm or less. [R5]	The requested change has been made (see Part 1 Section 2.a).	<p>With more trees being subject to the Bylaw there will be a need for more permitting. Without additional resources it is anticipated that the time associated with processing applications will increase.</p> <p>Further, with more trees subject to the Bylaw it is likely that there will be a need for more on-site replacement, or cash-in-lieu thereof. In many instances it is difficult to accommodate on-site tree replacement as a result of lot constraints relative to development permissions. Additional requirements for landscaped open space, proposed for inclusion in the Zoning Bylaw, may help with this challenge.</p>
c. Provide that "significant trees" on private or 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]	Staff have not incorporated the change into the draft Bylaw for the reasons noted.	<p>The Bylaw establishes a minimum threshold for the protection of trees (now 20cm DBH). Staff believe that any "significant tree" warranting protection will be captured by this threshold. Staff have consulted with their counterparts at the District of Saanich where the municipality's Tree Protection Bylaw (link) includes reference to "Significant Trees" (see Part 4).</p> <p>The related provisions establish a process for recognizing, with a plaque or marker, "significant trees", being those that have importance to the community, including importance for heritage, landmark value or as wildlife habitat". The Bylaw provides that "no person shall alter, cut, damage or remove a Significant Tree". Further, the provisions require a permit before any pruning of the branches or roots of a Significant Tree; there is no fee for such work. Staff at the District have provided that the administration of this element of the Tree Protection Bylaw is onerous.</p> <p>White Rock staff believe that the intention to protect "significant trees" from removal can be upheld within the provisions of the amended Tree Protection Bylaw. Furthermore, staff note that Council's "Heritage Tree Policy" (No. 607 – link), provides a mechanism for the recognition of trees that are believed to have local significance.</p>

EAC Recommendation	Status of Change	Discussion
d. Remove fruit trees, alders and cottonwoods from the definition of "lower value trees". [R7]	The requested change has been made (see Part 1 Section 3 – See definitions).	All fruit, alder and poplar trees will now qualify for the replacement tree ratio according to their DBH rather than a maximum of 2:1 as per lower value trees.
e. Authorize the utilization of tree replacement security and deposit revenues for a broadened range of activities to enhance and protect the City's tree canopy. [R12]	The requested change has been made (see Part 7 Section 14)	<p>Proposed amendments would allow cash received in lieu of tree replacements, and forfeited securities tied to tree protection, to be used by the City for:</p> <ol style="list-style-type: none"> 1. tree plantings on City property; 2. support for a local tree subsidy program (offered by a number of municipalities in the region); and 3. support for educational programs and the production of materials that may be used to raise awareness of the benefits of supporting the growth of the City's tree canopy.
f. Incorporate Policy 510's provisions regarding notice to adjacent property owners and applicant appeals for Type 2 permit applications and extend these provisions to Type 3 applications, as well as incorporate Planning Procedures Bylaw 2234's appeal provisions. [R14(a), R18(a)].	Staff have not incorporated the change regarding the giving of notice into the draft Bylaw.	<p>Policy 510 pertains to unwanted protected trees on private property, the removal of which is subject to a "Type 2" Tree Management Permit. The Policy includes explicit criteria against which a Type 2 permit request is to be evaluated. These criteria have been incorporated into the amended Bylaw and include a) damage to property that cannot be resolved, and b) presence of tree that completely obstructs views that cannot be improved through "sound arboricultural practices" (see Part 6 Section 1).</p> <p>The Bylaw now establishes a clear regulatory framework for the removal of unwanted (Type 2) protected trees. Where a tree subject to a permit request is a "shared tree", the requestor of the permit must obtain a letter from the co-owner of the tree supporting its removal. In instances where the tree sought for removal is not a shared tree, giving the adjacent land owner(s) the opportunity to formally comment on the removal has the potential to not only delay the permit administration process but seems to give implied rights to a neighbour to control tree removal on lands not owned by that person(s). This is believed to be problematic, particularly in the absence of any decision-making framework. Notice of all issued tree management permits is required to be posted on site per Part 5 Section 3 and Part 9 Section 2 of the Bylaw; a notice template is included in the Bylaw as Schedule "B".</p> <p>Council may wish to rescind Policy 510 as it is no longer necessary and may cause confusion.</p>

EAC Recommendation	Status of Change	Discussion
g. 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]	Staff have not incorporated the change into the draft Bylaw.	Staff strive to retain City trees and generally only remove a tree when it is dead, diseased, poses high risk to the safety of the public or where it interrupts utility services and redesign is not possible due to extreme topography challenges. Notice of proposed City tree removals is provided to Council.
h. Establish International Society of Arboriculture (ISA) certification as the sole and exclusive credential in the definition of “arborist”. [R16(a)]	The requested change has been made. See Part 1, Section 3 (Definitions).	In addition to requiring that an “Arborist” be certified by the ISA, staff are recommending that the professional be Tree Risk Assessor Qualified (TRAQ). This qualification, through ISA, is a requirement to assess trees for safety. Many tree removal applications claim that a tree is a “risk” to human safety and or property. The TRAQ credential ensures that the assessors of risk are basing their assessment on an industry standard.
i. Require that City Arborists visit and inspect all sites under consideration for a tree permit. [R16(b)]	The change has been made (see Part 5, Section 4).	None
j. Provide that only City Staff or agents are allowed to remove or plant trees on City lands. [R16(c)]	The change has been made (see Part 8, Section 8).	None
k. Establish explicit criteria for approval of Type 2 and Type 3 permits and to govern decisions by officials regarding the management of trees on City land, taking into account the provisions of Policy 510 and best practices in other jurisdictions. [R17(a)]	Changes made within Part 5, Section 2 and Part 6, Section 1 to address recommendation.	<p>A clause has been added in Part 5, Section 2, to require that building designs, and other site features, be implemented with the goal of maximizing tree retention provided such retention does not take away rights to established density permissions.</p> <p>There are two criteria tied to the removal of an unwanted tree, subject to a Type 2 permit (see Part 6, Section 1). These include situations where a tree is causing damage to property which cannot be resolved through pruning or other interventions and situations where a tree is completely obstructing views, which again cannot be improved through sound arboricultural practices.</p>
l. Incorporate any amendments, consistent with the EAC’s recommendations, that may be needed to ensure currency and clarity and consistency with other bylaws and policies. [R19]	Numerous amendments have been made to address matters of consistency while aiding in the administration of the Bylaw.	

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Greg Newman, Acting Director, Planning and Development Services

SUBJECT: City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No. 5, Bylaw, 2021, No. 2409

RECOMMENDATION

THAT Council receives the corporate report dated November 22, 2021 from the Acting Director of Planning and Development Services, titled “City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No. 5, Bylaw, 2021, No. 2409.”

EXECUTIVE SUMMARY

This corporate report presents Council with recommended amendments to City of White Rock Planning Procedures Bylaw, 2017, No. 2234 which, if approved, would:

- Remove all references to “Schedule A – Applications Fees” within the Bylaw recognizing that fees for planning applications are to be incorporated into City of White Rock Fees and Charges Bylaw. A separate corporate report is included on the regular agenda to introduce the related amendments to the Fees and Charges Bylaw;
- Introduce additional rigor into the process of carrying out a “Formal Pre-Application” under circumstances explicitly introduced into the Planning Procedures Bylaw. Schedule C to the Procedures Bylaw has been revised to outline when a “Formal Pre-Application” process is required; and
- Recognize the need for applicants to post a retainer to cover the costs of a peer review when technical studies are determined, by the Director of Planning and Development Services, to require such a peer review.

INTRODUCTION/BACKGROUND

City staff are proposing amendments to City of White Rock Planning Procedures Bylaw, 2017, No. 2234, to establish a more formal process of pre-application. The intention of this change is to ensure that would-be applicants have scoped their land use and development proposals to align with applicable policies of the City’s Official Community Plan, the requirements of municipal bylaws including the Zoning Bylaw, Streets and Traffic Bylaw, Tree Protection Bylaw, and others, and to provide feedback regarding potential challenges and opportunities that may face the proposal. Further, establishing a mandatory “Formal Pre-Application Process” will benefit those wishing to pursue a planning application by helping them to avoid revisions and costly rework that, with more fulsome due diligence and guidance from staff, can be easily addressed to

make for a better complete submission. The following sections outline three areas of amendment proposed to the Procedures Bylaw.

Relocation of Planning Application Fees to City of White Rock Fees and Charges Bylaw

“Schedule A” to the Planning Procedures Bylaw captures the fees required for each planning application. The fee schedule has not been updated since 2019. Staff recommend that these fees be brought into City of White Rock Fees and Charges Bylaw for them to be more comprehensively reviewed with other municipal fees, and to enable annual adjustments based on inflation (roughly 2% per year). A concurrent report is included on the regular agenda of Council to bring the planning fees into the Fees and Charges Bylaw. Related amendments to the Planning Procedures Bylaw are presented in City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No. 5 (Formal Pre-Application Process), Bylaw, 2021, No. 2409, included in the Bylaws section of the Regular Council agenda. Note that with the removal of Schedule A from the Planning Procedures Bylaw a general amendment is proposed to relabel the schedules to the Bylaw in an updated sequence (e.g., current Schedule B becomes new Schedule A).

Review of Preliminary Development Proposal Submission Requests

Planning Procedures Bylaw, 2017, No. 2234 currently establishes an opportunity for would-be applicants to hold a “Pre-Application Meeting” with staff. The process supporting this pre-application meeting is outlined in Schedule D to the Bylaw. Generally, the process requires the applicant to provide their name, civic address for proposed development, description of the proposal and a preliminary site plan and/or subdivision plan. Holding a pre-application meeting is viewed as an excellent means by which to ensure the scope of a submission is aligned with City policy and regulations. That said, the process is time consuming and, in some instances, is viewed as wasteful when it is unlikely that an application will proceed, or when it is evident that the desired development scheme has been pursued with little to no due diligence.

Currently, there are no fees required in support of carrying out a formal pre-application meeting. Through Bylaw No. 2401, being a bylaw to amend the City’s Fees and Charges Bylaw, staff are proposing a \$450 fee to carry out a “Formal Pre-Application Meeting.” Furthermore, through Bylaw No. 2409, Staff are introducing a framework to mandate a pre-application meeting when any of the following requests are received:

- a) Confirmation of established (legal non-conforming) rights requiring a review of historic building permit records, planning applications, and related City files;
- b) Confirmation of zoning standards and process requirements, as they apply to a proposal for which preliminary drawings have been provided to staff for formal review, particularly as they relate to residential infill, multi-unit residential, a proposed Comprehensive Development (CD) Zone, or mixed-use development;
- c) Coordinating review by other municipal departments; and/or
- d) Any other situation where the Director deems it necessary to formalize a pre-application process.

It is important to note that planning staff will continue to provide daily support to residents and would-be developers seeking clarification of zoning regulations and procedural requirements, without asking that the enquirer go through a formal pre-application process and pay a \$450 fee. The basis for establishing a more formal process of pre-application is to ensure there is cost recovery for more cumbersome, time-consuming, requests for information and technical feedback. In many instances, staff are spending hours reviewing preliminary submissions, carrying out a circulation of materials to other city departments, and formalizing comments only

to find that the interested party has since walked away from the project or there are immediate “show-stoppers” which render a proposal unfeasible. Given the increasing complexity of infill proposals, it is expected that the level of staff involvement in carrying pre-application reviews will increase, stressing the need for more structure in the process with fees for service.

With the establishment of a more formal process of pre-application comes the opportunity to enhance the level of service provided to White Rock residents and would-be investors in the City. Upon completion of a pre-application review, staff will provide the stakeholder with a “Pre-Application Meeting Summary.” The Summary will outline the technical submission requirements necessitated by the proposal, highlight applicable OCP policies and regulations, and offer guidance regarding next steps in formalizing a submission; a draft summary document is provided as Appendix A to this report. The Summary will also identify when the City will require a peer review of any submitted technical study. The benefit of this deliverable will be establishing transparency in expectations, at the outset, and a scope of work which can be used by a potential application to gauge costs moving forward.

Requirement to Post Retainers to Support City’s Peer Review for Planning Applications

In addition to relocating the fees schedule and formalizing the pre-application process, Bylaw No. 2409 introduces a simple text addition to Section 13 of the Planning Procedures Bylaw. The purpose of this amendment is to recognize the requirement for the posting of a retainer (fee) in cases when the Director of Planning and Development Services deems it necessary to carry out a peer review of a technical study/document included with a planning application. The text amendment is outlined below for ease of reference:

“The Director or Approving Officer, after receiving and reviewing a report under this Bylaw, may require a peer review report if the initial report fails to satisfy the requirements of this Bylaw, including by failing to satisfy a standard, guideline, policy or other matter set out in or incorporated by reference in this Bylaw. If a peer review report is required, the Director or Approving Officer will select one peer of the class of applicable professional from a list of peers nominated by the applicant and the original professional. A retainer will be required to be posted in support of a peer review report of any technical study with a planning application, at the cost of the Applicant.”

FINANCIAL IMPLICATIONS

It is expected that staff will receive approximately 10 to 15 formal pre-applications annually. This will result in approximately \$4,500 to \$5,000 in additional revenue per year.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed amendments aligns with Council’s strategic priorities to manage the delivery of City services efficiently and effectively.

OPTIONS / RISKS / ALTERNATIVES

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

1. Direct staff to make changes to City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No.5 (Formal Pre-Application), Bylaw, 2021, No. 2409;
2. Deny giving readings to City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No.5 (Formal Pre-Application), Bylaw, 2021, No. 2409.

CONCLUSION

Staff have introduced proposed amendments to City of White Rock Planning Procedures Bylaw, 2017, No. 2234 to formalize a process of pre-application. The creation of a more formal process, with applicable fees, will benefit would-be applicants while supporting some degree of cost recovery for the City.

Respectfully submitted,



Greg Newman
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Template of Pre-Application Summary

Pre-Application Summary

Date:

File Manager:	Email:	Phone:
---------------	--------	--------

Applicant:	Email:	Phone:
Subject Property Address:		
Proposal:		
Existing OCP Designation:		
Existing Zoning:		

Submission Requirements		Insert Application Type Here	Insert Application Type Here	Insert Application Type Here	Insert Application Type Here	Insert Application Type Here
Initial Application	Development Application Form	Required with all applications				
	Application Form					
	Application Fee					
	Title Search					
	Letter of Authorization					
	Survey					
	Site Profile					
	Site Plan*					
Complete Application	Tree Assessment Report*					
	Architectural Plans*					
	Parking Plan*					
	Landscape Plan*					
	Colour renderings with adjacent buildings*					
	Photographs of Site and Surrounding Area*					
	Street Profile*					
	View Analysis*					
	Shadow Study Colour and Materials Board*					
	Design Rationale*					
	Development Permit Guidelines Response*					
	Precedent Photos*					
	Digital or 3D massing model*					
	Community Amenity Contribution Report*					
	Environmental Impact Assessment*					
	Traffic Study*					
	Parking Study*					
	Geotechnical Report*					
	Noise Impact Study*					
Additional studies/information may be required based on specifics of an application *if applicable						

Pre-Application Summary

Date:

Applicable OCP Policies:

Applicable Development Permit Area Guidelines:

Applicable Zoning Bylaw Provisions:

Other Comments:

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2409**



A Bylaw to amend the
"City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended

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

1. That the text of the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" be amended:
 - (1) by adding the following text at the end of the existing section 13 to read:
 13. A retainer will be required to be posted in support of a peer review report of any technical study with a planning application, at the cost of the Applicant.
 - (2) by deleting the existing section 14 in its entirety and replacing it with the following new section 14:
 14. Every Applicant must pay the City the application fees in accordance with the amounts outlined in the Fees and Charges Bylaw at the time of application.
 - (3) by deleting the existing section 34 in its entirety and replacing it with the following new section 34:
 34. Planning and development inquiries that go beyond the confirmation of zoning regulations and process requirements, including one or more of the following requests, will require a formal pre-application submission and the payment of fees in accordance with the requirements of this Bylaw:
 - a. Confirmation of established (legal non-conforming) rights requiring a review of historic building permit records, planning applications, and related City files;
 - b. Confirmation of zoning standards and process requirements, as they apply to a proposal for which preliminary drawings have been provided to staff for formal review, particularly as they relate to residential infill, multi-unit residential, a proposed Comprehensive Development (CD) Zone, or mixed-use development;
 - c. Coordinating review by other municipal departments; and/or

- d. Any other situation where the Director deems it necessary to formalize a pre-application process.
- (4) by removing all references to Schedule A and relabeling the schedules to the Bylaw in an updated sequence (e.g., current Schedule B becomes new Schedule A).
- (5) by deleting the existing Schedule D in its entirety and replacing it with the following new Schedule C:

Schedule C – Pre-Application Process and Requirements

- a. Upon receipt of a formal pre-application request, staff will undertake the following:
 - i. Confirm all required pre-application materials as indicated in the minimum submission requirements table below have been submitted by the Applicant.
 - ii. Notify Applicant of any missing materials necessary to complete the review;
 - iii. Circulate submission materials to other City Departments for preliminary review, as may be required / appropriate;
 - iv. Compile interdepartmental comments and provide Applicant with completed Pre-Application Summary, which will include confirmation of planning applications, technical study requirements, applicable Official Community Plan policies, and related information to aid in the preparation of subsequent application(s) to the City;
- b. Staff may schedule a meeting with owner/Applicant to outline feedback and identify key issues.
- c. Applicant may proceed to make subsequent development application(s) based on feedback provided by staff during the formal pre-application process.

Minimum Submission Requirements – Formal Pre-Application

Pre-Application Submission Requirements
<ul style="list-style-type: none"> • Completed Pre-Application Form • Pre-Application Fee • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Brief description of the proposal • Site Plan, including the following statistics: <ul style="list-style-type: none"> ○ Floor Area Ratio (Gross and Residential)

<ul style="list-style-type: none"> ○ Setbacks (buildings and encroachments) ○ Height ○ Lot Coverage ○ Unit Count ○ Gross Site Area ○ Floor Areas (by use/common/amenity) ○ Parking ○ Details on any requested variances ● Conceptual Floor Plans ● Conceptual Building Elevations ● Digital 3D massing model* ● Technical Studies*
<p><i>Additional studies/information may be required based on specifics of an application</i></p> <p><i>*if applicable</i></p>

2. This Bylaw may be cited for all purposes as the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No.5, Bylaw, 2021, No. 2409".

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

Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Eric Stepura, Director of Recreation and Culture

SUBJECT: Kent Street Senior's Society Picnic Table Donation

RECOMMENDATION

THAT Council approve the installation of a concrete picnic table to be built on City property located north of the Kent Street Activity Centre (KSAC).

EXECUTIVE SUMMARY

City staff received a letter from the Chairperson of the Kent Street Senior's Society asking the City to support their initiative to purchase and install an outdoor picnic table to be located on City park property north of the auditorium at the Kent Street Activity Centre (KSAC) (Appendix A).

The Kent Street Seniors Society have committed to purchase and install an outdoor concrete picnic table on a concrete base estimated at \$7,000, which will be fully funded by the Society.

Staff support this partnership opportunity and are requesting Council approval of this project.

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to seek Council's endorsement to permit the installation of a concrete picnic table with a built in chess/checkerboard on a concrete base (See Appendix B sample table design) to be built on City property.

Appendix C is the letter from the Kent Street Senior's Society asking the City to support their proposal to purchase and install an outdoor picnic table for the use and enjoyment of its members and park users. The Society is asking that the table have a built in chess/checkerboard, and a design that accommodates their wheelchair members.

The preferred location is north of the KSAC auditorium. This site is close to the outdoor table tennis table (which they helped fund in 2020), adjacent parking, public washrooms, and would be used by table tennis players waiting their turn to play table tennis, chess and checker players, as well as regular park users.

The Kent Street Senior's Society have committed to fully fund the purchase and installation of the outdoor concrete picnic table (including concrete base) estimated at \$7,000.

The proposed site for a picnic table at KSAC grounds is subject to the approval of the City's Engineering and Municipal Operations staff and Council. As such, staff have met with members of the Kent Street Senior's Society and believe that this outdoor picnic table will be well used by the 1,200+ members of KSAC, and local area residents.

With the COVID-19 pandemic, many of the KSAC activity groups have been unable to participate indoors due to Provincial Health Orders. With increased vaccinations, some of the earlier restrictions on group gatherings have been lifted, and many of these activities have restarted with limitations on group sizes. With the re-opening of KSAC's indoor recreation spaces, there is a need to share the indoor space amongst the Centre's 16 activity groups. An outdoor picnic table on the KSAC grounds will provide one more activity space for KSAC seniors to enjoy a game of chess, checkers or to picnic outdoors on a year round ongoing basis.

FINANCIAL IMPLICATIONS

The cost estimate for the outdoor picnic table and concrete base is estimated at \$7,000. Subject to Council's approval, staff recommend proceeding with ordering the picnic table or awarding the concrete surfacing contract once the Kent Street Senior's Society has provided the City with full funding for the table.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Approving this partnership project with the Kent Street Seniors Society will demonstrate Council's support for senior's activities in the community, and foster positive working relationships for other facility and equipment enhancement projects with this community seniors activity and service provider group.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

This project will be managed by the City's Engineering and Municipal Operations Department.

ALIGNMENT WITH STRATEGIC PRIORITIES

Although this project is not specifically aligned with Council's Strategic Priorities, it does fall under "Our Community" in making "the best possible community decisions in collaboration with stakeholders, providing an excellent quality of life

OPTIONS / RISKS / ALTERNATIVES

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

1. Deny the request from the Kent Street Senior's Society to supply and install an outdoor picnic table on the KSAC grounds.

CONCLUSION

City staff received a letter from the Chairperson of the Kent Street Senior's Society asking the City to support their initiative to purchase and install an outdoor table tennis table on City park property north of the auditorium at KSAC.

Staff support this partnership opportunity and are requesting Council's endorsement of this project.

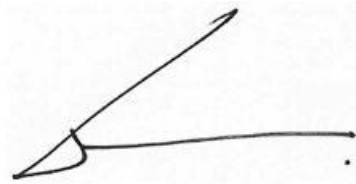
Respectfully submitted,



Eric Stepura
Director of Recreation and Culture

Comments from the Chief Administrative Officer

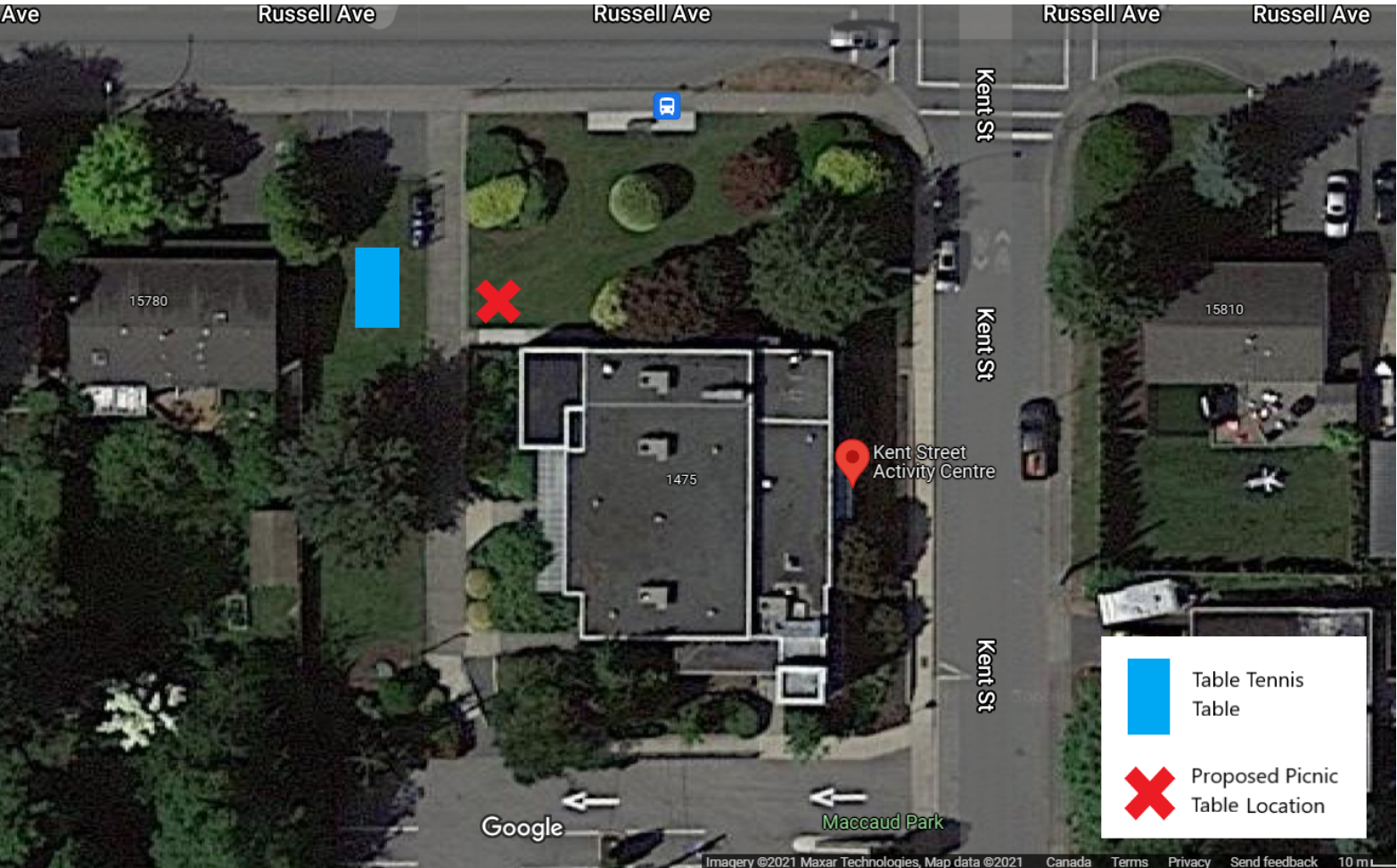
I concur with the recommendation of this corporate report.

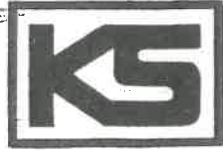


Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Proposed Picnic Table site on KSAC Grounds
- Appendix B: Proposed Picnic Table Design
- Appendix C: Letter from Shirley Cox, Chair Kent Street Senior's Society







KENT STREET SENIOR'S SOCIETY

1475 Kent Street, White Rock, B.C. V4B 5A2

Telephone: (604) 541-2231

Fax: (604) 541-2239

28/08/2021

For the attention of Eric Stepura & Dianne Sawicki

The K.S.S.S would like to purchase & install a picnic table for the use & enjoyment of K.S.A.C members, subject to the approval of the city council.

The suggested area would be across the path from the table tennis table, with accommodation for wheelchair members.

Shirley Cox,

Chairperson of the K.S.S.S

Shirley Cox

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Jim Gordon, Director, Engineering and Municipal Operations

SUBJECT: Proposed White Rock Sewer Connection and Rental Charges Bylaw Update

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated November 22, 2021 from the Director of Engineering and Municipal Operations, titled “Proposed White Rock Sewer and Rental Charges Bylaw Update.”
 2. Give first, second, and third readings to “Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406.”
-

INTRODUCTION

This corporate report presents a proposed update to White Rock’s Sewer and Rental Charges Bylaw. This bylaw update is being brought forward to enable consolidation of the City’s fees and charges into one bylaw to facilitate an easier review of the charges.

ANALYSIS

Along with the annual development of the City’s financial plan, there are specific fees and charges related to City services that must be amended to reflect annual adjustments to the cost in delivering these services. In reviewing the multiple bylaws that typically need amending on an annual basis, staff are recommending a new approach where all fees and charges such as these are placed into the Fees and Charges Bylaw, which moving forward will only require amending one Bylaw to update Fees and Charges.

To support this approach, staff recommend that these fees are removed from the Sewer Connection and Rental Charges Bylaw and inserted into Schedule “B” of the 2022 Fees and Charges Bylaw, 2021, No. 2401.

BUDGET IMPLICATIONS

There are no budget implications associated with this corporate report. Details of the fees and charges bylaw update, in relation to the above commentary regarding fees and charges, are included in a corporate report from the Director of Financial Services, dated November 22, 2021 and titled “2022 Fees and Charges Bylaw, 2021, No. 2401.”

OPTIONS

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

1. Decline to give first, second, and third readings to "Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406."
2. Refer Bylaw 1970 back to staff with comments regarding revisions to the proposed amended Bylaw.

CONCLUSION

Fees and charges related to the Sewer Connection and Rental Charges Bylaw are also being updated as a part of the City's Financial Plan process and are proposed to be moved to the City's Fees and Charges Bylaw to improve ease of use and improved efficiencies for future amendments.

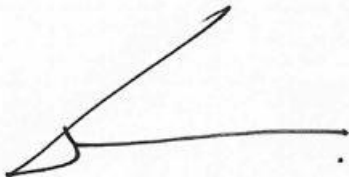
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendations of this report.



Guillermo Ferrero
Chief Administrative Officer

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2406**



A Bylaw to amend the Sewer Connection and Rental
Charges Bylaw, 1970, No. 396

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

1. Section 5 of the said Bylaw and amendments thereto shall be deleted and the following shall be substituted:

“All applications for the installation of a sewer connection shall be made by the owner to the City in the form contained in Schedule “A” to and forming a part of this Bylaw. The owner shall tender with his or her application a connection fee for each connection, as set out by the City’s current Fees and Charges Bylaw. Following such payment, the applicant shall receive a sewer connection from the appropriate sewer to the street line or boundary of the applicant’s property; except that where the distance from the nearest sewer, from which service can be given, to the boundary line of the applicant’s property exceeds 50 feet, the sum payable for such connection shall be the actual cost of the work plus 10% thereof; and the difference between the actual cost of the work plus 10% thereof and the connection fee paid with the application shall be paid forthwith by the owner and before connection is made at the property line.”

2. This Bylaw may be cited for all purposes as the “*Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406*”.

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

DIRECTOR OF CORPORATE ADMINISTRATION

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 22, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director of Financial Services

SUBJECT: White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 3, 2021, No. 2411

RECOMMENDATION

THAT Council receive for information the corporate report dated October 25, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 3, 2021, No. 2411."

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 3, 2021, No. 2411. The one amendment that is included in this Bylaw is to:

- Transfer \$3M from the Community Amenity Contribution Reserve to the Affordable Housing Reserve.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021- 439 November 8, 2021	That Council directs staff to move three (3) million dollars from the Community Amenity Contribution (CAC) Fund into the Affordable Housing Reserve and that the 2021-2025 Financial Plan be updated accordingly.

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.

At the November 8, 2021 Council meeting, Council discussed the acquisition of property for affordable housing and determined that to pursue the acquisition of a property for this purpose, additional funding would be required. The 2021 Financial Plan already includes a \$1M transfer from the Community Amenity Contribution Reserve to the Affordable Housing Reserve. The decision was made to transfer an additional \$3M from the Community Amenity Contribution Reserve to the Affordable Housing Reserve, that will bring the total transfer in 2021 to \$4M. The Financial Plan also includes a further \$1M transfer in 2022, 2023 and 2024.

FINANCIAL IMPLICATIONS

The Financial Plan Amendment transfers an additional \$3M from the Community Amenity Contribution Reserve to the Affordable Housing Reserve.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public consultation for White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 3, 2021, No. 2411 will be conducted through opportunity for written submission. Communications staff will assist with advertisements being placed in the Peace Arch News for one week prior Council consideration of adoption of the bylaw amending the Financial Plan (2021-2025).

OPTIONS / RISKS / ALTERNATIVES

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

1. Not transfer \$3M from the Community Amenity Contribution Reserve to the Affordable Housing Reserve, leaving \$1M in the Affordable Housing Reserve that would be insufficient funding available for the purchase of property or partnership opportunities for affordable housing.

CONCLUSION

It is recommended that Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 3, 2021, No. 2411 be given first, second and third readings.

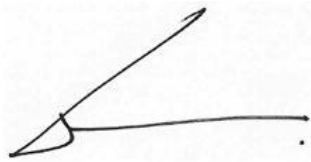
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Shannon Johnston', written over a light blue grid background.

Shannon Johnston
Acting Director of Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

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

Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 3, 2021, No. 2411

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2411**



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. 3, 2021, No.2411”.

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. 2411, 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	40,772,962	40,112,657	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	50,605,062	51,365,057	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	1,406,700	1,408,400	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
	9,911,262	10,328,257	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	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,691,540	7,911,006	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)	(57,764,000)	(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)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Financial Equity, beginning of year	83,921,157	54,428,297	56,994,303	56,867,701	59,820,031
FINANCIAL EQUITY (Reserves), end of year	\$ 54,428,297	\$ 56,994,303	\$ 56,867,701	\$ 59,820,031	\$ 57,885,063

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 CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2411, 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	19,552,000	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	\$ 57,764,400	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000
FUNDING SOURCES					
Reserve Funds	37,511,200	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	\$ 57,764,000	\$ 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. 2411, 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	8,018,340	15,281,106	13,633,498	13,491,830	16,406,432
Capital Program	(37,511,200)	(12,715,100)	(13,760,100)	(10,539,500)	(18,341,400)
Change in Financial Equity (Reserves)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Change in Financial Equity (Reserves)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Financial Equity, Beginning of Year	83,921,157	54,428,297	56,994,303	56,867,701	59,820,031
Financial Equity, End of Year	54,428,297	56,994,303	56,867,701	59,820,031	57,885,063
CHANGE IN FINANCIAL EQUITY (RESERVES)					
Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(21,018,288)	359,821	1,058,199	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	(5,900,662)	2,756,225	(572,150)	(583,593)	3,192,235
Change in Financial Equity (Reserves)	\$ (29,492,860)	\$ 2,566,006	\$ (126,602)	\$ 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	28,867,525	29,227,346	30,285,545	31,901,275	24,982,931
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	3,226,272	4,982,497	3,410,347	1,826,754	6,018,989
Affordable Housing Reserve	4,000,000	5,000,000	6,000,000	7,000,000	7,000,000
Total Statutory Reserves	16,754,712	18,925,897	17,706,096	19,007,696	24,956,072
Total Financial Equity (Reserves)	\$ 54,428,297	\$ 56,994,303	\$ 56,867,701	\$ 59,820,031	\$ 58,885,063
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

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

Schedule 'A' to Bylaw No. 2411, 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.



Housing Advisory Committee

Minutes

October 26, 2021, 4:00 p.m.

Via Microsoft Teams

PRESENT:	Councillor Manning, Chairperson (non-voting) Brian Hagerman, Community Member Chris Harris, Community Member Gary Quinn, Community Member Greg Duly, Community Member Marie Sabine, Community Member Stephen Crozier, Community Member
GUEST:	Jada Basi, CitySpaces Consulting (left the meeting at 5:27 p.m.)
ABSENT:	Abhishek Mamgain, Community Member
STAFF:	Greg Newman, Acting Director of Planning and Development Services Chloe Richards, Committee Clerk

1. **CALL TO ORDER**

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

2. **ADOPTION OF AGENDA**

Councillor Manning noted the on-table item, Item 10: *BC Housing Projects*. Committee members were provided a spreadsheet, relating to this item, in advance of the meeting.

Motion Number 2021-HAC-009: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopt the October 26, 2021 meeting agenda with the on-table inclusion of Item 10: *BC Housing Projects*.

Motion CARRIED

3. **ADOPTION OF MINUTES**

Motion Number 2021-HAC-010: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the September 28, 2021 meeting minutes as circulated.

Motion CARRIED

4. **FINAL DRAFT OF HOUSING NEEDS REPORT**

J. Basi, guest from CitySpaces, presented the draft Housing Needs Report to the Committee. Discussions on the topic took place during and after the presentation.

Committee members have been asked by staff to review and submit any feedback, regarding the final draft of the Housing Needs Report, to staff. Any feedback must be submitted by Tuesday, November 2, 2021. Collected feedback will be shared with Council as transparent feedback from the Committee as a whole.

Motion Number 2021-HAC-011: It was MOVED and SECONDED

That the Housing Advisory Committee endorse that the draft Housing Needs Report, in its final form, go to the November 22, 2021 Council meeting for adoption.

G. Quinn voted in the negative.

Motion CARRIED

5. **2021-2022 WORK PLAN UPDATE**

The Committee further discussed the 2021-2022 draft Housing Advisory Committee Work Plan. No further tasks/activities were added to the work plan.

Motion Number 2021-HAC-012: It was MOVED and SECONDED

THAT the Housing Advisory Committee endorse the draft 2021-2022 Housing Advisory Committee Work Plan for Council's approval.

Motion CARRIED

6. **CANADA - BRITISH COLUMBIA EXPERT PANEL ON THE FUTURE OF HOUSING SUPPLY AND AFFORDABILITY'S FIVE CALLS TO ACTION**

J. Basi left the meeting at 5:27 p.m.

The Acting Director of Planning and Development Services provided an overview on the Future of Housing Supply and Affordability's Five Calls to Action and how they relate to White Rock.

The five calls to action items noted in the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability's Five Calls to Action report are:

1. Creating a planning framework that proactively encourages housing;
2. Reforming fees on property development;
3. Expanding the supply of community and affordable housing;
4. Improving coordination among and within all orders of government; and,
5. Ensuring more equitable treatment of renters and homeowners.

It was noted that Canadian municipalities that enact the Five Calls to Action are not only able to speed up timelines, but also lower the costs to developers and, overall, can reduce costs of housing.

The Committee decided to further re-visit this topic at the following meeting, with the possibility of bringing a motion forward to Council to adopt these five steps to help streamline planning and building processes.

Some of the five calls to action items may require legislative reform to lessen the impact that NIMBYism can have when projects are aligned with the policies of an Official Community Plan. Reference was made to the Ontario Municipal Board, being a quasi-judicial decision-making body in Ontario.

7. **CBC AFFORDABLE HOUSING ARTICLES**

The Committee received the following CBC articles (relating to affordable housing) for information and possible discussion:

- *'Not perfect,' but a start: Halifax to create 137 new affordable housing units*
- *Slow and steady loses the race for affordable housing in hot real estate market*

8. **ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING CORPORATE REPORT**

Staff provided an overview of the Acquisition of Property for Affordable Housing corporate report for information purposes.

While the corporate report discussed numerous zoning types, two zones were identified to be of greatest value to accommodate affordable housing:

- Multi-Family Zone
- Institutional Zone

Councillor Manning noted that only 13 percent of affordable housing projects in BC were on land that municipalities already owned. 8 percent are through a private municipal partnership on private land. The remaining projects (79 percent) are on land owned by a housing society or other non-profit. It is very tough for a municipality to do this on their own unless there is a good land inventory, which City of White Rock does not have; it would likely have to be that White Rock partners with a faith-based group or other non-profit organization in the city.

Motion Number 2021-HAC-013: It was MOVED and SECONDED

THAT the Housing Advisory Committee receive the Acquisition of Property for Affordable Housing corporate report.

Motion CARRIED

9. **CONSIDERATION OF POLICY FOR PURCHASE OF MUNICIPAL PROPERTY CORPORATE REPORT**

The Committee received the Consideration of Policy for Purchase of Municipal Property corporate report for information.

The Committee will re-visit this item at the following meeting.

10. BC HOUSING PROJECTS

Councillor Manning, Chairperson, shared information pertaining to this item under Item 8, *Acquisition of Property for Affordable Housing Corporate Report*.

11. OTHER BUSINESS

None

12. INFORMATION

12.1 COMMITTEE ACTION TRACKING

Corporate Administration provided an action-tracking document to the Committee for information. This spreadsheet will be updated after each meeting and provided to members for information.

13. 2021 MEETING SCHEDULE

It was announced that there will be no further meetings scheduled for 2021. It is anticipated that meetings will resume in February 2022.

All 2022 meetings are scheduled to take place between 4 p.m. and 6 p.m.

14. CONCLUSION OF THE OCTOBER 26, 2021 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:59 p.m.

A. Manning, Chairperson



C. Richards, Committee Clerk

Issued on: To Be Determined

Approved by:

Updated: October 13, 2021

2021 WORK PLAN

To assist Council in accomplishing their Strategic Priorities in a timely manner, the annual work plan was prepared by the Housing Advisory Committee for their term and submitted to Council for approval. It is recognized that other work items may arise during the course of the term and that additions to the work plan may be recommended by Council, staff or the Committee itself. Additional items requested to be added to the work plan by the Committee should not require additional meetings from their meeting schedule. The purpose of the Housing Advisory Committee is to advise Council on items linked directly within their mandate, which correlate to Council's Strategic Priorities.

Any amendment to the Housing Advisory Committee approved work plan must be approved by Council.

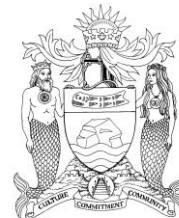
Task/Activity	Objective	Action Steps	Priority Level*	Target Due Date	Completion Date	Referred by Council?	Expectation from Council:	Assigned Member
Review and provide feedback on the Draft Housing Needs Report								
Provide input on Draft Amendments to the City's Zoning								

*Priority: High, Medium, Low (items referred by Council should be of the Highest Priority)

Task/Activity	Objective	Action Steps	Priority Level*	Target Due Date	Completion Date	Referred by Council?	Expectation from Council:	Assigned Member
Bylaw as they relate to housing.								
Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.								

*Priority: High, Medium, Low (items referred by Council should be of the Highest Priority)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2410**



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 A Section 11 Township 1 New Westminster District Plan 71341
(15733 Thrift Avenue)
PID: 003-674-789

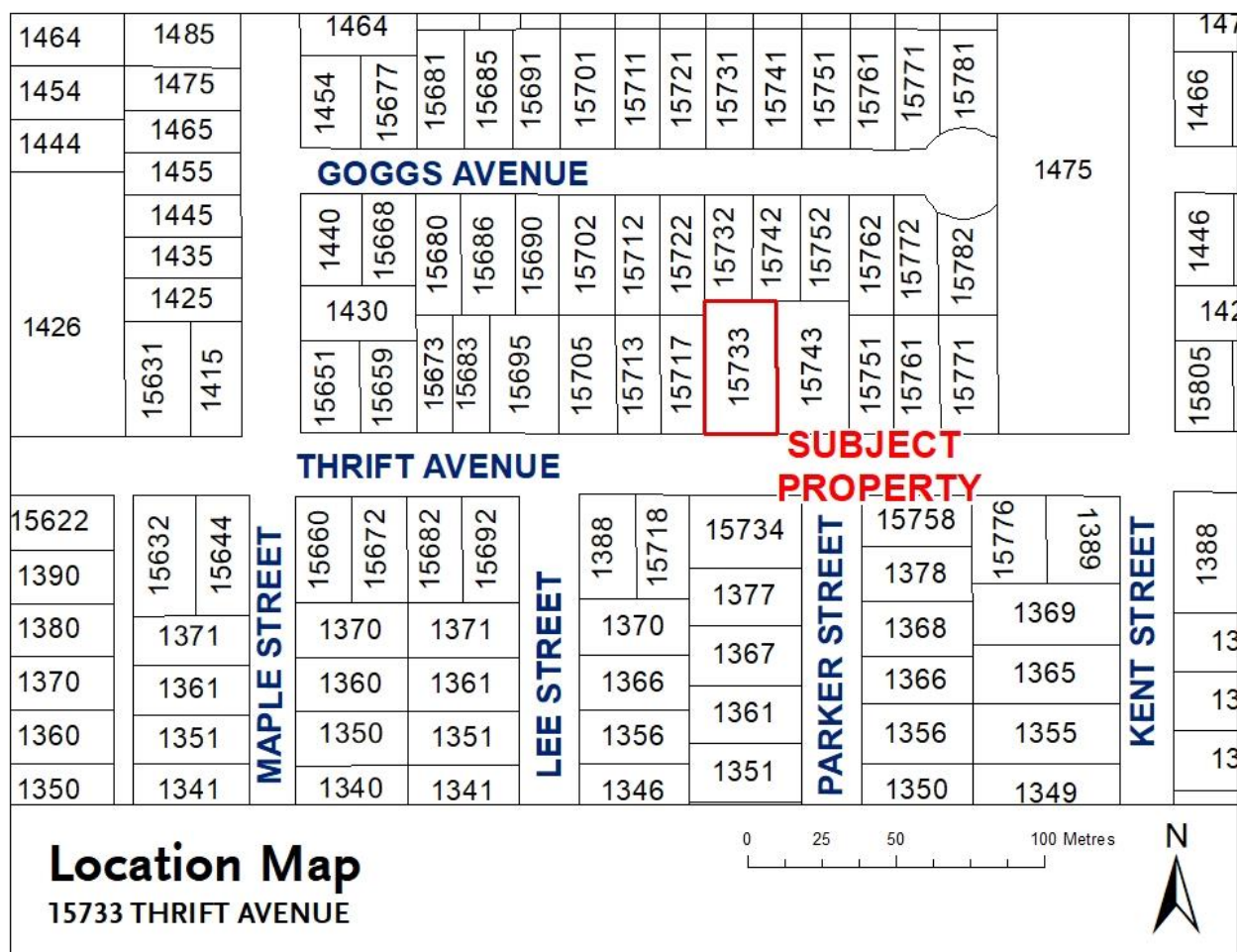
as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15733 Thrift Avenue) Bylaw, 2021, No. 2410".

PUBLIC INFORMATION MEETING on the	24 th	day of	March, 2021
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 the		day of	

Mayor

City Clerk



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2401**



A Bylaw to impose fees and charges for various services offered by the City that are not included in any other City Bylaw.

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

1. Definition

1.1 In this bylaw, the following definition applies:

City means the City of White Rock

2. Bylaw Duration

2.1 The fees and charges are set out in this bylaw for the year 2022.

2.2 “*2022 Fees and Charges Bylaw, 2021, No. 2401*” will take effect January 1, 2022. If a new bylaw regarding Fees and Charges has not been adopted by January 1, 2023, the fees and charges contained in this bylaw will continue to remain in effect until a new bylaw on this matter has been adopted by City Council.

3. Fees and Charges Schedules

3.1 A person will pay the specified fees / charges for services set out in the following schedules which are attached to and form part of this bylaw:

Schedule A	Planning and Development Services
Schedule B	Engineering and Municipal Operations
Schedule C	RCMP
Schedule D	Centennial Park Leisure Centre - Arena Facility Rental
Schedule E	Centennial Park Leisure Centre – Hall / Lounge / Boardroom / Recreation Room Facility Rentals
Schedule F	Centre for Active Living - Facility Rental
Schedule G	Kent Street Activity Centre - Facility Rental
Schedule H	White Rock Community Centre - Facility Rental
Schedule I	Centennial Park Leisure Centre - Outdoor
Schedule J	Recreation and Culture - Miscellaneous
Schedule K	Financial Services
Schedule L	Photocopies, Mapping and Computer Information
Schedule M	Fire Rescue
Schedule N	Parking Services

4. **Tax**

- 4.1 Unless specifically indicated otherwise, the fees and charges in this bylaw are subject to applicable taxes.

5. **Further Fees / Charges Considerations**

- 5.1 In addition to paying the facility rental fee or filming fee, a person must also provide liability insurance to rent a facility listed in **Schedules D – J** or film on City property as in **Schedule J** by:
- (a) paying the City an insurance liability premium according to the User Group Rating Schedule provided by the City's insurance provider; or
 - (b) naming the City as a co-insured on the liability insurance policy, valued at least \$5 million, and providing the City with proof of coverage.

6. **Refunds (when applicable) and Cancellations**

- 6.1 For a facility rental fee in Schedules D – J the City may issue a refund of 100% if the refund is requested at least 14 days before the actual booked date.
- 6.2 For a facility rental fee in Schedules D – J the City will not issue a refund, if:
- a) the refund is requested less than 14 days before the actual booked date; and/or;
 - b) the booked date has previously been amended; and/or;
 - c) there is inclement weather that affects the booking for outdoor special events.

In these circumstance only the damage deposit is refundable.

- 6.3 Three months advance notice is required to cancel an ongoing facility user contract.
- 6.4 The City of White Rock Recreation and Culture Department reserves the right to cancel bookings at any time, with a full refund of funds paid.

7. **Repeal of Bylaws**

- 7.1 City of White Rock “*2021 Fees and Charges Bylaw, 2020, No. 2369*” and all its amending bylaws are repealed as of the date this bylaw is adopted.

8. **Severability**

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

9. **Citing**

- 9.1 This Bylaw may be cited as the “*2022 Fees and Charges Bylaw, 2021, No. 2401*”.

RECEIVED FIRST READING on the ____ day of November 2021

RECEIVED SECOND READING on the ____ day of November 2021

RECEIVED THIRD READING on the ____ day of November 2021

RECONSIDERED AND FINALLY ADOPTED on the ____ day of December 2021

Mayor

City Clerk

Schedule 'A'
PLANNING and DEVELOPMENT SERVICES

ITEM	2022	
Building Code Initial Alternative Solution	\$675	
Building Code subsequent Alternative Solution - each	\$224	
Change of Address	\$597	
Letter of Enquiry		
• Residential	\$168	
• Multi-family or commercial	\$662	
Noise Bylaw Extension of Hours – Admin Fee	\$275	
Property File Research and Copies		
• Research and first printed copy	\$17	
• Each additional copy	\$5.40	
• Copies on disc or flash drive (excluding print cost)	\$23	
Building Permit Plans (Architectural Drawing Size)		
• Each page of Print/Copy	\$5.40	
Property Site Survey Certificate	\$22	
Sidewalk Use License – per square foot *	\$4.20	
Sidewalk Use Agreement Application	\$179	
Other Fees		
• Accessory registered secondary suite in conjunction with a new house building permit registration	\$255	
• All other secondary suite registrations	\$337	
• Underground Oil Storage Tank Removal documentation	\$232	
Permit Application Fees:		
Building permits involving addition or alterations to existing buildings		\$213
Building permits to construct new single or two family dwellings		\$765
Building permits to construct other than single or two family dwelling, a fee equal to 50% of the estimated permit fee	Minimum	\$213
	Maximum	\$7,650
All other permits application fee		\$75
<i>Permit Application Fees will be credited to the permit fee at Permit issuance, but is non-refundable if permit is not issued.</i>		
Building Permit Fees:		
Range of “Construction Value”	Initial Fee	Additional fee per \$1,000 or part thereof
\$0 to \$1,000	\$213.00	
\$1,001 to \$100,000	\$213.00	\$18.80
\$100,001 to \$250,000	\$2,074.20	\$14.60
\$250,000 and over	\$4,264.20	\$12.40
NOTES:		
The current edition of the Marshal Valuation Service or the Marshall and Swift Residential Cost Handbook may be used by the Building Official to determine the “Construction Value” of the work for the purpose of assessing permit fees.		
Any Building Permit fee payable shall be reduced by 2.5% to a maximum reduction of \$500.00 where any aspect of the construction of the proposed building or alteration is under the review and Letters of Assurance of a CRP – Coordinating Registered Professional.		

Schedule 'A' Continued
PLANNING and DEVELOPMENT SERVICES

ITEM	2022
Other Permit Related Fees	
• Extension of Permit	\$220
• Creation of New Civic Address	\$599
• Permit Transfer	\$386
• Re-review of Plans Fee - per hour	\$275
• Building Move Fee	\$220
• Digital Archive Fee – per page	\$5.40
• Re-Inspection Fee	\$275
• Commercial Cooking Facility (NFPA 96) - Plan Review and Inspection Fee	\$413
Demolition Permit	
• Accessory Building	\$89
• SFD/Duplex	\$1,159
• Commercial/Multi-Family	\$1,379
Permit Fees	
• First Fixture	\$84
• Each Additional Fixture	\$45
• First Zone for Hydronic Heating System	\$84
• Each Additional Zone for Hydronic Heating System	\$45
• First Sprinkler Head	\$84
• Each Additional Sprinkler Head to 100	\$5.40
• Each Additional Sprinkler Head over 100	\$3.30
• Each Fire Hydrant	\$50
• Each Standpipe	\$50
• Each Hose Valve	\$50
• Fire Department Connection	\$50
• SFD/Duplex Sanitary Sewer	\$84
• SFD/Duplex Storm Sewer	\$84
• SFD/Duplex Water Service	\$84
• MFD/Commercial Sanitary Sewer first 30m	\$145
• MFD/Commercial Storm Sewer first 30m	\$145
• MFD/Commercial Water Service first 30m	\$145
• Each Additional 30m of Commercial Sanitary Sewer, Storm Sewer, or Water Service or part thereof	\$70
• Each Sump, Manhole, or Catch Basin	\$70
• Re-Inspection Fee	\$275
• Non-compliance Inspection Fee	\$275
• Special or Other Inspection Fee	\$275

* Pro-rated based on license coverage dates for seasonal licenses.

Schedule 'A' Continued
PLANNING and DEVELOPMENT SERVICES

ITEM	2022
Development Category Application Fees	
• OCP Amendment	\$5,406
• Zoning Amendment	\$4,346
• Combined OCP/Zoning Amendment	\$7,579
• Additional Public Meeting/Hearing on applications revised by Applicant	\$1,081
• Phased Development Agreement (including amendment)	\$5,406
• Amendment of a Land Use Contract	\$2,162
• Discharge of a Land Use Contract With associated rezoning	\$1,081
With no associated rezoning	\$2,162
• Development Variance Permit (or amendment of time	\$2,120
• Major Development Permit, with zoning amendment application Fee plus \$100/new dwelling unit to be created, to a maximum	\$2,650
• Major Development Permit, without zoning amendment application. Fee plus \$100/new dwelling unit to be created, to a maximum of \$10,000	\$3,710
• Amendment or Time Extension for a Major Development Permit	\$2,692
• Temporary Use Permit (including renewal and amendment)	\$2,162
• Temporary Use Permit Cannabis Store (including renewal and amendment)	\$3,180
• Liquor Licence Referral (Requiring Public Hearing)	\$2,703
• Liquor Licence Referral (Requiring Public Notification Only)	\$530
• Request for Purchase of Municipal Right of Way	\$265
• Development Permit (Minor)	\$1,590
• Amendment or Time Extension for a Minor Development	\$1,590
• Subdivision (Fee-Simple or Bare Land Strata) Fee plus \$100/new lot	\$1,590
• Air Space Parcel Subdivision	\$10,600
• Lot Line Adjustment Subdivision (no new lots created)	\$1,081
• Form "P" Approval for Phased Strata Development	\$217
• Final Approval and/or revisions for Phased Strata Development (per phase)	\$217
• Strata Title Conversion	\$1,060
• Amendment to Preliminary Layout Approval (PLA)	\$1,081
• Time Extension to Preliminary Layout Approval (PLA)	\$541
• Final Approval for Fee-Simple or Bare Land Strata Subdivision, or Strata Plan Amendment	\$270
• Bare Land Strata, Phased Strata and Form "E" Final Re-Approval	\$106
• Tree Management Permit – Type 3	\$1,060
• Tree Management Permit – Type 2	\$500
• Board of Variance	\$583
• Assignment of Application under Consideration (per Section	\$530
• Formal Pre-Application Fee	\$450

Schedule 'B'
ENGINEERING and MUNICIPAL OPERATIONS

ITEM	2022	
<ul style="list-style-type: none"> Kitchen – large (lined) – per 5 pack Kitchen – small (lined) – per 10 pack Yard - per 5 pack 		
		\$6.90
		\$5.50
		\$4.70
Roll Outs (for eligible locations of 6 or less units)		
		\$166
Curbside Blue or Red Recycling Boxes		
		\$5.30
Surplus Household Waste Decals		
		\$5.00
Parks Dedication Program	Initial	Renewal
<ul style="list-style-type: none"> Bench Drinking Fountain Light Standard Picnic Table 	\$4,160	\$2,080
	\$7,140	\$3,570
	\$3,230	\$1,610
	\$7,140	\$3,570
Parks Dedication Program – Replacement Plaques		
		\$240
Road and Right of Way Fees		
<ul style="list-style-type: none"> Road and ROW Administration Fee Road and ROW Re-Inspection Fee Road and ROW Alteration Permit Fee Road and ROW Use Permit Fee Road and ROW Use Fees – per linear meter per week <ul style="list-style-type: none"> Walkway/pathway Boulevard Arterial Collector Local Road 		
		\$57
		\$270
		\$728
		\$228
		\$2.10
		\$1.10
		\$7.30
		\$5.20
		\$3.10
Servicing Agreement Fees		
<ul style="list-style-type: none"> Application fee Extension fee 		
		\$3,121
		\$364
<ul style="list-style-type: none"> Latecomer Agreement Application Fee 		
		\$3,121
Engineering Administration Fees on Service Agreements		
<ul style="list-style-type: none"> First \$250,000 of estimated construction cost Next \$250,000 of estimated construction cost Remaining estimated cost exceeding \$500,000 		
		4.3%
		2.7%
		1.6%
Sewer Connection Fees		
<ul style="list-style-type: none"> Sanitary Sewer Storm Sewer 		
		\$5,000
		\$5,000

Schedule 'C'
RCMP

ITEM	2022
Accident Reports (MV6020's) copies for ICBC	\$70.00
Request for information relating to Thefts/B & E's etc. received from insurance companies	\$70.00
Police Certificates (Form 1868)	\$70.00
Court Ordered File Disclosure Copy of File (Notice of Motion)	
• Flat Fee	\$70.00
• Per Page	\$0.50
• Shipping	\$11.00
Police Information Checks	\$70.00
• Volunteers – live in White Rock and volunteer in either White Rock or South Surrey (requires letter from agency)	N/C
• Students – for school or training program (requires letter from the agency/school)	N/C
Photograph	\$2.00
CD of Photograph	\$5.50
Fingerprints	\$70.00
Traffic Analyst Report	\$185.00
Field Drawing Reproduction	\$70.00
Mechanical Inspection Reproduction	\$70.00
Crash Data Retrieval Report – Black Box	
• Non ICBC request	\$185.00
• ICBC request	\$70.00
Field Drawing Reproduction	\$70.00
Scale Drawing Reproduction	\$70.00
Measurements – Provided by Member	\$70.00
Confirmation Letter	\$70.00

Schedule 'D'
CENTENNIAL PARK LEISURE CENTRE
ARENA
Facility Rental

ITEM	Aug 2021 to Apr 2022 Per Hour unless otherwise stated	Aug 2022 to Apr 2023 Per Hour unless otherwise stated
Ice Rentals (Non-Subsidized)		
• Prime Rate	\$332	\$342
• Non-Prime Rate	\$254	\$261
• Statutory Holiday Rate	\$381	\$393
Ice Rentals (Partially Subsidized)		
• Prime Rate	\$158	\$163
• Non-Prime Rate	\$90	\$92
• Statutory Holiday Rate	\$235	\$242
Ice Rentals (Bonus Days)		
• Minor Hockey Tournament (all hours)	\$235	\$242
• Minor Hockey Bonus Days & Ringette Tournament (all hours)	\$90	\$92
• Hockey School (non-profit or WR Rec and Culture (all hours)	\$160	\$164
• Skills Academy (school hours)	\$78	\$80
• School/Family Skates (all hours)	\$127	\$130
• Figure Skating (three Special Event/Test Days)	\$90	\$92
• White Rock Adult Hockey League	\$276	\$284
ITEM		Apr 2022 to August 2022 Per Hour unless otherwise stated
Dry Floor		
• Minor Lacrosse, Ball Hockey, Roller Hockey (includes non-profit)		\$77
• Adult Lacrosse, Ball Hockey, Roller Hockey (includes non-profit) before 9p.m.		\$110
• Adult Lacrosse, Ball Hockey, Roller Hockey (includes non-profit) after 9 p.m.		\$77
• Special Event Days (one Tournament – 3 days max)		\$77
• Dances/Major Events (8 hours)		\$1,077
• Commercial Dry Floor (not-subsidized)		\$169
• Statutory Holiday		\$114

Schedule 'E'
CENTENNIAL PARK LEISURE CENTRE
HALL/LOUNGE/BOARDROOM/RECREATION ROOM

Facility Rental

ITEM	2022 Per Hour unless otherwise stated
Hall	
• Commercial Rate	\$57
• Not for Profit Rate	\$38
• Wedding Parties (1:30 pm – 1:00 am)	\$523
• Private Rental	\$49
• Deposit for Key/Access	\$38
• Statutory Holiday (min 2 hours)	\$69
Lounge	
• Commercial Rate	\$45
• Not for Profit Rate	\$26
• Wedding Parties (with Hall rental (1:30 pm – 1:00 am)	\$104
• Private Rental	\$39
• Deposit for Key/Access	\$38
• Statutory Holiday (min 2 hours)	\$56
Boardroom	
• Commercial Rate	\$33
• Not for Profit Rate	\$20
• Private Rental	\$29
• Deposit for Key/Access	\$38
• Statutory Holiday (min 2 hours)	\$44
• Monthly Rate	\$494
Recreation Room	
• Commercial Rate	\$45
• Not for Profit Rate	\$31
• Private Rental	\$39
• Deposit for Key/Access	\$38
• Statutory Holiday (min 2 hours)	\$56

Schedule 'F'
CENTRE FOR ACTIVE LIVING

Facility Rental

ITEM	2022 Per Hour
Cardio Gym <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	<p style="text-align: right;">\$96</p> <p style="text-align: right;">\$59</p> <p style="text-align: right;">\$79</p> <p style="text-align: right;">\$106</p>
Fitness Studio <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	<p style="text-align: right;">\$58</p> <p style="text-align: right;">\$38</p> <p style="text-align: right;">\$51</p> <p style="text-align: right;">\$69</p>
Education Room <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	<p style="text-align: right;">\$52</p> <p style="text-align: right;">\$33</p> <p style="text-align: right;">\$42</p> <p style="text-align: right;">\$59</p>

Schedule 'G'
KENT STREET ACTIVITY CENTRE
Facility Rental

ITEM	2022 Per Hour
Auditorium	
• Commercial Rate	\$100
• Not for Profit Rate	\$65
• Private Rental Rate	\$84
• Statutory Holiday (min 2 hours)	\$110
Classroom	
• Commercial Rate	\$67
• Not for Profit Rate	\$53
• Private Rental Rate	\$57
• Statutory Holiday (min 2 hours)	\$77
ITEM	2022 Per Year
Kent Street Activity Centre Membership Fees	
• Adult	\$42

Schedule 'H'
WHITE ROCK COMMUNITY CENTRE
Facility Rental

ITEM	2022 Per Hour unless otherwise stated
Presentation Room ABC with Lobby <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Wedding Parties (11:30am – 11:00pm) • Private Rental Rate • Statutory Holiday (min 2 hours) 	\$226 \$139 \$2,249 \$191 \$237
Presentation Room ABC <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	\$194 \$117 \$168 \$205
Hall A, B, or C <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	\$67 \$42 \$57 \$77
Gallery <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	\$60 \$38 \$53 \$71
Studio <ul style="list-style-type: none"> • Commercial Rate • Not for Profit Rate • Private Rental Rate • Statutory Holiday (min 2 hours) 	\$60 \$38 \$53 \$71
Kitchen <ul style="list-style-type: none"> • Commercial Rate / hour • Damage Deposit • Statutory Holiday (min 2 hours) 	\$67 \$584 \$77

Schedule 'T'
CENTENNIAL PARK LEISURE CENTRE
Outdoor

ITEM	2022 Per Hour
Lacrosse Box	
• Youth – non-profit	n/c
• Adult – non-profit	\$8.00
• Private	\$14.00
• Commercial – adult or youth	\$20.00
ITEM	2022 Per Hour
Sports Fields & Ball Diamond Rentals	
• Youth – non-profit	n/c
• Adult – non-profit	\$16.00
• Commercial – adult or youth	\$25.00
ITEM	2022 Per Season
Advertising Boards	
• Taylor Box, per season (Mar-Feb)	\$297.00
• Centennial Park Ball Diamond, per season (Apr-Mar)	\$297.00
ITEM	2022
Miscellaneous Rentals	
• Food Cart Pad Rental – per square foot – per year	\$4.20
• Food Cart Pad Power Fee – per year	\$104
• Bayview Park Plaza Rental (per 3 hour time slot)	\$270

Schedule 'J'
RECREATION AND CULTURE - PROGRAM AND MISCELLANEOUS FEES

ITEM	
Activity and Program Fees	
<ul style="list-style-type: none"> Registered and drop-in program rates will be set to cover all costs including; labour, materials and supplies, facilities and administrative. Surveys and promotions may occasionally offer a discount. 	
Developmental and Partnership Programs	
<ul style="list-style-type: none"> New activities or programs may be initially offered at a loss to encourage and promote interest Activities and programs with limited users but important to community mandates may be subsidized to ensure public access Partnership programs have external partners so standard fees and charges may not apply 	
Advertising Fees – Recreation Guide	
<ul style="list-style-type: none"> The price of advertisements are based on the: size, color, and placement and are subject to the overall design of the recreation guide. In determining fees for each publication, the City uses a cost recovery method, including costs to produce and distribute the recreation guide. Therefore, fees can vary from guide to guide. Frequent advertisers (those that advertise in the Spring/Summer and Fall issues will receive a 10% discount on their Winter advertisement). 	
Miscellaneous Fees	
<ul style="list-style-type: none"> Attendant Fee 	\$31
<ul style="list-style-type: none"> Contract Amendment Fee per Occurrence 	\$28
<ul style="list-style-type: none"> Deposit for Key/Access 	\$38
Filming Fees - Administration	
<ul style="list-style-type: none"> Filming Application Fee (one day includes inspection) 	\$350
<ul style="list-style-type: none"> Filming Fee-Additional Days per day (includes inspection fee) 	\$110
<ul style="list-style-type: none"> Film Office Administration Fee 	15% on fees
<ul style="list-style-type: none"> Set Supervision (if required) 	Cost recovery
<ul style="list-style-type: none"> Damage deposit 	Minimum \$5,000
Filming Fees - Parking	
<ul style="list-style-type: none"> Pay Parking stalls (meters, lots) 	Rates as per Schedule N
<ul style="list-style-type: none"> Centennial Arena for circus 	Current rate
<ul style="list-style-type: none"> Street Use Fee (work truck parking - no signage provided) 	\$60 per 30 meters
Filming Fees	
<ul style="list-style-type: none"> Pier and Promenade per day (October to March) 	\$2,050
<ul style="list-style-type: none"> Pier and Promenade per day (April to September) 	\$4,100
<ul style="list-style-type: none"> Promenade per day (October to March) 	\$860
<ul style="list-style-type: none"> Promenade per day (April to September) 	\$1,720
<ul style="list-style-type: none"> Street Use on Location Filming per block per lane 	\$100
<ul style="list-style-type: none"> Other City Park or Land Site per day 	\$594
<ul style="list-style-type: none"> City Building Site per day unless hourly rate applies 	\$462
Filming - Support Costs	
<ul style="list-style-type: none"> White Rock RCMP Services Deposit 	Cost recovery
<ul style="list-style-type: none"> White Rock RCMP Admin Fee 	10% of RCMP final Costs
<ul style="list-style-type: none"> White Rock Fire Rescue Services Deposit 	Cost Recovery

Schedule 'K'
FINANCIAL SERVICES

ITEM	2022
Property Tax information (Tax Certificate)	
<ul style="list-style-type: none"> property owners 	n/c
<ul style="list-style-type: none"> requested online 	\$39.00
<ul style="list-style-type: none"> requested at City Hall 	\$70.50
<ul style="list-style-type: none"> Reprinting Copies of prior period Tax Notices or Water Utility Bills - each 	\$2.00
Property Tax information to Mortgage Companies (per property)	\$42.00
Returned Payment fee	\$36.00
Refund Fee	\$25.00
Transfer between accounts fee (Property Tax & Utility)	\$10.00
Apportionments (per property)	\$42.00
Electronic copy of annual property tax information for Fraser Valley Real Estate Board (per property)	\$0.05
Accounts receivable administration fee on billable services	15% (min \$15, max \$200)
City of White Rock Flag	\$127.00
Credit Card Service Fee	
2% of the total charge in addition to the applicable fee or charge for the following payments made by credit card.	
Department	
Finance: Property tax notices or utility bills	
Development Services: Building or development related fees and charges	

Schedule 'L'
PHOTOCOPIES, MAPPING AND COMPUTER INFORMATION

ITEM	2022
Mapping Data	
• Zoning Maps set	\$129
• large	\$68
• small	\$33
• sheet	\$27
• menu size drawing (11" x 17") B&W	\$33
• City contour map (24" x 68")	\$19
• small street map (11" x 34")	\$14
• standard (24" x 36") engineering drawing B&W	\$6.50
Photocopies and Prints	
Black & White	
• 8½" x 11" or 8½" x 14" single-sided	\$0.40
• 8½" x 11" or 8½" x 14" double-sided	\$0.70
• 11" x 17" single-sided	\$1.30
• 11" x 17" double-sided	\$2.60
Colour	
• 8½" x 11" or 8½" x 14" single-sided	\$1.30
• 8½" x 11" or 8½" x 14" double-sided	\$2.60
• 11" x 17" single-sided	\$2.60
• 11" x 17" double-sided	\$5.00
Annual Report	
• Black and White	\$5.30
• Colour	\$10.60
Council and Committee Agenda Packages	
Black and White only (double sided)	
• 1-300 pages	Free
• 1-300+ pages*	\$10.60
*Note: As per Council and Committee Procedure Bylaw, 2018, 2232, five (5) copies of each agenda are printed and available for the public free of charge on a first come, first serve, basis. Once those agendas have been picked-up, the above fees shall apply.	

Schedule 'M'
FIRE AND RESCUE

ITEM	2022
Burning	
Outdoor burning violation	
• first offence	\$114
• each offence thereafter	\$228
Non-compliance of residential fireplace/woodstove burning	
• first offence	\$114
• each offence thereafter	\$228
Fire Prevention	
Fire Safety Plan Review	
• first 2 hours	\$172
• per hour thereafter	\$86
Re-Inspection of outstanding violations (each occurrence)	\$114
Requested Inspection	\$114
Contact	
Failure to comply with requirement for contact person	
• first non-compliance	\$114
• second non-compliance	\$228
• per hour standby charge	\$287
Fire Investigation of incident over \$5,000 in damage	\$572
Comfort Letter	\$172

Schedule 'N' PARKING SERVICES

ITEM	2022	
Waterfront Pay Parking		
<ul style="list-style-type: none"> The following waterfront rates are per hour from 10:00 am–12:00 midnight unless otherwise stated In West Beach 4-hour maximum stay applies to the prime parking area (Oxford St. to Pier Lot) with the exception of the Montecito and the West Beach Parkades. 		
<ul style="list-style-type: none"> WINTER SEASON – November to January 		FREE
Monday to Friday	20 Minutes	\$0.75
Saturday and Sunday	40 Minutes	\$1.50
	60 Minutes	\$2.25
Daily Weekend Rate for Montecito and West Beach Parkades		\$8.00
<ul style="list-style-type: none"> SHOULDER SEASON – October, February and March 		
7 Days a Week - All lot and on-street waterfront parking locations including the parkades	20 Minutes	\$0.75
	40 Minutes	\$1.50
	60 Minutes	\$2.25
Daily Rate for Montecito and West Beach Parkades		\$8.00
<ul style="list-style-type: none"> SUMMER SEASON – April to September 		
7 Days a Week - All lot and on-street waterfront parking locations including the parkades	20 Minutes	\$1.50
	40 Minutes	\$2.75
	60 Minutes	\$4.00
Daily Rate for Montecito and West Beach Parkades		\$16.00
Centennial Arena Pay Parking		
<ul style="list-style-type: none"> In effect 24 hours per day – rate is per day 		\$2.25
Peace Arch Hospital Pay Parking		
<ul style="list-style-type: none"> In effect 10:00 am – 12:00 midnight – rate is per hour 		\$3.00
Note: all pay parking rates are inclusive of applicable taxes		
Parking Decals (4 hours maximum in pay parking stalls)		
<ul style="list-style-type: none"> Centennial Park/Arena 		\$18.00
<ul style="list-style-type: none"> Resident 		\$50.00
<ul style="list-style-type: none"> Non - Resident Commercial Property** 		\$154.00
<ul style="list-style-type: none"> Merchant Decals (on Marine Dr & Vidal St)** 		\$369.00
<ul style="list-style-type: none"> Residential Decals (specific properties on Marine Dr)** 		\$328.00
<ul style="list-style-type: none"> Replacement Decal 		\$5.00
**These decals pertain to specific properties - see staff for guidelines		
Montecito Complex Parkade – Reserved Stall Parking Rate		
(decals are sold annually) - price per month		\$150.00
Reserved Stall Additional Decals		\$31.00
Resident Parking Permits for use in areas designated as Permit Parking Only (maximum 4 per dwelling unit)		
<ul style="list-style-type: none"> Parking Permit 		\$13.00
<ul style="list-style-type: none"> Replacement Parking Permit 		\$13.00
Temporary Construction Period Permit		
Up to two (2) permits are available to residents and up to four (4) permits to each church on the 1300 block of Foster Street, exempting them from the two (2) hour parking limit on weekdays from 8am to 6pm, on the west side of the street and on the east side of the street adjacent to 1368 Foster Street only, as indicated by the signage.		
<ul style="list-style-type: none"> Temporary Construction Period Permit 		\$1

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2407**



A Bylaw to regulate and prohibit the *cutting*, removal and *damage* of *protected trees* through the issuance of *Tree Management Permits* and the establishment of requirements for *tree* replacement and the posting of securities for *tree* protection and *tree* maintenance.

WHEREAS pursuant to Sections 8(3) (c) and 50 to 52 of the *Community Charter*, a *City* may, by bylaw, exercise certain powers to preserve and protect *trees* within the *City*, regulate the removal of *trees*, and require their replacement;

AND WHEREAS *trees* provide an essential environmental function in sequestering carbon dioxide, being a known contributor to climate change, while also helping to reduce the urban heat island effect;

AND WHEREAS *trees* can provide habitat for birds and wildlife;

AND WHEREAS the root system of *trees* can provide for slope stabilization and the uptake of stormwater helping to protect against *damage* to *property*, threats to human safety, and lessened impacts to municipal infrastructure;

AND WHEREAS Council considers it is in the public interest to provide for the conservation and propagation of *trees*, and the regulation of their removal and replacement;

THEREFORE under its statutory powers, including Sections 8(3) (c) and 50 to 52 of the *Community Charter*, the Council of the Corporation of the *City of White Rock*, in open meeting assembled, enacts the following provisions:

Part 1 –Introductory Provisions

Title

1. This Bylaw may be cited as “White Rock *Tree* Protection Bylaw, 2021 No. 2407”

Purpose

2. This Bylaw is intended to:
 - (a) Protect *trees* on private *property* and *City-Owned Properties* within the *City*;
 - (b) Prohibit the removal of *protected trees* in the *City of White Rock* without a permit;
 - (c) Prohibit the *damaging* of *protected trees*;
 - (d) Regulate and establish requirements for the removal, preservation, protection and replacement of *protected trees* through a permit process; and,
 - (e) Set forth inspection and enforcement provisions for *protected tree* conservation, removal and replacement, and penalties for *damaging* or removing *protected trees* without a permit.

Definitions

3. The following words and terms shall be used in applying the provisions of this Bylaw. Where any word or term is not defined, a standard English dictionary shall be used to aid in matters of interpretation.

“Applicant”

means the person(s) making application to the *City of White Rock* for a *Tree Management Permit*. An *Applicant* may be the *Owner(s)* or an authorized agent working on behalf of the *Owner(s)*.

“Arborist”

means a *tree* care professional who:

- (a) is recognized as a Certified *Arborist* by the International Society of Arboriculture (ISA); and
- (b) holds a valid ISA *Tree Risk Assessment Qualification* (TRAQ)

“Arborist Report” or “Tree Assessment Report”

means a report prepared by an *Arborist* or *Project Arborist* which includes:

- (a) a description of the subject *property* and proposal warranting the application;
- (b) a table identifying each *protected tree* on-site and off-site captured within the *Tree Survey (Inventory)* including: the *tree* species, size in *DBH*, *critical root zone*, *Tree Protection Zone*, condition and risk rating, reason for the removal, as well as any other information relevant to reviewing the potential impact of the proposal on the *tree(s)*;
- (c) colour photographs of the *protected tree(s)* in the context of the site, including photos of any aspect of the *tree(s)* which relate to their health / condition (e.g., evidence of structural defects, insect infestation, etc.);
- (d) the reason for any proposed removal of a *protected tree*, including reference to efforts undertaken to limit *tree* removal by way of alternative building siting and design;
- (e) for *protected trees* that are part of a stand of *trees*, comments on the impact of *tree* removal on the stability of the remaining *trees* in the stand;
- (f) for high risk *trees*, include a completed copy of the “ISA *Tree Risk Assessment Form*” and provide a summary of pruning and/or removal mitigation options in the event that *tree* removal is not necessary;
- (g) the following drawings / plans must be included in the Report, as applicable, with the scope of such satisfying the requirements included in the definition of each item (term):
 - a. *Tree Survey (Inventory)*;
 - b. *Tree Protection Plan*; and
 - c. *Tree Replacement Plan*;
- (h) includes the *Arborist’s* ISA Certification Number and TRAQ credential; and
- (i) includes the *City of White Rock* business license number

The scope of an *Arborist Report* or *Tree Assessment Report* may be modified on the basis of the extent of work proposed as determined by the *City*.

“Arboricultural Technician”

means someone employed by the *City* and assigned the responsibility of administering *Tree Management Permits* applications made pursuant to the provisions of this Bylaw.

“branch”

means a shoot or *stem* arising from a *stem* or trunk.

“caliper”

means the diameter of a *tree* at 15 centimeters (6 inches) above the *natural grade* of the ground, measured from the base of *tree*.

“City”

means the Corporation of the *City of White Rock*.

“City-Owned Properties”

means all properties owned by the *City of White Rock*, plus all road rights-of-way and dedications under the jurisdiction of the *City of White Rock*.

“conifer” or “coniferous”

means a *tree* that has needle-shaped or scale-like leaves and is cone-bearing.

“Coordinated Site Development Plan (CSDP)”

means a site development plan for a project that has been coordinated with all project consultants and reviewed, approved and signed by the *owner* (or authorized agent), Architect, Landscape Architect, *Project Arborist*, and Builder (the “Project Team”), where appropriate.

“Council”

means the municipal *Council* of the Corporation of the *City of White Rock*.

“crown”

means the upper *branching* or spreading part of the *tree*.

“critical root zone”

means the area of land surrounding the *trunk* of a *tree* contained within a radius equal to the *DBH* of the *tree* multiplied by six (6), or one (1) metre beyond the *drip line* of the *tree*, whichever is greater.

“cut” or “cutting”

means to *cut* down a *tree* and shall include to pull up, push or pull over or otherwise fall a *tree*.

“damage”, “damaged”, or “damaging”

means any action which will cause, or is reasonably likely to cause, a *tree* to die or to decline in health, including, but not limited to:

- (a) girdling, ringing, removing bark, denting, gouging, puncturing, using spurs to prune or maintain, poisoning, burning, undermining *structural roots* within the *critical root zone*, excessive pruning, excessive *crown* lifting or raising, *topping*, or any other activity not undertaken in accordance with *sound arboricultural practice*; and
- (b) disturbing the lands within a *Tree Protection Zone* or *critical root zone* through site grading, excavation, the deposition of soil or any other material (e.g., construction

waste, lumber, landscaping products, etc.), and the use of heavy equipment, which could result in soil compaction, impacts to water infiltration, and irreparable harm to root systems.

“deciduous”

means a *tree* that naturally loses most or all of its leaves seasonally, most often in or around autumn.

“diameter at breast height” or “DBH”

- (a) means the diameter of the *trunk* of a *tree* measured 1.4 metres above the highest point of *natural grade* of land measured from the base of the *tree*;
- (b) in the case of a *tree* with two *trunks*, shall be measured 1.4 metres above the *natural grade* of land at the base of the *tree* and the *DBH* shall equal the cumulative total of the two *trunks*; or
- (c) for multi-trunk or multi-stemmed *trees*, each *trunk* or *stem* shall be measured 1.4 metres above the *natural grade* of land at the base of the *tree* and the *DBH* shall equal the cumulative total of the three largest *trunks*.

“Director of Planning and Development Services” or “Director”

means the person appointed by *Council* as the *Director of Planning and Development Services* or the duly authorized designate.

“drip line”

means the line around the *trunk* of a *tree* defined by the outermost extent of *branches* of the *tree* drawn vertically down to the *natural grade*.

“hazardous tree”

means a *tree* assessed against the ISA Basic *Tree Risk Assessment Form* by an *Arborist*, and has an “extreme” risk rating or with an “imminent” likelihood of failure which cannot be mitigated through maintenance.

“hedge”

means four or more *trees* or shrubs 6 metres high or less, planted 1 metre or less apart, that forms a continuous, linear screen of vegetation that provides privacy, fencing, wind breaking, and/or boundary definition.

“live crown ratio”

means the percentage of the height of the *crown* containing live foliage to the overall height of the *tree*.

“lot” or “property”

means an area designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the *Land Title Act* or *Strata Property Act* in the Land title Office, or surveyed and registered under the Land Act. Distinction is provided for: a “fee-simple *lot*” which applies to *lots* created by subdivision under Part 7 of the *Land Title Act*; a “strata *lot*” which applies to *lots* created by subdivision under Part 14 of the *Strata Property Act*; and, a

“lease *lot*” which applies to a parcel of land created by subdivision under Part 7 of the Land Title Act for the purpose of a lease of more than three (3) years.

“lower value tree”

means a *protected tree* with structural issues from past pruning or *natural causes*, or a severely diseased *protected tree* with limited life expectancy, as determined by the *City*.

“natural causes”

means death or decline of a *tree* as a result of natural diseases, pests, climactic, hydrological and geotechnical conditions, inherent structural defects or senescence.

“natural grade”

means the grade of the *lot* prior to any construction or alteration of the site.

“Official Community Plan”

means the *Official Community Plan* of the *City of White Rock*, No. 2220, as may be amended or replaced from time to time.

“off-site tree”

means a *tree* of any size within four (4) metres of the legal boundaries of the *lot*, including *shared trees*.

“on-site tree”

means a *tree* of any size within the legal boundaries of the *lot*.

“owner”

means the registered *owner* in fee simple of a *lot*.

“Project Arborist”

Means an *Arborist* hired by the *Applicant*.

“protected tree”

means any one or more of the following:

- (a) a *tree* with a *DBH* of 20cm or greater;
- (b) a *replacement tree* of any size planted as a requirement of a *Tree Management Permit*;
- (c) a *tree*, *hedge*, or shrub of any size on *City-Owned Properties*;
- (d) a *tree* with evidence of nesting or use by raptors as defined in the Wildlife Act, R.S.B.C. 1996, c. 488 or the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl; and
- (e) an *Arbutus* (*Arbutus menziesii*), Garry Oak (*Quercus garryana*), or Pacific Dogwood (*Cornus nutalii*) of any size.

“replacement tree”

means a *tree* required to be planted using *sound arboricultural practices* in accordance with the provisions of this Bylaw and being recognized as a *tree* which contributes to the ecological diversity of plant species in the *City*.

“remove” or “removed”

means to *cut* a *tree* and/or to *remove* it from the *lot* where it exists, or the elimination of any *tree* from its present location.

“shared tree”

means a *tree* with any part of its trunk or trunk flare crossing a *property* line, including where the adjacent *property* is a highway, park, or *City*-owned *property*.

“sound arboricultural practice”

means the practices endorsed by the International Society of Arboriculture recommended by the American National Standards Institute (ANSI) in the A300 Standards for the planting, pruning and maintenance management of *trees*.

“structural root”

means large, woody, *tree* roots that anchor and support the trunk and *crown*; roots characterized by secondary thickening and relatively large diameter (greater than 2 cm diameter) giving form to the root system and functioning in anchorage and support.

“stem”

means a dominant leader or *branch* bearing buds, foliage, and giving rise to other *branches* and *stems*.

“Tree Barrier Confirmation Letter”

means a letter prepared by the *Project Arborist*, confirming through inspection, that all required *Tree Protection Barriers* have been constructed and located as required. The letter must include photos of the *Tree Protection Barriers* and a plan showing the approved location of the *Tree Protection Barriers*.

“tree”

means a woody perennial plant with a single or multiple trunk

“Tree Management Permit”

means the written authority granted by the *City* pursuant to Parts 6 and 7 of this Bylaw to regulate the protection and retention of *protected trees*, the removal of *protected trees*, and/or the removal of *structural roots* within the *critical root zone* of *protected trees*.

“Tree Protection Barrier”

means a barrier installed around a *tree* in a location, as outlined in Schedule A to this Bylaw, defined by the *critical root zone* or a larger area as recommended by the *Project Arborist* or the *City*, intended to protect the *tree* from *damage* during site work or construction.

“Tree Protection Zone”

- (a) means the area within a defined *Tree Protection Barrier*; or
- (b) where a *Tree Protection Barrier* has not yet been installed as required by this Bylaw, the *Tree Protection Zone* shall be the area within which a *Tree Protection Barrier* should have been installed in accordance with this Bylaw.

“Tree Protection and Replacement Report”

means a report prepared by the *Project Arborist* upon completion of all works on a site that confirms that all requirements related to *tree* protection outlined in the *Tree Management Permit* and CSDP have been followed. The report must include the following:

- (a) an up-to-date *Tree Replacement Plan*, including photos of all *replacement trees*, and reference to the reason for any deviation from the original *Tree Replacement Plan*;
- (b) photos of the work that was supervised including evidence that the *Project Arborist* was on site during the works (as required). Photos should include a date;
- (c) statement from the *Project Arborist* confirming:
 - i) they were on site during the installation of the *replacement trees*;
 - ii) that the *trees* were planted in accordance with ANSI standards and *sound arboricultural practices*;
 - iii) that all site works were supervised throughout the completion of the works (as required); and
 - iv) the long-term viability of all retained *protected trees*.

“Tree Replacement Plan”

means a plan which draws on the *Tree Protection Plan* and illustrates all *protected trees* to be retained and the location of any proposed *replacement tree(s)*. The Plan should include planting details and a table summarizing the species and size of each *replacement tree*.

“Tree Protection Plan”

means a plan which draws on the *Tree Survey (Inventory)*, illustrating: the proposed development, including any new buildings, structures, additions, service connections, alterations to driveways and other surface features; the extent of any *Tree Protection Zone* for each *protected tree*; *trees* proposed for removal and retention; and the location of all required *Tree Protection Barriers* where applicable.

“Tree Survey (Inventory)”

means a plan illustrating all *on-site* and *off-site trees*, including the *DBH*, *drip line*, and *natural grade* elevation at the base of each *tree*, prepared by a BC Land Surveyor. The Plan must also include existing buildings, structures, service and utility locations, and the extent of any hardened surfaces such as driveways, decking, and stone patios.

“trunk”

The main or primary *stem* or *stems* of a *tree*.

“topped” or “topping”

means the reduction of *tree* size by *cutting branches*, leaders and *stems* to stubs, without regard to long-term *tree* health or structural integrity.

“Zoning Bylaw”

means *City of White Rock Zoning Bylaw*, 2012, No. 2000, as amended

Part 2 – Application and Exemptions

1. This Bylaw applies to *protected trees* within the municipal boundaries of the *City of White Rock*.
2. This Bylaw does not apply to *protected trees* 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.
3. This Bylaw does not apply to *protected trees* on *City-Owned Properties* that are *cut or removed* by the *City* or its authorized agents as part of the *City's* operations.
4. Requests by residents for the trimming, pruning or removal of *protected trees* on *City-Owned Properties* require separate approval through the *City's* Department of Engineering and Municipal Operations.

Part 3 – Prohibitions

1. No person shall *cut, remove or damage* any *protected tree* or cause, suffer or permit any such *tree* to be *cut, removed or damaged*, except where permitted by and in accordance with the terms of this Bylaw.
2. No person shall fail to comply with the terms and conditions of a *Tree Management Permit* issued pursuant to this Bylaw.
3. In the event that a *protected tree* is in imminent danger of falling due to *natural causes* and it is not possible to obtain a *Tree Management Permit* prior to the *tree* falling, the *Owner* may *cut* the *tree* or have it *cut*, but shall report the *cutting* of the *tree* to the *City* on the next business day. The *Owner* shall not *remove* the *tree* from the *property* until the *City* has visited the *property* and confirmed that the *tree* was in imminent danger of falling due to *natural causes* and injuring people or *property*. If the *City* determines that the *tree* was not in imminent danger, or was in imminent danger due to reasons other than *natural causes*, the *City* may consider the filing of an offense in accordance with Part 11 of this Bylaw.
4. No person shall alter, falsify, omit or otherwise misrepresent any information on or for a permit or application.

Part 4 – Delegation of Council Authority

1. *Council* hereby delegates to the *Director* the authority but not the duty to:
 - (a) administer the provisions of this Bylaw; and
 - (b) approve or deny an application for a Type 1, Type 2, and Type 3 *Tree Management Permit*, if the application complies with the requirements for the applicable permit under Part 6.
2. *Council* hereby delegates to the *Director* the authority to grant exemptions in respect of a provision of this Bylaw, in circumstances where:
 - (a) the presence of utility infrastructure that cannot be relocated, and/or *City* infrastructure, as well as sight-line areas for the safe operation of motor vehicles and safe passage of cyclists and pedestrians, impacts the ability to fully implement the provisions of this Bylaw;
 - (b) the configuration, slope and geotechnical characteristics of the subject *property*, and abutting properties, impacts the ability to fully implement the provisions of this Bylaw; and
 - (c) *replacement trees* having the size specified in this Bylaw are not reasonably available from area suppliers, subject to confirmation of this lack of availability.

Part 5 – Tree Management Permits

1. A person applying for a Demolition Permit or a Building Permit or a person wishing to *cut* or *remove* a *protected tree* or *cut* and *remove* roots within the *critical root zone* of a *protected tree*, must apply to the *Director* for a *Tree Management Permit*. The *Tree Management Permit* must be approved prior to the issuance of the Demolition or Building Permit. A *Tree Management Permit* is not required if it is confirmed through a *Tree Survey (Inventory)* and a site visit by *City* staff that no *protected trees* or *critical root zones* of *protected trees* are present within the boundaries of the *lot*.
2. The design of buildings and other site features (e.g., hardened walkways, driveways, outdoor patios, etc.) ought to demonstrate every effort to preserve *protected trees* where doing so would not take away from established density rights. The *City's Arboricultural Technician* may refuse to issue a *Tree Management Permit* if it is determined that there are reasonable alternative design options to enable *tree* retention.
3. A notice shall be posted at the *property* line of the *lot* for which a *Tree Management Permit* has been issued, in a location visible to the public and facing the *street*, prior to the commencement of any *cutting* or removal of a *protected tree* or roots and shall remain posted until the completion of all work related to the *cutting* or removal of *protected trees* or a portion thereof on the *lot*. The notice shall include a copy of the *Tree Management Permit*, identify by species and location the *trees* which are to be *cut* or *removed*, and provide a contact number for the permit holder and the *City*.
4. The *City's Arboricultural Technical* will undertake a minimum of one site inspection upon receipt of a *Tree Management Permit* application.
5. A *Tree Management Permit* is not required for the pruning of a *protected tree* provided that the pruning is conducted in accordance with *sound arboricultural practice*. The pruning and treatment of diseased *trees* shall be practiced where possible and practical as an alternative to the *cutting* or removal of a *protected tree*. Pruning shall, specifically, not include:
 - (a) *crown* raising of lower limbs to the extent that the *live crown ratio* is less than 65%;
 - (b) the removal of more than 25% of the *crown* in one season; and
 - (c) the pruning or removal of a *structural root* within the *critical root zone* of a *protected tree*.

Part 6 – Types of Tree Management Permit Applications, Submission and Approval Requirements

1. The *owner* of a *lot* where a *protected tree* is located shall apply for one of the following types of *Tree Management Permits* to *remove* a *protected tree* or *prune* or *remove structural roots* within the *critical root zone* of a *protected tree*, and shall provide the documentation outlined below.

Type 1:

Tree Management Permit to:

- a) *Remove* a Dead, Dying (i.e., beyond a reasonable expectation of recovery due to *natural causes*), or High Risk *Protected tree*; and
- b) Re-top a *protected tree* where the *owner* has shown to the *Arboricultural Technician's* satisfaction that re-topping for canopy restoration is required to mitigate risk and preserve the *tree*;

Submission Requirements (subject to confirmation by *Arboricultural Technician*):

- a) Complete application form
- b) Title Search

- c) *Arborist Report* including a completed ISA *Tree Risk Assessment Form* confirming the *tree* is high risk with an extreme risk rating (not required if documentation/photos provided confirming that the *tree* is an imminent hazard to the public, as indicated in Part 3 of this Bylaw)
- d) Letter from *property owner* with rationale for removal of *protected tree*
- e) If applicable, letter from adjacent *property owner* agreeing to proposed removal (for *shared trees*)

Tree Management Permit Issuance Requirements

- a) No *replacement tree* requirements

Type 2:

Tree Management Permit to *remove* an Unwanted *Protected tree* subject to satisfying one or more of the following criteria:

- a) the *tree's* roots are destroying *property* and cannot be resolved with *sound arboricultural practices*: or:
- b) the *tree* is completely obstructing views and views cannot be resolved with *sound arboricultural practices*.

Submission Requirements (subject to confirmation by *Arboricultural Technician*):

- a) Complete application form
- b) Application fee
- c) Title Search
- d) *Arborist Report*
- e) Structural Engineer report and/or Plumber report
- f) Letter from *property owner* with rationale for *tree* removal and commitment to plant and maintain *replacement trees*.
- g) Photos and plan showing the *tree(s)* proposed for removal and *tree* replacement.
- h) If applicable, letter from adjacent *property owner* agreeing to proposed removal (for *shared trees*)

Tree Management Permit Issuance Requirements

- a) *Tree* replacement securities and/or combination cash-in-lieu
- b) *Tree Replacement Plan*

Type 3:

Tree Management Permit for a *property* under application for a Demolition Permit or a Building Permit:

Submission Requirements (subject to confirmation by *Arboricultural Technician*):

- a) Complete application form
- b) Application fee
- c) Title Search
- d) *Arborist Report* (colour copies only)
- e) Legal Survey (sealed or stamped, copies not accepted)

Tree Management Permit Issuance Requirements (subject to confirmation by *Arboricultural Technician*)

- a) *Tree* protection and replacement securities and/or combination cash-in-lieu
- b) *Coordinated Site Development Plan* (CSDP)
- c) *Tree Barrier Confirmation Letter*
- d) Letter from adjacent *property owner(s)* agreeing to proposed removals and acknowledging work around *trees* that are to be retained (for *shared trees*)
- e) *Tree Replacement Plan*

2. The *City* may require the submission of a new or updated *Arborist Report* at any time in the *Tree Management Permit* approvals process if a period of more than six months elapses between the receipt of the Report and the issuance of a *Tree Management Permit*.
3. *Coordinated Site Development Plans* (CSDP) must be submitted to the *City of White Rock* for approval, clearly identifying all site works proposed within or immediately adjacent to the *critical root zones* of all *protected trees*, and clearly stating when the *Project Arborist* is required to be on-site to supervise work. Site works to address include but are not limited to building location, excavation, site grading, site servicing, driveway location, sidewalks, retaining walls, and *tree* removals. Specific construction techniques must be outlined that will minimize potential impacts to *protected trees*, where appropriate.
4. The *City* may revoke a *Tree Management Permit* if the terms and conditions of the permit have been breached or the information supplied by the *Applicant* in support of the permit is found by the *City* to have been inaccurate, incomplete or erroneous.

Part 7 – Permit Fees and Securities

1. There are no fees for a Type 1 *Tree Management Permit*. Fees for a Type 2 and Type 3 *Tree Management Permit* are outlined in the *City of White Rock Fees and Charges Bylaw 2020, No. 2369*, as amended. The *City of White Rock Planning Procedures Bylaw, 2017, No. 2234* sets out the general procedures for managing *Tree Management Permit* applications.
2. Any request to amend the terms of a *Tree Management Permit* or to address a matter which relates to compliance with the conditions of a Permit, may require the payment of a new application fee.
3. Any request to transfer a *Tree Management Permit*, which has been issued, to a new *Owner* will require the payment of new application fee in addition to the posting of replacement securities deposits and/or cash-in-lieu payments as applicable.
4. A security deposit shall be provided to the *City* in the form of cash, an irrevocable letter of credit in an amount determined in accordance with the provisions of this Bylaw for:
 - a) The retention of *protected trees*; and
 - b) The provision and maintenance of *replacement trees* that will be planted after site development and construction is complete.
5. Any irrevocable letter of credit required under this Bylaw shall be a clean, unconditional and irrevocable letter of credit drawn from a Canadian financial institution acceptable to the *City*. If, for any reason, the irrevocable letter of credit ceases to be an effective security or become unenforceable so as to *remove* or reduce its purpose as full security for the due and proper performance of the requirements of this Bylaw, the *owner* shall replace it with a further letter of credit acceptable to the *City* within 21 days prior to the expiry of the letter of credit held by the *City*. If the *owner* fails to do so, the *City* will draw down on the current letter of credit without notice or restriction and hold the monies in lieu thereof as security.
6. If at any time an *owner* fails to comply with the provisions of this Bylaw relating to requirements for retention of existing *trees* or *replacement trees* and their maintenance, the *City* may confiscate all or a portion of the security deposit provided. Further, securities for *tree* protection may be retained by the *City* if the *Applicant* *damages* or *removes* a *protected tree* contrary to the terms and conditions of their *Tree Management Permit*, or if the *Applicant* fails to provide required information from the *Project Arborist* confirming that all terms and conditions of the *Tree Management Permit* have been met. It will be a condition of release of any security provided in accordance with this Bylaw that the

City will be satisfied that the *Applicant* has complied with the *tree* protection requirements of this Bylaw and the *Tree Management Permit*.

7. The extent to which securities are confiscated will be dependent on the circumstances of non-compliance observed and the likelihood of retained and/or *replacement trees* surviving any potential impacts, as determined by the *City's Arboricultural Technician*.
8. *Replacement trees* shall be required as follows:
 - a) Less than 50 cm *DBH protected tree removed* – Two (2) *replacement trees*
 - b) 51 cm to 65 cm *DBH protected tree removed* – Three (3) *replacement trees*
 - c) 66 cm to 75 cm *DBH protected tree* – Four (4) *replacement trees*
 - d) 76 cm to 85 cm *DBH protected tree* – Five (5) *replacement trees*
 - e) Greater than 85 cm *DBH protected tree* – Six (6) *replacement trees*

Notwithstanding the foregoing, two (2) *replacement trees* shall be required for the removal of a *lower value tree* regardless of their size (*DBH*).

9. The security required for the provision and maintenance of *replacement trees* shall be \$1,500 per *replacement tree*.
10. Where Type 3 Permits require a *City-owned tree* to be *removed* in order to accommodate construction, the *City* will collect \$1,500 per *replacement tree* with a cash-in-lieu payment.
11. If *replacement trees* are not planted within one year of the issuance of a Type 2 *Tree Management Permit*, or within three years of the issuance of a Type 3 *Tree Management Permit*, the *Applicant* will forfeit the *tree* protection securities to the *City*.
12. For *protected trees* that are to be retained, securities deposits will be required prior to the issuance of a *Tree Management Permit* in the following amounts:
 - a) \$3,000 per retained *protected tree* with a *DBH* of less than 50cm;
 - b) \$4,500 per retained *protected tree* with a trunk *DBH* of 51-65cm; or,
 - c) \$10,000 per retained *protected tree* with a trunk *DBH* greater than 65 cm.

Notwithstanding the foregoing, the amount of security required for a *lower value tree* of any size (*DBH*) shall be \$2,500 per *tree*.

13. Security deposits received by the *City* for the purposes of *tree* replacement and *tree* retention will be held for a period of one year following the receipt of an approved *Tree Protection and Replacement Report*.
14. Cash-in-lieu of *replacement trees* and / or forfeited security deposits tied to a *Tree Management Permit* may be used by the *City* to:
 - a) plant and maintain *trees* on *City-Owned Properties*;
 - b) support a local *tree* subsidy program; and
 - c) support educational programs and the production of related materials that contribute to the enhancement of the *City's tree* canopy.

Part 8 – Replacement trees

1. A minimum of one (1) *replacement tree* shall be planted for each *tree removed* on a *lot* that is the subject of a *Tree Management Permit* application.
2. *Replacement tree* species are to be proposed by the *Project Arborist* subject to *City* approval. The *City* encourages *replacement trees* that are of a species that will thrive in the proposed location's growing conditions and that are native species and/or comparable to type of *tree(s)* that was *removed*.
3. *Replacement trees* must meet the plant condition and structure requirements as set out in the latest edition of the "Canadian Standards for Nursery Stock" as referenced by the British Columbia Landscape and Nursery Association (BCLNA).
4. *Hedges*, palms, dwarf, topiary and shrub species will not be considered as *replacement trees*.
5. *Deciduous replacement trees* must have a minimum *caliper* of 6 centimeters and *coniferous replacement trees* must be at least 3 metres in height.
6. *Replacement trees* must satisfy the following minimum siting requirements and shall be:
 - a. 3 metres from any retained *protected tree* or *replacement tree*;
 - b. 3 metres from any BC Hydro line, service line, building foundation, pool and ancillary building; and
 - c. 1 metre from any *property line*, driveway, underground utility / service, and retaining wall
7. *Replacement trees* must be planted and maintained in accordance with *sound arboricultural practices*. *Replacement trees* will not be accepted that have been planted in gravel, sand or artificial turf.
8. Only the *City* and its designated personnel may plant *trees* on *City* lands.
9. Where conditions on a *lot* make it impractical to plant *replacement trees*, an *Applicant* may make a proposal for a cash-in-lieu payment equivalent to all or a portion of the total amount securities required for *replacement trees*. In evaluating proposals for cash-in-lieu payments, the *Project Arborist* must demonstrate there are no reasonable alternatives to replacing *trees* within the *Lot* subject to the permit application. The *Arboricultural Technician* shall be responsible for the determination of whether cash-in-lieu payments are an acceptable alternative to *tree* replacement.

Part 9 – Tree Protection

1. *Tree Protection Barriers* must be installed in accordance with Schedule A prior to the commencement of any work on the *lot* which requires a *Tree Management Permit*, with the locations as recommended by the *Project Arborist* and approved by the *City* based on the *critical root zones* of *protected trees*.
2. Signage provided by the *City* shall be placed around the *Tree Protection Barrier*.
3. All *protected trees* to be retained shall have a designated *Tree Protection Zone*, based on the *critical root zone*, protected with *Tree Protection Barriers* during demolition and building. The size of the *Tree Protection Zone* will only be reduced where the full *critical root zone* cannot be protected and the reduced *Tree Protection Zone* will still allow the *tree* to be retained. The final location of the *Tree Protection Barriers* must be proposed by the *Project Arborist* and approved by the *City* in the *Tree Management Permit*.

4. No demolition permit, building permit or *Tree Management Permit* shall be issued for work on the *lot* where the *protected tree* is located until a *Tree Protection Barrier* has been installed and confirmed by an approved *Tree Barrier Confirmation Letter* from the *Project Arborist*.
5. *Tree Protection Barriers* must remain in place throughout demolition, building, and landscaping, unless otherwise approved in the *Tree Management Permit* and CSDP. *Tree Protection Barriers* are only *removed* and relocated under the supervision of the *Project Arborist*.
6. The *Project Arborist* is to submit reports to the *City* upon completion of the demolition and building stages, confirming when they were on site and the conditions of the *Tree Management Permit* and CSDP were followed. Reports from the *Project Arborist* may be required more frequently, as outlined in the *Tree Management Permit*, depending on the nature of the work.
7. Site disturbance within a *Tree Protection Zone* is prohibited unless specifically permitted in the *Tree Management Permit* and CSDP, and unless such disturbance is supervised by the *Project Arborist*. Prohibited site disturbance includes but is not limited to: site grading, excavation, deposition or storage of soil or any other landscaping material, disposal of any toxic material, access by any vehicle or heavy equipment, use of the area as an amenity space during construction, or use of *tree* trunks as a winch support, anchorage, or temporary power.
6. The care and maintenance of *protected trees* to be retained through demolition, building and landscaping is the responsibility of the *property owner* and permit holder.

Part 10 - Inspection and Assessment

1. The *City* is authorized to enter, at all reasonable times and after notification to the *owner*, any *lot* that is subject to the Bylaw to ascertain whether the regulations, prohibitions and requirements of this Bylaw or any *Tree Management Permit* are being met or to assess or inspect any *tree* or *tree* remains on the *lot*.
2. Where a *protected tree* has been *cut* or *damaged* on a *lot* in violation of this Bylaw, without a *Tree Management Permit*, or in excess of any permission or in violation of any terms and conditions of a *Tree Management Permit*, the trunks, limbs, roots and remains of the *cut* or *damaged tree* shall not be *removed* from the *lot* until an investigation and assessment by the *City* is completed and the removal is expressly authorized by the *City*.
3. Upon completion of all works and once all *replacement trees* required under a *Tree Management Permit* have been planted, the *owner* shall submit a *Tree Protection and Replacement Report* from the *Project Arborist*.

Part 11 – Offences

1. Offences against this Bylaw are subject to fines in accordance with the Ticketing for Bylaw Offences Bylaw. Offences include but are not limited to:
 - (a) *cuts, removes or damages a protected tree* contrary to this Bylaw or contrary to the terms and conditions of a *Tree Management Permit*;
 - (b) violates any of the provisions of this Bylaw or a *Tree Management Permit*;
 - (c) suffers or permits any act or thing to be done in contravention or violation of any provision of this Bylaw or a *Tree Management Permit*; or
 - (d) alters, falsify, misrepresent or omits to do or refrains from doing anything required to be done by any of the provisions of this Bylaw or a *Tree Management Permit*.

2. For the purposes of this Bylaw, each *tree cut, removed or damaged* in violation of this Bylaw and each day that a violation of this Bylaw is caused or permitted to continue shall constitute a separate offence.
3. Every person who contravenes any provision of this Bylaw commits an offence punishable on summary conviction and shall be liable to a fine of not more than Ten Thousand (\$10,000.00) Dollars or to imprisonment for not more than six months.

Part 12 – Penalties

1. In the event that a person who commits an offense against this Bylaw fails to pay the fine before the 31st day of December in the year following the year that the fine was effected by the *City*, the costs shall be added to and form part of the taxes payable on the *lot* as taxes in arrears.
2. Prosecution of a person pursuant to Part 11 of this Bylaw does not exempt the person from the provisions of Part 12 of this Bylaw.
3. In addition to any prosecution pursuant to Part 11 of this Bylaw, where an *owner cuts, removes or damages*, or suffers or permits any *tree* to be *cut, removed or damaged*, in contravention of this Bylaw, or in excess of any permissions, of in violation of any terms and conditions of a *tree cutting* permit issued pursuant to this Bylaw, the *owner* shall pay the penalties imposed under this Part 12 and:
 - (a) shall plant on the same parcel of land the number, size and species of *replacement trees* required by this Bylaw, as determined by the *Director* in accordance with this Bylaw: and, in addition,
 - (b) where the *tree cut, removed or damaged* is identified in a *tree* preservation plan approved by the *City* as a *tree* to be retained or protected, then the *Director* may require the *owner* to plant the *replacement trees* at the exact location as the *tree* that had been *cut, removed or damaged* and may require that any building or structure shall not be located within the *critical root zone* of the *replacement trees* expected at full growth.

Part 13 – Schedules

1. Schedule “A” forms part of this Bylaw.

Part 14 – General Provisions

1. “*White Rock Tree Protection Bylaw, 2021, No. 2407*”, consolidated with amendments is hereby repealed.
2. This Bylaw shall come into force on the date of final adoption hereof.

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

MAYOR

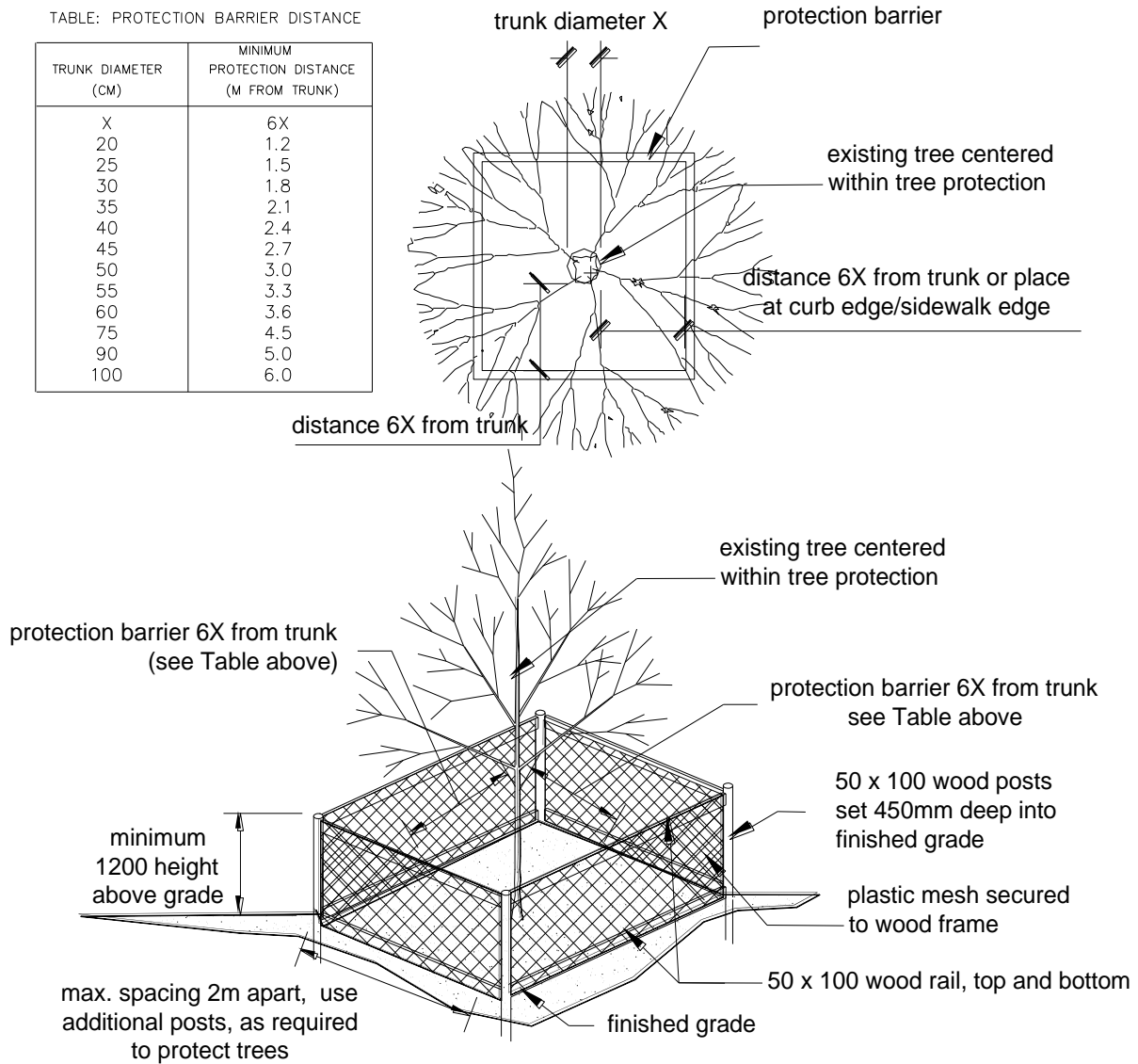
CITY CLERK

SCHEDULE "A"

Specifications for *Tree Protection Barriers*

TABLE: PROTECTION BARRIER DISTANCE

TRUNK DIAMETER (CM)	MINIMUM PROTECTION DISTANCE (M FROM TRUNK)
X	6X
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0



NOTES

Install tree protection barrier before construction begins and keep in place until landscape installation is complete.

Storage of building materials & litter within or against protection barrier is prohibited.
Developer/Owner responsible for maintenance within Tree Protection Barrier.

Damaged trees will be replaced at Developer/Owner's cost.

Maintain existing grades at protection barrier for all protected retained and existing trees.

Regrading outside of protection barrier should not adversely compromise protected retained and existing trees.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2406**



A Bylaw to amend the Sewer Connection and Rental
Charges Bylaw, 1970, No. 396

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

1. Section 5 of the said Bylaw and amendments thereto shall be deleted and the following shall be substituted:

“All applications for the installation of a sewer connection shall be made by the owner to the City in the form contained in Schedule “A” to and forming a part of this Bylaw. The owner shall tender with his or her application a connection fee for each connection, as set out by the City’s current Fees and Charges Bylaw. Following such payment, the applicant shall receive a sewer connection from the appropriate sewer to the street line or boundary of the applicant’s property; except that where the distance from the nearest sewer, from which service can be given, to the boundary line of the applicant’s property exceeds 50 feet, the sum payable for such connection shall be the actual cost of the work plus 10% thereof; and the difference between the actual cost of the work plus 10% thereof and the connection fee paid with the application shall be paid forthwith by the owner and before connection is made at the property line.”

2. This Bylaw may be cited for all purposes as the “Sewer Connection and Rental Charges Bylaw, 1970, No. 396, Amendment No. 31, 2021, No. 2406”.

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

DIRECTOR OF CORPORATE ADMINISTRATION

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2411**



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. 3, 2021, No.2411”.

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. 2411, 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	40,772,962	40,112,657	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	50,605,062	51,365,057	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	1,406,700	1,408,400	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
	9,911,262	10,328,257	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	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,691,540	7,911,006	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)	(57,764,000)	(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)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Financial Equity, beginning of year	83,921,157	54,428,297	56,994,303	56,867,701	59,820,031
FINANCIAL EQUITY (Reserves), end of year	\$ 54,428,297	\$ 56,994,303	\$ 56,867,701	\$ 59,820,031	\$ 57,885,063

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 CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2411, 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	19,552,000	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	\$ 57,764,400	\$ 13,120,000	\$ 15,027,000	\$ 12,475,000	\$ 19,964,000
FUNDING SOURCES					
Reserve Funds	37,511,200	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	\$ 57,764,000	\$ 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. 2411, 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	8,018,340	15,281,106	13,633,498	13,491,830	16,406,432
Capital Program	(37,511,200)	(12,715,100)	(13,760,100)	(10,539,500)	(18,341,400)
Change in Financial Equity (Reserves)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Change in Financial Equity (Reserves)	(29,492,860)	2,566,006	(126,602)	2,952,330	(1,934,968)
Financial Equity, Beginning of Year	83,921,157	54,428,297	56,994,303	56,867,701	59,820,031
Financial Equity, End of Year	54,428,297	56,994,303	56,867,701	59,820,031	57,885,063
CHANGE IN FINANCIAL EQUITY (RESERVES)					
Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(21,018,288)	359,821	1,058,199	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	(5,900,662)	2,756,225	(572,150)	(583,593)	3,192,235
Change in Financial Equity (Reserves)	\$ (29,492,860)	\$ 2,566,006	\$ (126,602)	\$ 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	28,867,525	29,227,346	30,285,545	31,901,275	24,982,931
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	3,226,272	4,982,497	3,410,347	1,826,754	6,018,989
Affordable Housing Reserve	4,000,000	5,000,000	6,000,000	7,000,000	7,000,000
Total Statutory Reserves	16,754,712	18,925,897	17,706,096	19,007,696	24,956,072
Total Financial Equity (Reserves)	\$ 54,428,297	\$ 56,994,303	\$ 56,867,701	\$ 59,820,031	\$ 58,885,063
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

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

Schedule 'A' to Bylaw No. 2411, 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.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2409**



A Bylaw to amend the
"City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended

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

1. That the text of the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" be amended:
 - (1) by adding the following text at the end of the existing section 13 to read:
 13. A retainer will be required to be posted in support of a peer review report of any technical study with a planning application, at the cost of the Applicant.
 - (2) by deleting the existing section 14 in its entirety and replacing it with the following new section 14:
 14. Every Applicant must pay the City the application fees in accordance with the amounts outlined in the Fees and Charges Bylaw at the time of application.
 - (3) by deleting the existing section 34 in its entirety and replacing it with the following new section 34:
 34. Planning and development inquiries that go beyond the confirmation of zoning regulations and process requirements, including one or more of the following requests, will require a formal pre-application submission and the payment of fees in accordance with the requirements of this Bylaw:
 - a. Confirmation of established (legal non-conforming) rights requiring a review of historic building permit records, planning applications, and related City files;
 - b. Confirmation of zoning standards and process requirements, as they apply to a proposal for which preliminary drawings have been provided to staff for formal review, particularly as they relate to residential infill, multi-unit residential, a proposed Comprehensive Development (CD) Zone, or mixed-use development;
 - c. Coordinating review by other municipal departments; and/or

- d. Any other situation where the Director deems it necessary to formalize a pre-application process.
- (4) by removing all references to Schedule A and relabeling the schedules to the Bylaw in an updated sequence (e.g., current Schedule B becomes new Schedule A).
- (5) by deleting the existing Schedule D in its entirety and replacing it with the following new Schedule C:

Schedule C – Pre-Application Process and Requirements

- a. Upon receipt of a formal pre-application request, staff will undertake the following:
 - i. Confirm all required pre-application materials as indicated in the minimum submission requirements table below have been submitted by the Applicant.
 - ii. Notify Applicant of any missing materials necessary to complete the review;
 - iii. Circulate submission materials to other City Departments for preliminary review, as may be required / appropriate;
 - iv. Compile interdepartmental comments and provide Applicant with completed Pre-Application Summary, which will include confirmation of planning applications, technical study requirements, applicable Official Community Plan policies, and related information to aid in the preparation of subsequent application(s) to the City;
- b. Staff may schedule a meeting with owner/Applicant to outline feedback and identify key issues.
- c. Applicant may proceed to make subsequent development application(s) based on feedback provided by staff during the formal pre-application process.

Minimum Submission Requirements – Formal Pre-Application

Pre-Application Submission Requirements
<ul style="list-style-type: none"> • Completed Pre-Application Form • Pre-Application Fee • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Brief description of the proposal • Site Plan, including the following statistics: <ul style="list-style-type: none"> ○ Floor Area Ratio (Gross and Residential)

<ul style="list-style-type: none"> ○ Setbacks (buildings and encroachments) ○ Height ○ Lot Coverage ○ Unit Count ○ Gross Site Area ○ Floor Areas (by use/common/amenity) ○ Parking ○ Details on any requested variances ● Conceptual Floor Plans ● Conceptual Building Elevations ● Digital 3D massing model* ● Technical Studies*
<p><i>Additional studies/information may be required based on specifics of an application</i></p> <p><i>*if applicable</i></p>

2. This Bylaw may be cited for all purposes as the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment No.5, Bylaw, 2021, No. 2409".

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

Director of Corporate Administration

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

**White Rock Housing Agreement (1485 Fir Street)
Bylaw, 2021, No. 2408**

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



GIVEN THAT:

- A. The Owner of the lands legally described as:
- LOT 16 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362
PID: 001-331-931
- LOT 17 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362
PID: 001-331-965
- LOT 18 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362
PID: 001-331-981
- (1485 Fir Street)
- (the “Lands”)
- wishes to develop secured rental units on the Lands, including replacement units at below market rents for returning tenants, and rent controlled units secured for a period of 10 years at no more than the average rent in White Rock for the unit type.
- B. The City wishes to enter into a housing agreement in order to secure the use of the Lands for rental units, replacement rental units, and rent controlled rental units.

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled,

ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “White Rock Housing Agreement (1485 Fir Street) Bylaw, 2021, No. 2408”.
2. Council hereby authorizes the City to enter into the *Local Government Act* section 483 housing agreement attached to this Bylaw as Schedule A (the “Housing

Agreement”).

3. The Mayor and the City Clerk of the City are authorized to execute the Housing Agreement and the City Clerk is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the *Local Government Act*.

RECEIVED FIRST READING on the	08 th	day of	November, 2021
RECEIVED SECOND READING on the	08 th	day of	November, 2021
RECEIVED THIRD READING on the	08 th	day of	November, 2021
ADOPTED on the		day of	

Darryl Walker, Mayor

Tracey Arthur, Director of Corporate
Administration

SCHEDULE 1
Housing Agreement

PART 2 – TERMS OF INSTRUMENT

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

THIS AGREEMENT made the _____ day of _____, 2021,

BETWEEN:

1062822 B.C. LTD., INC. NO. BC1062822
1005 - 583 Beach Crescent, Vancouver, B.C. V6Z 3E6
(the “Owner”)

OF THE FIRST PART

AND:

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

OF THE SECOND PART

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of land and construction on land;
- C. The Owner is the owner of the Lands (as hereinafter defined);
- D. The Owner made an application to rezone the Lands from RM-2 (Medium Density Multi-Unit Residential Zone) to CD-64 Comprehensive Development (1485 Fir Street) Zone to permit the development of a six-storey rental apartment building with 80 rental units, including 25 replacement rental units and 4 rent controlled rental units, and after a public hearing to consider the rezoning application, the rezoning application was approved by City Council in principle, subject to, *inter alia*, fulfillment of the following condition prior to enactment of the rezoning bylaw:
“2. b) Finalization of the Tenant Relocation Plan and adoption of a Housing Agreement Bylaw;
- E. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide long-term rental housing on the terms and conditions set out in this Agreement.

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) “Agreement” means this agreement together with all Land Title Office forms, schedules, appendices, attachments and priority agreements attached hereto or incorporated by reference herein;
- (b) “Daily Amount” means \$100.00 per day as of January 1, 2022 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change authorized for maximum rent increases under the Residential Tenancy Act (British Columbia) from January 1, 2022, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 5.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (c) “Dwelling Unit” means a residential dwelling unit or units located or to be located on the Lands, and includes, where the context permits, a Secured Rental Unit, Replacement Rental Unit, and Rent Controlled Rental Unit, and in the event of uncertainty arising from interpretation of this definition, has the same meaning as in the City’s zoning bylaw as amended or replaced from time to time;
- (d) “Eligible Tenant” for Replacement Rental Units means a returning tenant who is listed as resident in the applicant’s Tenant Relocation Plan in any of the existing units that will be demolished if the Development proceeds and who is therefore identified in the Tenant Relocation Plan as eligible for the benefits set out therein;
- (e) “Excess Charges” means any amount of rent charged in respect of a tenancy of an Replacement Rental Unit or Rent Controlled Rental Unit that is in excess of Permitted Rent, plus any fees or charges of any nature whatsoever that are charged in respect of the tenancy of an Replacement Rental Unit or Rent Controlled Rental Unit that are not Permitted Tenant Charges, and includes all such amounts charged in respect of any tenancy since the commencement date of the Tenancy Agreement in question, irrespective of when the City renders an invoice in respect of Excess Charges;
- (f) “Income Tested Tenant” for Rent Controlled Rental Units means a tenant whose income does not exceed the Income Threshold;
- (g) “Income Threshold” means a gross household income of 80 percent of the median household income in the City of White Rock Income as defined by and based on data published in the most recent Census of Canada, or if such data is not currently published, by the Province of British Columbia, or if such data is not currently published, by the CMHC, from time to time;
- (h) “*Interpretation Act*” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238;

- (i) “Lands” means the following lands and premises situate in the City of White Rock and any part, including a building or a portion of a building, into which said land is Subdivided:

LOT 16 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362

PID: 001-331-931

LOT 17 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362

PID: 001-331-965

LOT 18 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN
15362

PID: 001-331-981

- (j) “*Land Title Act*” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250;
- (k) “*Local Government Act*” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1;
- (l) “LTO” means the New Westminster Land Title Office or its successor;
- (m) “Owner” means the party described on page 1 of this Agreement as the Owner and any subsequent permitted owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Dwelling Unit from time to time;
- (n) “*Real Estate Development Marketing Act*” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41;
- (o) “Permitted Rent” means the maximum rent set out in Schedule B of this Agreement in respect of the number of bedrooms of the Dwelling Unit in question and the type of dwelling unit (Secured Rental Unit, Replacement Rental Unit, or Rent Controlled Rental Unit), provided that the amounts set out in Schedule B of this Agreement may be increased once per year in accordance with any maximum positive change authorized under the Residential Tenancy Act (British Columbia) between January 1, 2022 and the month in which the rent is being increased, and may be further increased with the prior written consent of the City to cover unexpected increases in operating, maintenance and servicing costs.
- (p) “Permitted Tenant Charges” means resident parking, typical monthly insurance premiums for tenant's household contents and third party liability insurance plus an amount equal to the average monthly charge for electricity supplied to all Dwelling Units on the lands by the B.C. Hydro and Power Authority based on electricity consumption over the previous twelve months only, and excludes without limitation any other amounts charged by the Owner from time to time in respect of any laundry, services or programs provided by or on behalf of the Owner and any other permitted charges as set out in section 3.1(c) whether or not such amounts are charged on a monthly or other basis to the Tenants;

- (q) “Rent Controlled Rental Unit” means a Dwelling Unit designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, a Dwelling Unit charged by this Agreement;
- (r) “Rental Replacement Unit” means a Dwelling Unit designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, a Dwelling Unit charged by this Agreement;
- (s) “*Residential Tenancy Act*” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78;
- (t) “Returning Tenant” means a Eligible Tenant who accepts the Owner's offer to relocate to the New Building after completion of its construction;
- (u) “Rezoning” means the rezoning of the Lands as described in Recital D;
- (v) “Secured Rental Unit” means a Dwelling Unit which is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arm’s length, for use as rental accommodation in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto;
- (w) “*Strata Property Act*” means the *Strata Property Act*, S.B.C. 1998, Chapter 43;
- (x) “Subdivide” means to divide, apportion, consolidate or subdivide the Lands or any building on the Lands, or the ownership or right to possession or occupation of the Lands or any building on the Lands, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or a “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (y) “Tenancy Agreement” means a tenancy agreement, lease, license or other agreement pursuant to the *Residential Tenancy Act* granting rights to occupy a Dwelling Unit; and
- (z) “Tenant” means an occupant of a Dwelling Unit by way of a Tenancy Agreement.

1.2 Interpretation – In this Agreement:

- (a) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic, where the contents or parties so require;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, or “year” is a reference to a calendar day, calendar month, calendar or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

1.3 Acknowledgements - The Owner acknowledges and agrees that:

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

ARTICLE 2 USE AND CONSTRUCTION OF LANDS AND DWELLING UNITS

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

- (a) the Lands will not be developed and no building or structure will be constructed or used on the Lands unless as part of the development, construction, or use of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the City, any development permit issued by the City and, if applicable, any rezoning consideration applicable to the development on the Lands, at least twenty-five (25) Rental Replacement Units and four (4) Rent Controlled Rental Units; and
- (b) notwithstanding that the Owner may be otherwise entitled, the Owner shall not occupy or permit to be occupied any Dwelling Unit on the Lands unless the Owner

has:

- (i) constructed the Replacement Rental Units and Rent Controlled Rental Units in accordance with this Agreement; and
- (ii) all of the Replacement Rental Units and Rent Controlled Rental Units are ready for occupancy in accordance with all applicable laws, regulations and bylaws; and
- (iii) delivered to the Director, Planning and Development Services, a
 - a. final Tenant Relocation Report; and
 - b. a final rent roll confirming the rents to be charged to the first occupants of the Replacement Rental Units, Secured Rental Units, and Rent Controlled Rental Units; and

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

2.2 Use of Replacement Rental Units – The Owner covenants and agrees that:

- (a) it will provide every Eligible Tenant with a right of first refusal agreement satisfactory to the City to occupy a Replacement Rental Unit in the New Building following issuance of the Occupancy Permit and with a starting rent as set forth in the Schedule B;
- (b) it will provide every Eligible Tenant with the notice, moving expenses and assistance and other benefits and assistance set out in the Tenant Relocation Plan;
- (c) it will in all other respects comply with and fulfil the terms and conditions set out in the Tenant Relocation Plan;
- (d) for Rental Replacement Units in the New Building where Eligible Tenants choose not to return to the New Building, that any new tenants have a starting rent as set forth in the Schedule B; and
- (e) within thirty (30) days after receiving notice from the City, the Owner must, in respect of each Rental Replacement Unit, provide to the City a statutory declaration, substantially in the form (with, in the City's discretion, such further amendments or additions as deemed necessary) attached as Schedule A-1, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Rental Replacement Rental Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Rental Replacement Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 Use of Rent Controlled Rental Units** – The Owner covenants and agrees that the following apply in respect of those who occupy a Rent Controlled Rental Unit:
- (a) for a period of 10 years following the occupancy of the building, the total gross annual income of all individuals who are of the Age of Majority within the Household who occupy the Rent Controlled Rental Unit must not exceed the Income Threshold required for Income Tested Tenants under this Agreement; and
 - (b) at least seven (7) days prior to the occupancy of a Rent Controlled Rental Unit by a new tenant, the Owner of the Rent Controlled Rental Unit must deliver to the City a Statutory Declaration, substantially in the form (with, in the City's discretion, such further amendments or additions as deemed necessary) attached as Schedule A-2, sworn by the Income Tested Tenant under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration.
- 2.4 Operation of Dwelling Units** – The Owner agrees to operate and maintain the Dwelling Units only as Rental Units subject to the *Residential Tenancy Act*.
- 2.5 Short-term Rentals Prohibited** – The Owner agrees that no Dwelling Unit may be rented to any person for a term of less than one (1) year.
- 2.6 Requirement for Statutory Declaration** – Wherever in this Agreement a statutory declaration is required, it must be executed in the form attached as a schedule to this Agreement and witnessed by a commissioner for oaths for British Columbia.
- 2.7 No Subdivision to Allow Separate Sale** – The Owner must not without the prior approval of the City Council Stratify or Subdivide a Dwelling Unit in a building on the Land or transfer the title to a Dwelling Unit to a person unless all Dwelling Units in the building are transferred to the same person in accordance with section 3.3. Without limitation, the Owner acknowledges that the City will not support applications for Stratification or Subdivision of any buildings on the Lands in any manner that would allow the Dwelling Units to be sold independently of each other.
- 2.8 City Authorized to Make Inquiries** – The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.9 Records and Inspection of Records** - The Owner must retain all Records that pertain to its obligations under this Agreement for not less than seven (7) years following the date of receipt or production of the Records. The City will have the right to inspect the Records including the right to enter any premises used by the Owner to keep or store the Records at any time after the delivery of notice to the Owner and will have the immediate right to make extracts from and take copies of the Records.

2.10 Strata Corporation is Subject to Agreement

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

ARTICLE 3 OCCUPANCY, DISPOSITION AND ACQUISITION OF DWELLING RENTAL UNITS

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

- (a) the Dwelling Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable by a Tenant for the right to occupy a Dwelling Unit must not exceed the Permitted Rent in respect of the number of bedrooms of the Dwelling Unit;
- (c) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for use of any facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, or property or similar tax;
- (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Dwelling Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) a Dwelling Unit is occupied by a person or persons other than the Tenant;
 - (ii) the annual income of an Income Tested Tenant for a Rent Controlled Rental Unit rises above the applicable maximum amount specific in section 1.1(h) of this Agreement;
 - (iii) the Dwelling Unit is occupied by more than the number of people the City’s building inspector determines can reside in the Dwelling Unit given the number and size of bedrooms in the Dwelling Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Dwelling Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent;
 - (v) the Tenant fails to pay rent when due in accordance with the Tenancy

Agreement and the *Residential Tenancy Act*; and/or

- (vi) the Landlord is entitled, for any reason, to terminate the Tenancy Agreement in accordance with the Tenancy Agreement and the *Residential Tenancy Act*,

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

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

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

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

3.4 Rental Tenure – Rental tenure will be guaranteed for the Dwelling Units for the life of the building.

ARTICLE 4 DEMOLITION OF DWELLING UNIT

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

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

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

Following demolition, the Owner will use and occupy any replacement Dwelling Unit

in compliance with this Agreement to the same extent and in the same manner as this Agreement applies to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Replacement Rental Unit, Rent Controlled Rental Unit, or Secure Rental Unit, in accordance with this Agreement.

ARTICLE 5 DEFAULT AND REMEDIES

- 5.1 Payment of Excess Charges** – The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Dwelling Unit is used or occupied in breach of this Agreement, if an Dwelling Unit is rented at a rate in excess of the Permitted Rent or the Owner imposes in respect of any tenancy of a Dwelling Unit any fee or charge of whatsoever nature other than Permitted Tenant Charges, the Owner will pay the Excess Charges to the City. The Excess Charges are due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 5.2 Payment of Daily Amount** – The Owner agrees that, in addition to any other remedies available to the City under this Agreement or at law or in equity, if a Dwelling Unit is used or occupied in breach of this Agreement, or the Owner is otherwise in breach of any of its obligations under this Agreement, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days' written notice from the City to the Owner stating the particulars of the breach. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 5.3 Rent Charge** – The Owner hereby grants to the City a perpetual rent charge against the Lands securing payment by the Owner to the City of any amount payable by the Owner pursuant to section 5.2 of this Agreement. The Owner agrees that the City, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the City at law or in equity. This rent charge is created both under section 205(2)(b) of the *Land Title Act* as an integral part of the statutory covenant created by this Agreement and as a fee simple rent charge at common law. Enforcement of this rent charge by the City does not limit, or prevent the City from enforcing, any other remedy or right the City may have against the Owner.
- 5.4 Damages Inadequate** – Notwithstanding section 5.2 and 5.3, the Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 5.5 No Remedy is Exclusive** – No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available under this Agreement, at law or in equity.

ARTICLE 6 MISCELLANEOUS

6.1 **Housing Agreement** – The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*;
- (b) the Owner will, at its sole cost register this Agreement in the LTO pursuant to section 483 of the *Local Government Act* against the title to the Lands.

6.2 **Modification** – this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

6.3 **Management** – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units, that all Dwelling Units will be managed by the same manager and that the Owner will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, acting reasonably, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

6.4 **Indemnity** – The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Dwelling Unit or the enforcement of any Tenancy Agreement; or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

6.5 **Release** – The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Dwelling Unit under this Agreement; or
- (b) the exercise by the City of any of its rights under this Agreement.

6.6 Survival – The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.

6.7 Priority – The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be noted and registered against title to the Lands in priority to all financial charges and financial encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

6.8 City's Powers Unaffected – This Agreement does not:

- (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

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

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

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

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

City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6
Attention: Director of Corporate Administration

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

- 6.12 Enuring Effect** – This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.
- 6.13 Severability** – If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
- 6.14 Waiver** – All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.
- 6.15 Whole Agreement** – This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the City and the Owner respecting the use and occupation of the Dwelling Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.
- 6.16 Further Assurance** – Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.
- 6.17 Agreement Runs with Lands** – This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.
- 6.18 Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 6.19 No Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

- 6.20 Applicable Law** – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.
- 6.21 Deed and Contract** – By executing and delivering this Agreement the Owner intends to create **both** a contract and a deed executed and delivered under seal.
- 6.22 Joint and Several** – If the Owner is comprised of more than one person, firm or body **corporate**, then the covenants, agreements and obligations of the Owner shall be joint and several.
- 6.23 Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.
- 6.24 Term** – This Agreement will commence on the date of its making, and will continue until the date
- (a) the Owner and City agree in writing to terminate this Agreement, and
 - (b) the City discharges this Agreement from title in the LTO as a covenant and from filing in the LTO as a housing agreement.
- 6.25 Expiry of Housing Agreement** – Upon expiry, the Owner may provide to the City a draft discharge of this Agreement, which the City will execute and return to the Owner for filing and registration in the LTO.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Form C and D which is attached to and forms part of this Agreement.

SCHEDULE A - 1
STATUTORY DECLARATION

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

TO WIT:

I, _____ of _____, British
Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____
(the "**Replacement Rental Unit**"), and make this declaration to the best of my
personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the
Replacement Rental Unit/Rent Controlled Rental Unit.
3. For the period from _____ to _____
the Replacement Rental Unit was occupied only by the tenant(s) whose names and
current addresses and whose current addresses appear below:

[Names, addresses, telephone number of Tenant(s)]

4. I acknowledge and agree to comply with the Owner's obligations under the Housing
Agreement, and other charges in favour of the City noted or registered in the Land Title
Office against the land on which the Replacement Rental Unit is situated and confirm
that the Owner has complied with the Owner's obligations under the Housing
Agreement.
5. I make this solemn declaration, conscientiously believing it to be true and knowing that
it is of the same force and effect as if made under oath and pursuant to the *Canada
Evidence Act*.

DECLARED BEFORE ME at the City of)
_____, in the Province of British Columbia.)
this _____ day of _____, 2021)
)
)
)
)

A Commissioner for Taking Affidavits in the Province of
British Columbia

Declarant

SCHEDULE A - 2

STATUTORY DECLARATION

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

TO WITNESS:

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

DO SOLEMNLY DECLARE THAT:

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

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

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

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

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

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

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

[_____] I have a real and substantial connection with the City of White Rock based on the following considerations (*provide details if applicable*):

9. I agree to comply with the Owner's obligations under the Housing Agreement and other charges in favour of the City registered in the Land Title Office against the Rent Controlled Rental Unit for so long as I am an occupier of the Rent Controlled Rental Unit.
10. I acknowledge and agree that damages are not an adequate remedy to the City in respect of any breach of the Housing Agreement by the Owner of an Rent Controlled Rental Unit, such that I agree the City will be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner or an occupier and to legal costs on a solicitor and client basis.
11. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME AT _____)
_____ THIS _____)
_____ DAY OF _____, 20____)
_____)
_____)
_____)

Print name: _____)
A commissioner of oaths for the _____)
the Province of British Columbia _____)
[Affix Commissioner's stamp or seal] _____)
_____)
_____)
_____)

DECLARANT

NOTE: A false declaration may result in a fine of up to \$2000.00, up to six months' imprisonment, or both.

SCHEDULE B

PERMITTED RENT

“Replacement Rental Units” rented to Returning Tenants		
Unit Type	One-Bedroom	Two-Bedroom
Permitted Rent	<ul style="list-style-type: none"> The starting Permitted Rent shall be capped at \$1,500 for a one-bedroom unit or \$2,000 for a two-bedroom unit, being rates which represent the 20% below market starting rate, plus any additional reduction (i.e., 1 – 10%) based on the Length of Tenancy of the Returning Tenant as captured in the Occupancy Report accepted by the City. 	
	Length of Tenancy (in years)	% Below Market Rent
	Less than 1	20%
	1	21%
	2	22%
	3	23%
	4	24%
	5	25%
	6	26%
	7	27%
	8	28%
	9	29%
	10 or more	30%

“Replacement Rental Units” rented to New (Non-Returning) Tenants		
Unit Type	One-Bedroom	Two-Bedroom
Permitted Rent	10 percent below the market rent charged for a similar unit in the Development.	10 percent below the market rent charged for a similar unit in the Development.

“Rent Controlled Rental Units” rented to Income Tested Tenants		
Unit Type	One-Bedroom	Two-Bedroom
Permitted Rent for a period of 10 years following the occupancy of the building	Average rent for this unit type in White Rock determined by Canada Mortgage and Housing Corporation’s most recent Rental Market Survey	Average rent for this unit type in White Rock determined by Canada Mortgage and Housing Corporation’s most recent Rental Market Survey
Permitted Rent following 10 years since the occupancy of the building	No maximum.	No maximum.

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

For Metro Vancouver meetings on Friday, October 29, 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:

media@metrovancouver.org.

Metro Vancouver Regional District**E1.1 Consideration of the City of Langley's Amended Regional Context Statement****APPROVED**

As part of its Official Community Plan (OCP) update, the City of Langley has submitted an amended Regional Context Statement (RCS) and associated Regional Land Use Designation Map to Metro Vancouver for consideration. The RCS is prepared to ensure consistency between the OCP and *Metro 2040*. The city's amended RCS includes Regional Land Use Designation Map changes to 31 parcels, resulting in a net increase of approximately 13.8 hectares of land with a Mixed Employment regional land use designation, and optimizing land uses to support future rapid transit infrastructure.

The Board accepted the updated Regional Context Statement and all associated changes to the regional land use designations, as submitted to Metro Vancouver on July 30, 2021.

E1.2 Request for Sanitary Service Connection at 12745 Laity Street, Maple Ridge**APPROVED**

The City of Maple Ridge submitted an application to the Greater Vancouver Sewerage and Drainage District to extend sewer service to a parcel to provide servicing to a new micro-brewery at 12745 Laity Street. The property is partially within the Fraser Sewerage Area, on land with a *Metro 2040* Agricultural land use designation and outside of the Urban Containment Boundary. Staff determined that the application is generally consistent with *Metro 2040* as the Agricultural Land Commission has confirmed the proposed brewery use is a permitted farm use; the proposed new buildings would be located within the existing Fraser Sewerage Area; an on-site septic system is not feasible for the proposed use, and the proposed use will not impact the surrounding agricultural uses; and sewerage infrastructure currently traverses the property.

The Board resolved that the extension of GVS&DD sewerage services to a new microbrewery at 12745 Laity Street in the City of Maple Ridge is consistent with the provisions of *Metro 2040*.

E1.1 Request for Sanitary Service Connection at 12606 224 Street, Maple Ridge**APPROVED**

The City of Maple Ridge submitted an application to the Greater Vancouver Sewerage and Drainage District to extend sewer service to an existing single-detached dwelling at 12606 224 Street due to a failing on-site septic system. The dwelling is located within the Fraser Sewerage Area, on land with a *Metro 2040* Rural land use designation and outside of the Urban Containment Boundary.

Staff determined that the dwelling is consistent with the surrounding neighbourhood; it does not conflict with *Metro 2040*'s urban containment provisions or the intent of the regional Rural land use designation; the dwelling is located within the existing Fraser Sewerage Area boundary; and the sewerage infrastructure is adjacent to the property.

The Board resolved that the extension of GVS&DD sewerage services to an existing single detached dwelling at 12606 224 Street in the City of Maple Ridge is consistent with the provisions of *Metro 2040*.

E1.4 Metro 2050 Q2 / Q3 2021 Status Update

RECEIVED

During the second quarter of 2021, Metro Vancouver staff worked with members of the Metro 2050 Intergovernmental Advisory Committee, Regional Planning Committee and MVRD Board to develop the content of *Metro 2050*. At its meeting in June the MVRD Board referred the draft *Metro 2050* out for comment, initiating a five-month comment period. Metro Vancouver sent comment referral letters to all affected local governments, First Nations with consultative areas in the region, the province and a wide variety of regional agencies and non-profits. During the comment period to date, which ends November 26, Metro Vancouver has undertaken a number of engagement activities including policy working groups, and setting up 25 council and board presentations for fall 2021.

Metro Vancouver has also reached out to all in-region First Nations to hear how they would like to be engaged through the comment period and beyond. At the end of the comment period, the level of support and any outstanding issues will be considered, at which time the approved timeline for the regional growth strategy update can be re-evaluated by the MVRD Board. Should the *Metro 2050* bylaw not proceed to first and second reading in January 2022 in accordance with the project timeline, this will cause a delay and result in the updated regional growth strategy not being adopted within this local election cycle.

The Board received the report for information.

E2.1 Race to Zero Initiative

APPROVED

The Board resolved to:

- apply to join the Race to Zero initiative ahead of the 2021 Conference of the Parties (COP26) on behalf of Metro Vancouver Regional District; and
- forward the executive summary and presentation material from the October 15 delegation to the Climate Action Committee from Lia Cairone, C40 Cities Climate Leadership Group, to member jurisdictions for their consideration in joining the Race to Zero initiative.

E3.1 Metro Vancouver External Agency Activities Status Report – October 2021

RECEIVED

The Board received for information reports from Metro Vancouver representatives to the following external organizations:

- Delta Heritage Airpark Management Committee
- Fraser Basin Council Society
- Fraser Valley Regional Library Board
- Katzie Treaty Negotiation Table
- Lower Mainland Flood Management Strategy Leadership Committee
- Municipal Finance Authority of BC
- Ocean Watch Action Committee
- Pacific Parklands Foundation
- Sasamat Volunteer Fire Department Board of Trustees
- Union of British Columbia Municipalities
- Western Transportation Advisory Council

E3.2 2022 Schedule of Regular Board Meetings

RECEIVED

The Board received for information the schedule of regular board meetings, as follows:

Meeting Dates

- Friday, January 28, 2022 Electronic Meeting
- Friday, February 25, 2022 Electronic Meeting
- Saturday, February 26, 2022 Electronic Meeting
- Friday, March 25, 2022 Electronic Meeting
- Wednesday, April 27, 2022 Electronic Meeting
- Friday, April 29, 2022 Electronic Meeting
- Friday, May 27, 2022 Electronic Meeting
- Friday, June 24, 2022 Electronic Meeting
- Friday, July 29, 2022 Electronic Meeting
- Friday, September 23, 2022 Electronic Meeting
- Wednesday, October 19, 2022 Electronic Meeting
- Friday, October 28, 2022 In-Person Meeting
- Friday, November 25, 2022 In-Person Meeting

All meetings are scheduled for 9 a.m., unless otherwise specified on the meeting notice.

All in-person meetings will take place in the Metro Vancouver boardroom on the 28th Floor, 4515 Central Blvd, Burnaby, B.C., and all electronic meetings will take place using a hybrid model of simultaneous use of electronic facilities and the Metro Vancouver boardroom on 28th Floor, 4515 Central Blvd, Burnaby, B.C., unless otherwise specified on the meeting notice.

**G1.1 Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment
Request from the City of Surrey – South Campbell Heights****APPROVED**

The Board:

- initiated the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
- gave first, second and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021*;
- directed staff to notify and seek comment from affected local governments as per section 6.4.2 of *Metro 2040*; and
- directed staff to notify and seek comment from local First Nations on the proposed *Metro 2040* amendment.

**G1.2 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – 228 175A Street****APPROVED**

The Board:

- initiated the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
- gave first, second and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021*; and
- directed staff to notify affected local governments as per section 6.4.2 of *Metro 2040*.

**G1.3 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – Cloverdale Hospital Site****APPROVED**

The Board:

- initiated the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately nine hectares of land designated Industrial to Mixed Employment;
- gave first, second and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021*; and
- direct staff to notify affected local governments as per section 6.4.2 of *Metro 2040*.

G2.1 MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021**APPROVED**

To continue protecting and improving air quality, Metro Vancouver made changes to its air quality management fees bylaw. Emissions of air contaminants from businesses in the Metro Vancouver region are conditionally authorized through site-specific authorizations and emission regulations. Metro Vancouver charges fees for authorized air emissions to recover the cost of its air quality regulatory services, incentivize emission reductions and improve air quality. Following an engagement process from January to April 2021, a proposed bylaw has been developed in alignment with Metro Vancouver's principles of continuous improvement, discharger pay and cost recovery.

The bylaw includes updated fees for emissions of air contaminants, new fees for odorous air contaminants, discontinuation of the measured discharge program and updates to application fees. In response to feedback, the initial increases to fee rates have been modified, and a phased-in approach has been introduced for the changes. Under the bylaw, it is expected that fees paid by dischargers would cover a greater share of Metro Vancouver's air quality regulatory services.

The Board gave first, second and third reading to *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1330, 2021* then passed and finally adopted said bylaw.

G2.2 MVRD Non-Road Diesel Engine Emission Regulation Bylaw No. 1329, 2021**APPROVED**

This report seeks to update Metro Vancouver's non-road diesel engine emission bylaw, which regulates the discharge of air contaminants from non-road diesel engines. The proposed bylaw was developed with consideration of the feedback received during consultation, which was held between November 1, 2020 and April 30, 2021.

Bylaw 1161 encourages the reduction of harmful diesel particulate matter (DPM) emissions from older, higher emitting Tier 0 and Tier 1 non-road diesel engines. The updated bylaw expands the scope to cover all tiers of non-road diesel engines and enhances economic instruments such as fees and rebates to promote further reduction of DPM as well as reduction of harmful nitrogen oxides. Other changes include restrictions for higher emitting engines near sensitive receptors such as hospitals and elementary schools, and additional requirements for emergency generators.

The Board gave first, second and third readings to *Metro Vancouver Regional District Non-Road Diesel Engine Emission Regulation Bylaw No. 1329, 2021* then passed and finally adopted said bylaw.

G3.1 Election of the MVRD Representative on the 2021-2022 Union of British Columbia Municipalities Executive

Every year, the MVRD Board must elect, pursuant to the Union of British Columbia Municipalities (UBCM) Executive Bylaws, a representative to serve on the UBCM for a one-year term. The UBCM is an organization established under provincial statute, governed by an executive, to provide a common voice for local government on policy matters.

The Board elected by acclamation Director Craig Hodge as the MVRD representative to UBCM.

G4.1 MVRD 2022 Budget and 2022 – 2026 Financial Plan and Five Year Bylaw 1331**APPROVED**

Following the planning process outlined at the April 8, 2021 Board Budget Planning Workshop and as per the direction received at the October 20, 2021 Board Budget Workshop, the MVRD *2022 Annual Budget* and *2022–2026 Financial Plan* was brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures and debt servicing costs over the next five years.

Also brought forward was a request to authorize the application of 2022 reserve funds which requires the approval of the MVRD Board pursuant to the Board's Operating, Discretionary and Statutory Reserves Policy.

The Board approved the *2022 Annual Budget* and endorsed the *2022–2026 Financial Plan* as presented, in the following schedules:

- Revenue and Expenditure Summary
- Air Quality
- E911 Emergency Telephone Service
- Electoral Area Service
- General Government Administration
- General Government Zero Waste Collaboration Initiatives
- Housing Planning and Policy
- Regional Economic Prosperity
- Regional Emergency Management
- Regional Employer Services
- Regional Global Positioning System
- Regional Parks
- Capital Portfolio - Regional Parks
- Regional Planning

Then, the Board approved the *2022 Annual Budget* and endorsed the *2022–2026 Financial Plan* as shown presented for the Sasamat Fire Protection Service, and shown in the following schedules:

- Revenue and Expenditure Summary
- Sasamat Fire Protection Service

Furthermore, the MVRD Board approved the 2022 Reserve Applications as presented.

At last, the Board gave first, second and third readings to *Metro Vancouver Regional District 2022 to 2026 Financial Plan Bylaw No. 1331, 2021*; then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items and delegation summaries from standing committees.

George Massey Crossing Task Force – October 1, 2021**Information Items:****5.1 George Massey Crossing Program Update**

On August 18, 2021, the province announced that the George Massey Tunnel will be replaced by a new eight-lane immersed-tube tunnel at an estimated cost of \$4.15 billion to be completed by 2030 as part of the George Massey Crossing (GMC) Program. Two of the eight lanes will be dedicated for bus rapid transit and the new tunnel will include a separated tube for active transportation. In addition, the GMC Program includes corridor improvements designed to help alleviate traffic congestion and improve transit and cycling infrastructure along the Highway 99 corridor to be completed in advance of construction of the new crossing. Corridor improvement projects include the Steveston Interchange Project, Bridgeport Bus Connection, Highway 99 and 17A Off-ramp Widening and Highway 99 Bus on Shoulder lanes.

Mayors Committee – October 1, 2021**Information Items:****5.1 Zoning Bylaw Resource for Member Jurisdictions**

In response to direction from the Mayors Committee, staff have consulted with member jurisdictions through the Regional Administrator's Advisory Committee and the Regional Planning Advisory Committee about interest in Metro Vancouver coordinating the development of a zoning bylaw template and associated resources to support members in their respective municipal planning processes.

Performance and Audit Committee – October 6, 2021**Information Items:****5.2 Interim Financial Performance Report – August 2021**

The projected overall operational results for 2021 for Metro Vancouver's functions is a surplus of close to \$30.3 million on an approved budget of \$943.8 million (or approximately 3.2 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 COVID-19 pandemic events of 2020 into the current year, alongside ratepayers, residents and businesses of the region Metro Vancouver is continuing to face some extraordinary circumstances and financial pressures as a result of the pandemic. As the year progresses and financial impacts to Metro Vancouver are monitored, work plans will be adjusted to adapt to the changing circumstances to minimize financial impacts to the final results while also examining all opportunities for mitigation and maintaining service levels.

5.3 Capital Program Expenditure Update as at August 31, 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 second report for the 2021 fiscal year and covers the eight months ending August 31, 2021. The report provides a summary of the 2021 actual capital spending compared to the prorated Capital Cash Flow Budget.

For the eight months of 2021, Metro Vancouver's Capital expenditures were underspent by approximately \$681.3 million of the prorated budget on a linear basis. Much of this variance represents a timing difference. 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.

5.4 Semi-Annual Report on GVS&DD Development Cost Charges

Total GVS&DD Development Cost Charges (DCCs) collected in the first half of 2021 were \$38.3 million (up from \$33.4 million in the prior year.) This is due primarily to the DCC rate increases which came fully into effect in May 2019 combined with the continued stream of developments in the region. Building permit activity in the region has been relatively consistent over the last 18 months with the January 2020 to June 2021 permit value being close to \$4.5 billion. The bulk of this activity has been in the residential development sector (averaging close to 69 per cent of building permit values over the period January 2020 to June 2021) with the balance being generated in the industrial (four per cent), commercial (20 per cent) and institutional/governmental (seven per cent) development sectors over the same period. The total GVS&DD DCCs that are currently held in reserve at December 31, 2020 are \$213.1 million.

5.5 Investment Position and Returns – June 1, 2021 to August 31, 2021

The annualized return for Metro Vancouver's investment portfolio in 2021 at the end of August was 1.01 per cent for short-term, 2.21 per cent for long-term and 2.25 per cent for the Cultural Reserve Fund. The investment portfolio performed favourably against benchmarks for the current period. Due to the timing of the committee meeting, results and balance information cover a three-month period from June through August.

Interest rates are expected to remain relatively low for the balance of the year and into next year. Metro Vancouver's overall rate of return will continue to be pressed lower as a significant portion of the portfolio is placed in short-term products and held in cash for liquidity.

5.6 Tender/Contract Award Information – June 2021 to August 2021

During the period June 1, 2021 and August 31, 2021, the Purchasing and Risk Management Division issued 17 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were 16 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 – October 7, 2021

Information Items:

5.3 Quarterly Report on Reconciliation Activities

This report provides information on 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. Details of the events and activities are included as charts, which appear in this report as attachments.

5.4 Overview of the BC Supreme Court Decisions in *Yahey v. British Columbia*

This information report provides an overview of the recent British Columbia Supreme Court decision in *Yahey v. British Columbia* involving a Treaty 8 First Nation located in the northeastern part of the province. The court decided that, by authorizing the cumulative impacts of industrial development within the Blueberry River First Nations territory over the past 120 years including roads, dams, transmission lines and natural gas extraction, the province had unjustifiably infringed the First Nation's treaty rights. As a result, the First Nation can no longer meaningfully exercise its rights to hunt, trap or fish. While the decision deals with treaty and Treaty 8 rights, the provincial review of the regulatory regime by the province may impact other First Nations and stakeholders, which may include Metro Vancouver. The province has announced that it will not appeal the court's decision in this matter.

Regional Planning Committee – October 8, 2021

Delegations:

3.1 Anita Huberman, Surrey Board of Trade

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.2 Dr. S.K. Stepney, Langley

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.3 Barry Smith

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.4 David Riley, Little Campbell Watershed Society

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.5 Deb Jack, Surrey Environmental Partners

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.6 Christy Juteau and David Anderson

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.7 Brent Tedford, Isle of Mann Property Group

Subject: Proposed Amendment at 228 175A Street, Surrey

3.8 Sofi Hindmarch, Wildlife Biologist

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.9 Sarah Rush, Friends of Hazelmere, Campbell Valley

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.10 Myles Lamont, TerraFauna Wildlife Consulting and Hancock Wildlife Foundation

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.11 Chris MacCauley, Personal Real Estate Corporate

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.12 Todd Yuen, Beedie

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.13 Raj Hundal

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.14 Tegan Smith, Channel Consulting

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

3.15 Scott Wheatley, Cloverdale District of Commerce

Subject: Proposed Metro 2040 Amendment for South Campbell Heights

Climate Action Committee – October 15, 2021

Delegations:

3.1 Lia Cairone, C40 Cities Climate Leadership Group, Inc.

Subject: Cities Race to Zero Initiative

3.2 Ken Carrusca, Cement Association of Canada and Stephanie Voysey, Lafarge

Subject: MVRD Air Quality Management Fees Regulation

3.3 Jennifer Ahluwalia, Matt McAra and Jeffrey Styles, GFL Environmental Inc.

Subject: MVRD Air Quality Management Fee Regulation

Greater Vancouver Water District**E1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 20-354: Annacis Water Supply Tunnel – Construction****APPROVED**

The Annacis Water Supply Tunnel project is part of Metro Vancouver's regional plan to upgrade and increase the capacity of the existing drinking water transmission system to meet future demand, to withstand a major earthquake and to provide protection against river scour.

A Request for Proposal No. 20-354: Annacis Water Supply Tunnel - Construction was issued on April 7, 2021, and proposals were received from the three proponents short-listed from the Request for Qualification process (RFQ No. 20-136).

The Board approved the award of a contract in an amount of up to \$287,842,000 (exclusive of taxes) to Traylor-Aecon General Partnership resulting from Request for Proposal (RFP) No. 20-354: Annacis Water Supply Tunnel – Construction, subject to final review by the Commissioner.

E1.2 Award of Contract Resulting from Request for Proposal (RFP) No. 20-287: Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services **APPROVED**

The new Coquitlam Main No. 4 will address a capacity shortfall in the existing Coquitlam conveyance system, and also provide additional capacity for the future Coquitlam Lake Water Supply Project. The 12-kilometre-long Coquitlam Main No. 4 consists of four sections, including the Central, South, Tunnel and Cape Horn Sections. The 2.3-km-long section located in the City of Coquitlam’s Town Centre area will be tunnelled to reduce construction impacts.

A Request for Proposal No. 20-287: Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services was issued on June 10, 2021.

The Board approved the award of a contract for Phase A work in an amount of up to \$7,018,783 (exclusive of taxes) to Hatch Limited resulting from Request for Proposal (RFP) No. 20-287: Coquitlam Main No. 4 Tunnel – Preliminary Design, Detailed Design and Construction Consulting Engineering Services, subject to final review by the Commissioner.

E1.3 Drinking Water Conservation Plan 2022 Update **APPROVED**

The region experienced a record-breaking heatwave in June 2021 resulting in sustained high water demand that was equally unprecedented. To help reduce seasonal demands, Metro Vancouver has updated the *Drinking Water Conservation Plan* to decrease the allowable residential and non-residential lawn watering days from two days per week to one day per week during Stage 1. Changes to Stage 2 will ban both residential and non-residential lawn watering. Member jurisdictions will be responsible for their respective bylaw amendments for implementation in 2022.

The changes combined with a strong education and enforcement program will help reduce summer demands which results in a number of regional benefits, including financial savings, potential deferral of infrastructure projects, greenhouse gas reductions, operational flexibility for environmental flows and avoiding advancing to higher stages which have significant impacts on local businesses.

The Board approved the revised *Drinking Water Conservation Plan*, as presented, to take effect on November 1, 2021.

G1.1 GVWD 2022 Budget and 2022–2026 Financial Plan**APPROVED**

The Board:

a) approved the 2022 Annual Budget and endorsed the 2022–2026 Financial Plan as presented in the following schedules:

- Revenue and Expenditure Summary
- Water Services
- Capital Portfolio – Water Services

b) approved the 2022 Reserve Applications as presented,

c) set the Water Rate for 2022 at:

- \$1.0371 per cubic metre for June through September; and
- \$0.7119 per cubic metre for January through May and October through December

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received an information item from a standing committee.

Water Committee – October 14, 2021

Information Items:

5.3 Water Services Capital Program Expenditure Update to August 31, 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 second 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 August 31, 2021 in comparison to the prorated annual budget. In 2021 the annual capital expenditures for Water Services are \$123.3 million to date, compared to a prorated annual capital budget of \$289.0 million. The actual expenditures are 43 per cent of the prorated annual capital budget and our projections to the end of the year are 61 per cent of the annual budget. The lower projections are the result of four delayed projects. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

Greater Vancouver Sewage and Drainage District**E1.1 Board Appointments and Rescindments of Bylaw Enforcement Officers****APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated municipal sewage control officers under the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw, the Environmental Management Act and the Offence Act.

The Board, pursuant to the GVS&DD Sewer Use Bylaw and the Environmental Management Act:

- appointed Metro Vancouver employees Eugene Lee, Toby Gritten and Matt Brinkworth as municipal sewage control officers
- appointed City of Vancouver employees Jason Koepke and Ze Chen Liu as municipal sewage control officers
- rescinded the appointments of former Metro Vancouver employees Corey Pinder and Rick Laird as municipal sewage control officers
- rescinded the appointment of former City of Vancouver employee Linda Kwan as a municipal sewage control officer

The Board, pursuant to Section 28 of the Offence Act for the purpose of serving summons for alleged violations under the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw:

- appointed Metro Vancouver employees Eugene Lee, Toby Gritten and Matt Brinkworth
- appointed City of Vancouver employees Jason Koepke and Ze Chen Liu
- rescinded the appointments of former Metro Vancouver employees Corey Pinder and Rick Laird
- rescinded the appointment of former City of Vancouver employee Linda Kwan

E2.1 Board Appointment of Solid Waste Bylaw Enforcement Officers

APPROVED

A recent change in staff has resulted in a need to update staff appointments as Board-designated officers under the *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996*, the Environmental Management Act and the Offence Act.

The Board, pursuant to the *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996* and the Environmental Management Act:

- appointed Metro Vancouver employees Matt Brinkworth, Toby Gritten, Rei Van and Eugene Lee as officers
- rescinded the appointment of Rick Laird as Deputy Solid Waste Manager; and Corey Pinder as officer

The Board, pursuant to the Offence Act:

- appointed Matt Brinkworth, Toby Gritten, Rei Van and Eugene Lee for the purpose of serving summons under Section 28 of the Offence Act

G1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 350, 2021

APPROVED

The *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017* sets rates and requirements at Metro Vancouver solid waste facilities. The bylaw is typically amended or replaced on an annual basis as changes are needed. This report proposes an increase to the 2022 garbage tipping fees of \$4 per tonne, or between 2.6-per-cent and 3.9-per-cent increase depending on the load weight. The proposed tipping fees increase matches the projections for 2022 in the *2021–2025 Financial Plan*.

The report also proposes reducing the threshold for the large load tipping fee from nine tonnes to eight tonnes, and increasing the generator levy by \$6 per tonne. Provisions in the *Tipping Fee Bylaw* that apportion costs of recycling depots at Metro Vancouver recycling and waste centres are proposed to be removed consistent with the Board approved recycling depot funding strategy. A number of other bylaw updates are also proposed all to take effect January 1, 2022.

The Board approved the following amendments to the *Tipping Fee Bylaw* effective January 1, 2022:

- increased garbage tipping fees by \$4 per tonne to:
 - Municipal garbage \$121
 - Up to .99 tonne \$155
 - 1 to 7.99 tonnes \$133
 - 8 tonnes and over \$107
- reduced the threshold for the large load tipping fee from nine tonnes to eight tonnes
- increased the generator levy by \$6 per tonne to \$54 per tonne
- increased the following rates by approximately two per cent:
 - special handle waste to \$255 per tonne
 - source-separated organic waste, green waste, and clean wood to \$102 per tonne
 - surcharge for loads containing banned materials to \$66 per load
 - new recycling fee titled “Municipal Organics” with a fee of \$108 per tonne
- deleted apportionment of recycling depot costs provisions as per the recycling depot funding strategy
- updated terminology and added the Central Surrey Recycling and Waste Centre

The Board gave first, second and third readings to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 350, 2021*, then passed and finally adopted said bylaw.

G2.1 GVS&DD 2022 Budget and 2022–2026 Financial Plan

APPROVED

Following the planning process outlined at the April 8, 2021 Board Budget Planning Workshop and as per the direction received at the October 20, 2021 Board Budget Workshop, the MVRD *2022 Annual Budget and 2022–2026 Financial Plan* was brought forward to the Board for consideration and approval. The financial plan was developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures and debt servicing costs over the next five years.

In line with the direction received at the Board Budget Workshop on October 20, it also included the North Shore Wastewater Treatment Plant amortization period set at 30 years for the communities in the North Shore Sewerage Area.

Staff also brought forward a request to authorize the application of 2022 reserve funds which requires the approval of the GVS&DD Board pursuant to the Board’s *Operating, Discretionary and Statutory Reserves Policy*.

The Board approved the 2022 Annual Budget and endorse the 2022–2026 Financial Plan as presented, in the following schedules:

- Revenue and Expenditure Summary
- Liquid Waste Services
- Capital Portfolio – Liquid Waste Services
- Solid Waste Services
- Capital Portfolio – Solid Waste Services

The Board approved the 2022 Reserve Applications presented, and endorsed amendments to the *Cost Apportionment Bylaw* to enable the division of the GVS&DD levy into separate dry and wet weather components and issue a separate requisition for each component.

NOTICE OF MOTION

DEFERRED

The Notice of Motion from Director Harvie was deferred to the next GVS&DD Board Meeting.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from standing committees.

Liquid Waste Committee – October 14, 2021

Information Items:

5.3 Burrard Inlet and Lower Fraser River Hydrodynamic Modelling

Burrard Inlet and the Lower Fraser River receive treated effluent from four of the five Metro Vancouver wastewater treatment plants (WWTPs). In addition, untreated or partially treated wastewater in the forms of combined sewer overflows, sanitary sewer overflows and WWTP emergency discharges occasionally occur during wet weather and under interrupted operational conditions. Various environmental management programs have been implemented as part of Metro Vancouver's effort to protect human health and the environment and to maintain regulatory compliance.

Environmental modelling is playing an increasingly important role in our overall environmental management strategy. To enhance our in-house environmental modelling capability, three-dimensional estuarine circulation and effluent transport models have been developed for Burrard Inlet and the Lower Fraser River. These computer models are used to simulate, analyze and track environmental performance of the Metro Vancouver's liquid waste management facilities.

5.5 Liquid Waste Services Capital Program Expenditure Update as at August 31, 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 second 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 August 31, 2021 in comparison to the prorated annual budget.

As of August 31, the 2021 capital expenditures for Liquid Waste Services are \$164.2 million, compared to a prorated annual capital budget of \$623 million. This shortfall is primarily due to large milestone 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 – October 15, 2021

Information Items:

5.4 Solid Waste Services Capital Program Expenditure Update as of August 31, 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 second 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 August 2021. For the first eight months of 2021, the capital expenditures for Solid Waste Services were \$30.7 million compared to a 2021 prorated capital budget of \$64.2 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 recycling depot development. Projects underway are expected to be completed within approved budgets and remaining funds not spent in 2021 have been re-budgeted in 2022.

5.5 2021 Single-Use Item Reduction Campaign Results

A regional single-use item reduction campaign ran from May 31 to August 1, 2021. The objective was to reduce the use and disposal of single-use items in Metro Vancouver through voluntary reduction among Metro Vancouver residents aged 18-44. The creative direction, “Superhabits,” celebrates the small, everyday actions that people take to reduce single-use items. Paid media included social media, television, radio, digital transit shelter ads and billboards. The campaign performed well, with 23.3 million impressions, 1.6 million video views and more than 1,600 social media engagements. A “Superhabits” photo wall was used at Metro Vancouver’s PNE activation. Many members used the campaign materials in their communities and on social media. The campaign will run again in 2022 and will use the “Superhabits” creative platform.

Metro Vancouver Housing Corporation

E1.1 CMHC Seed Funding Agreements – Signing Resolutions

APPROVED

Metro Vancouver Housing has received \$420,900 in seed funding for three affordable housing developments at Malaspina Phase 1, Coquitlam (\$152,000), Civic Centre, Pitt Meadows (\$150,000) and Heather Place B, Vancouver (\$118,900). The Canada Mortgage and Housing Corporation (CMHC) requires MVHC to sign loan and contribution agreements to receive the approved seed funding and requires their standard form of directors’ resolutions to be passed and certified.

The Board authorized the execution and delivery of the loan and contribution agreements as required by the Canada Mortgage and Housing Corporation for the purposes of the seed funding for Malaspina Phase 1, Coquitlam (CMHC Seed #26696310), Civic Centre, Pitt Meadows (CMHC Seed #26696450), and Heather Place B, Vancouver (CMHC Seed #26696435), affordable housing developments.

E1.2 Expression of Interest (Round 2) – Identifying Member Jurisdiction Lands for Metro Vancouver Housing Affordable Rental Housing Development **RECEIVED**

Metro Vancouver Housing has issued its second Expression of Interest (EOI) to member jurisdictions, seeking the lease or transfer of member lands to MVH at nominal cost to support the development of new affordable rental housing across the region.

The Metro Vancouver Housing 10-Year Plan sets a target for Metro Vancouver Housing to increase its housing portfolio with 1,350 new and redeveloped units over the next 10 years, 500 of which are targeted through new development on member and regional lands. The current round of the EOI is now accepting submissions from member jurisdictions and will close on December 31.

E2.1 Award of Contract Resulting from Tender No. 21-241: Construction of Welcher Avenue Multi-Family Affordable Housing **APPROVED**

The Welcher Avenue Multi-Family Affordable Housing project is a 63-unit rental development located at 2481 Welcher Avenue in Port Coquitlam. Tender No. 21-241 consisted of the general construction of the affordable housing complex including both onsite and offsite works. Of the two compliant bids submitted in response to Tender No. 21-241, Yellowridge Construction Ltd (Yellowridge) was found to be the lowest bidder with a total price of \$24,838,050 which is within the project budget approved by the MVHC Board in May 2021.

The Board approved the award of a contract for an amount of \$24,838,050 (exclusive of taxes) to Yellowridge Construction Ltd. resulting from Tender No. 21-241: Construction of Welcher Avenue Multi-Family Affordable Housing, subject to final review by the Chief Administrative Officer.

G1.1 MVHC 2022 Budget and 2022 - 2026 Financial Plan **APPROVED**

Following the planning process outlined at the April 8 Board Budget Planning Workshop and as per the direction received at the October 20 Board Budget Workshop, the MVHC *2022 Annual Budget and 2022–2026 Financial Plan* was brought forward to the Board for consideration and approval. The financial plan was developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures and debt servicing costs over the next five years.

Staff also brought forward a request to authorize the application of 2022 reserve funds which requires the approval of the MVHC Board pursuant to the Board's Operating, Discretionary, and Statutory Reserves Policy.

The Board approved the *2022 Annual Budget* and endorse the *2022–2026 Financial Plan* as presented, in the following schedules:

- Revenue and Expenditure Summary
- Housing
- Capital Portfolio – Housing

The Board approved the 2022 Reserve Applications as presented.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received an information item from a standing committee.

Housing Committee – October 6, 2021

Information Item:

5.5 Metro Vancouver Housing Approach to Comprehensive Repairs and Renovations

The *Metro Vancouver Housing 10-Year Plan* set goals to preserve existing affordable housing through investments in maintenance and renewal of existing homes, supporting the provision of safe and affordable homes for tenants. Metro Vancouver Housing (MVH) has initiated comprehensive repair and renovation projects with several more planned in the coming years. This report provides information on MVH's approach to comprehensive repairs and renovations that provide long-term benefits through improved tenant comfort and livability, improved building performance, increased energy efficiency and reduced GHG emissions.

MVH completes comprehensive repair and renovation projects without relocating tenants during the process to preserve existing affordable rents and provide rental security for tenants. Ongoing tenant engagement is essential to develop tenants' understanding of project benefits and to create buy-in to the process. The approach to comprehensive renovations is tenant based and improves livability for the whole community.

From: [Debbie Johnstone](#)
To: [Debbie Johnstone](#)
Subject: Lit Benches | FVRB's 100th Anniversary in 2022 and Chamber's 85th Anniversary
Date: November 8, 2021 4:24:14 PM
Attachments: [image001.png](#)
[Rainbows bench Details.pdf](#)
[image002.png](#)

From: Shafiq Jamal <shafiq.jamal@fvreb.bc.ca>
Sent: November 8, 2021 12:41 PM
To: Darryl Walker <DWalker@whiterockcity.ca>
Cc: Chris Magnus <CMagnus@whiterockcity.ca>; Baldev S. Gill <baldev.gill@fvreb.bc.ca>; Shafiq Jamal <shafiq.jamal@fvreb.bc.ca>; Ritu Khanna (ritu@sswrchamber.ca) <ritu@sswrchamber.ca>; patricia@patricialapena.com
Subject: Lit Benches | FVRB's 100th Anniversary in 2022 and Chamber's 85th Anniversary

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 Walker,

On October 19, 2021, the Fraser Valley Real Estate Board (FVREB) kicked-off a yearlong celebration of its Centennial. FVREB is a member-based organization representing more than 4,200 Realtors (and counting) in the Lower Mainland communities of White Rock, Surrey, North Delta, Langley (City as well as the Township), Abbotsford, and Mission.

As a part of this historical and significant milestone event, which recognizes Realtors' vital role in helping people and businesses to find communities in which to live and thrive, it is the FVREB's distinct pleasure and honour to gift and unveil an illuminated (programmable and colour-changing – sere attached PDF for an example) bench to the City of White Rock. And this timely gift would also represent a great tie-in with the South Surrey & White Rock Chamber of Commerce's 85th Anniversary celebrations.

The bench is intended to help beautify the community, provide citizens with an inviting and attractive place to rest, and serve as a reminder of the lasting contributions of Fraser Valley Realtors as community builders.

Further to our recent discussions, we are extremely pleased to offer each additional bench to the City of White Rock, at 50% off the cost to us, so \$3,250 for each bench beyond the one we are gifting, valued at \$6,500.

Please do let us know if this works for the City and advise us on how many additional benches you would like. Notwithstanding the current supply chain challenges, it is our hope that the benches would be with us here in the Lower Mainland, sometime by February 2022. And on that note, we will work with you and your team on a bench unveiling event with VIP's and other key stakeholders invited to join the celebration.

We look forward to working with you and your team in the near future.

Regards,



Shafiq Jamal (He/Him/His)

Communications Consultant

Direct: 604.930.7620 | shafiq.jamal@fvreb.bc.ca

Fraser Valley Real Estate Board

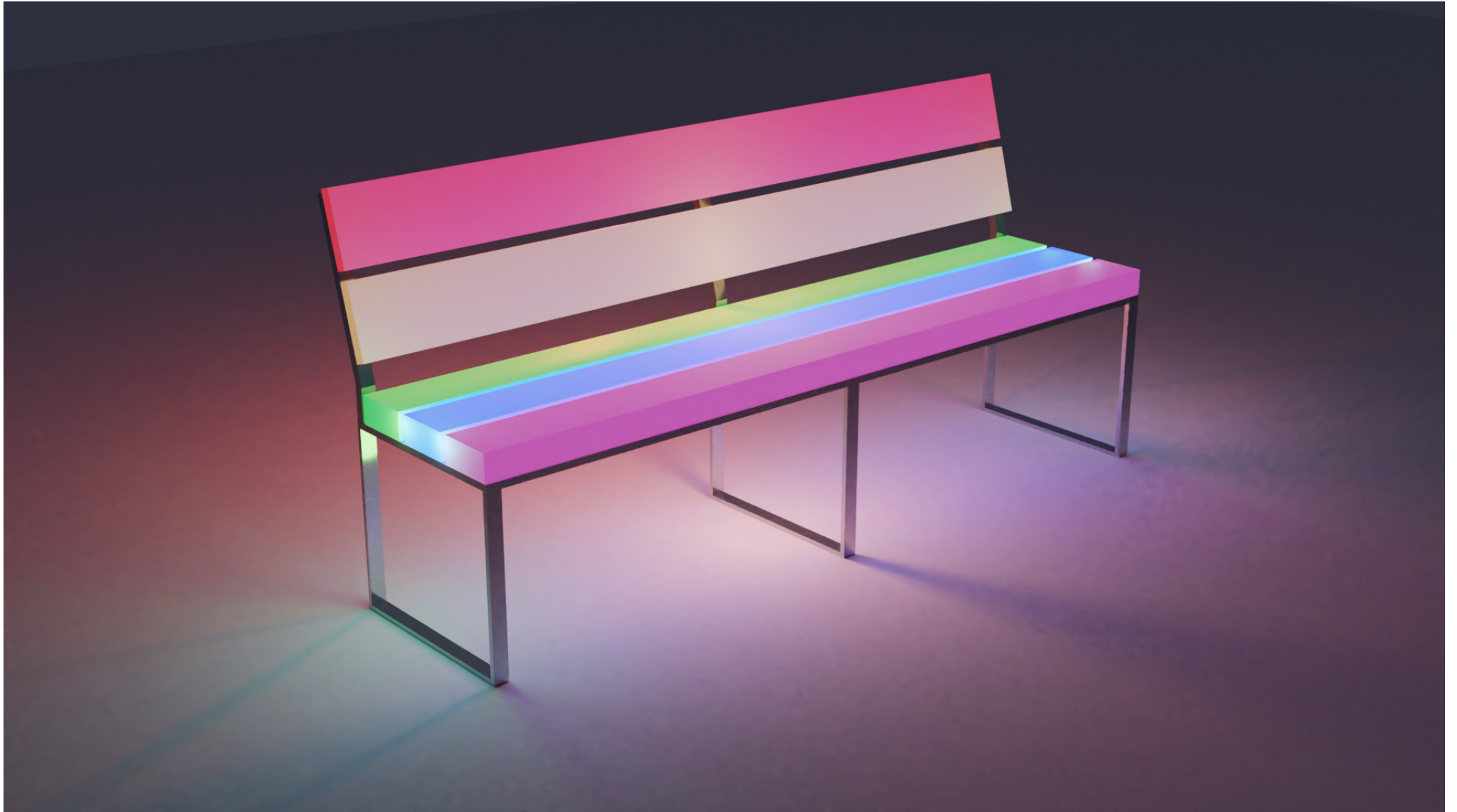
15463 104 Avenue, Surrey, BC, V3R 1N9

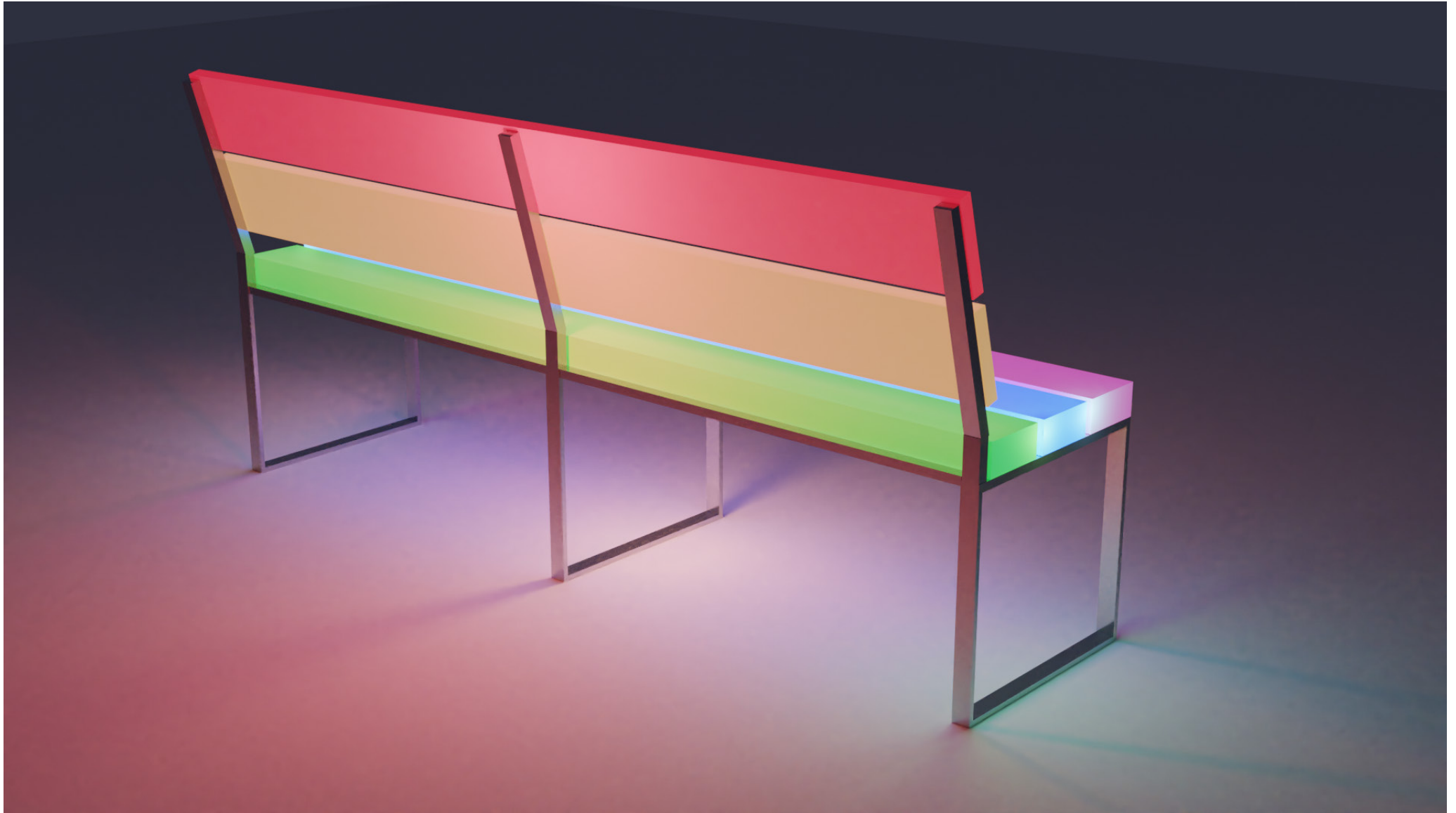
Tel: 604.930.7600 | 1.877.286.5685 | www.fvreb.bc.ca

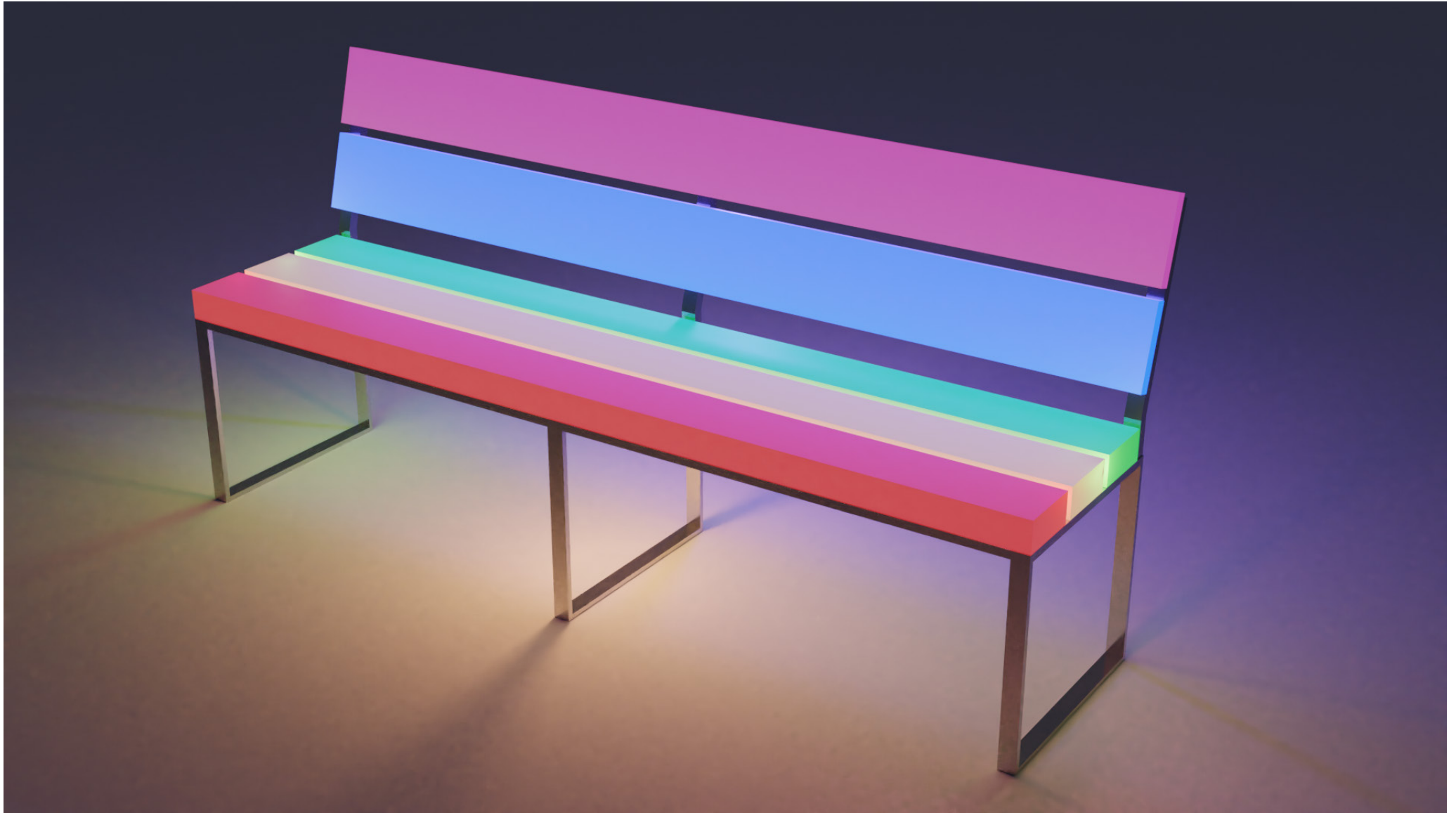
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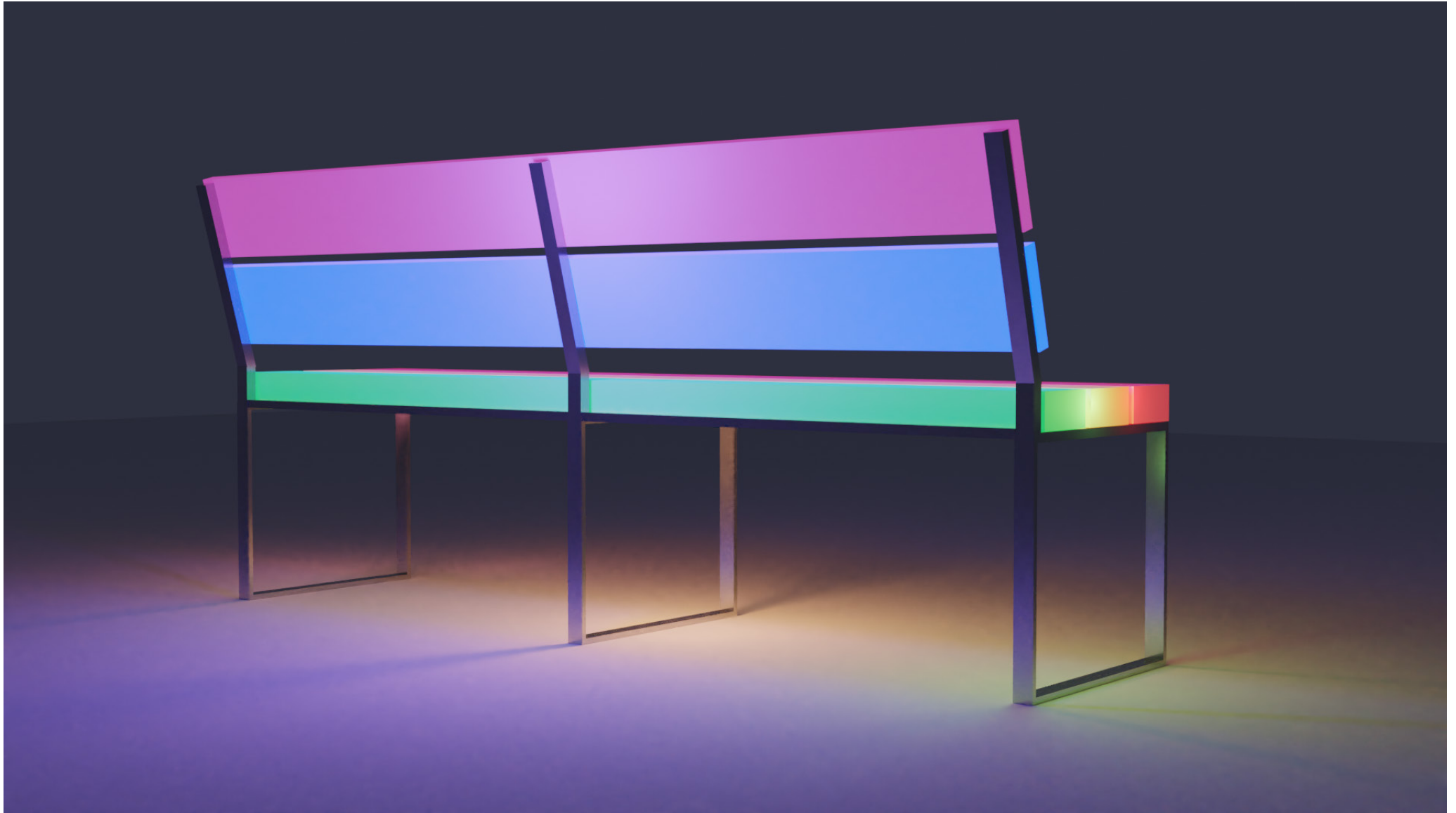


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Infrared Controller



The total wattage is only 40 watts and needs a 110v feed into the left hand edge of the bench.
The bench is 180cm long x 63cm wide and 77cm high.

NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Darryl Walker and Council
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6
VIA EMAIL: dwalker@whiterockcity.ca; communications@whiterockcity.ca

Dear Mayor Walker and Council:

Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment
Request from the City of Surrey – South Campbell Heights

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the area corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. The requested amendment includes: the redesignation of regionally designated “Rural” lands (within a Special Study Area) to “Mixed Employment” (160.8 ha), “Conservation and Recreation” (55.5 ha) and “Agricultural” (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of “Mixed Employment” lands within the Urban Containment Boundary to “Conservation and Recreation” (13.4 ha).

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021”;*
- c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future; and*
- d) direct staff to notify and seek comment from local First Nations on the proposed Metro 2040 amendment.*

48827428

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancover.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Guillermo Ferrero, Chief Administrative Officer, City of White Rock
Greg Newman, Acting Director, Planning and Development, City of White Rock

Encl: Report dated October 8, 2021, titled "*Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights*" (Doc# 47807222)

48827428



To: MVRD Board of Directors

From: Regional Planning Committee

Date: October 8, 2021 Meeting Date: October 29, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights***

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";
 - c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*; and
 - d) direct staff to notify and seek comment from local First Nations on the proposed *Metro 2040* amendment.
-

At its October 8, 2021 meeting, the Regional Planning Committee considered the attached report titled "*Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights*", dated September 20, 2021. The Committee subsequently amended the recommendation as presented above in underline style.

The Committee members expressed support for increasing employment lands, given the shortage in the region as well as the site's location in relation to the goods movement network and the existing Campbell Heights development. In addition, Committee members recognized the Special Study Area overlay for the lands, which indicates contemplated land use change after additional municipal planning work. The Committee members recognized the additional protection of nearly 70 hectares of land adjacent to the Little Campbell River by designating them Conservation / Recreation in *Metro 2040*.

However, four areas of concern were discussed:

- Concern was expressed about the lack of environmental work undertaken to date. Most environmental work is being planned for Phase II of the local planning process, but the proposed land use change is being advanced now without better understanding about how environmental values will be protected, particularly impacts on infiltration and groundwater;
- Concern was expressed that local First Nations, and particularly the Semiahmoo First Nation, had not been engaged regarding the proposal to date;
- Concern was expressed about the broad nature of the Mixed Employment designation and the potential commercial job sprawl and climate impacts this would enable. It was noted that if the intent is to create industrial jobs, that the regional designation proposed should be Industrial, not Mixed Employment; and

- Concern was expressed about the proposal's extension south of 16 Avenue, despite the 2018 MVRD Board response seeking to limit extension of the Urban Containment Boundary to 16 Avenue.

This matter is now before the Board for its consideration.

Attachment

"Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights", dated September 20, 2021

47807222 FINAL



To: Regional Planning Committee

From: James Stiver, Division Manager Growth Management and Transportation and
Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 20, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment
Request from the City of Surrey – South Campbell Heights**

RECOMMENDATION

That the MVRD Board:

- e) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
 - f) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"; and
 - g) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. This is an update to a proposed amendment for the area considered by the MVRD Board in 2018 that was referred back to the City of Surrey for further refinement of the proposal. The requested amendment includes: the redesignation of Rural designated lands (within a Special Study Area) to Mixed Employment (160.8 ha), Conservation and Recreation (55.5 ha) and Agricultural (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of some Mixed Employment lands within the Urban Containment Boundary to Conservation and Recreation (13.4 ha).

Consideration of requested regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, and impacts to the natural environment and climate action. These lands have long been contemplated for land use change, and their Special Study Area overlay highlights that fact. On balance, the requested amendment for South Campbell Heights is supportable based on the evaluation against *Metro 2040's* policy framework.

PURPOSE

This report provides the Regional Planning Committee with the opportunity to review and comment on the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the South Campbell Heights area.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to the regional growth strategy. The proposed amendments are intended to enable approval of the Revised Stage 1

South Campbell Heights Land Use Plan (Reference 1), which was given 3rd reading by Surrey City Council on July 26, 2021. On July 12, 2021, City of Surrey Council initiated *Surrey Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20393* by undertaking 1st and 2nd readings. A municipal public hearing was held on July 26, 2021 and subsequently, at the same meeting, City Council at 3rd reading of *Bylaw No. 20393* passed the following resolution:

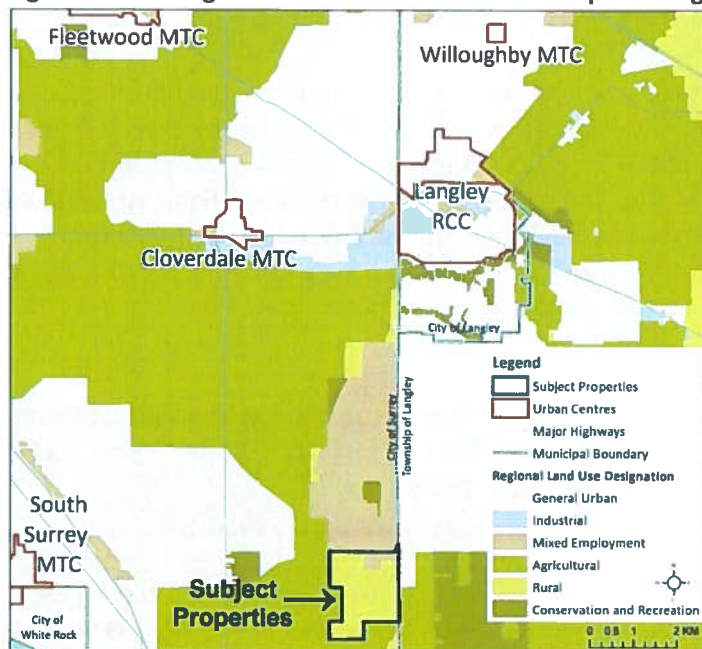
Subject to Council granting third reading to Amendment Bylaw No. 20393, authorize staff to submit a Type 3, Minor Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments as shown in Appendix "IV" and Appendix "V".

On July 30, 2021, Metro Vancouver received a written request (Attachment 1) from the City of Surrey to consider an amendment to *Metro 2040* for the subject area in South Campbell Heights. The requested amendment constitutes a Type 3 minor amendment; this requires adoption of the amending through an affirmative 50%+1 weighted vote of the MVRD Board. Additionally, there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan (OCP) Bylaw will be scheduled following the decision of the MVRD Board on the requested.

SITE CONTEXT

The South Campbell Heights area is located in the southeast area of the City of Surrey adjacent to the municipal boundary with the Township of Langley (Figure 1). The area is characterized by rural development and forested natural areas. The Little Campbell River and its tributaries run diagonally through the area, and large-lot rural residences exist alongside pastures and other small-scale uses such as a kennel and a cemetery. One property is currently being used for agricultural production.

Figure 1 - Sub-Regional Context for the South Campbell Heights Area

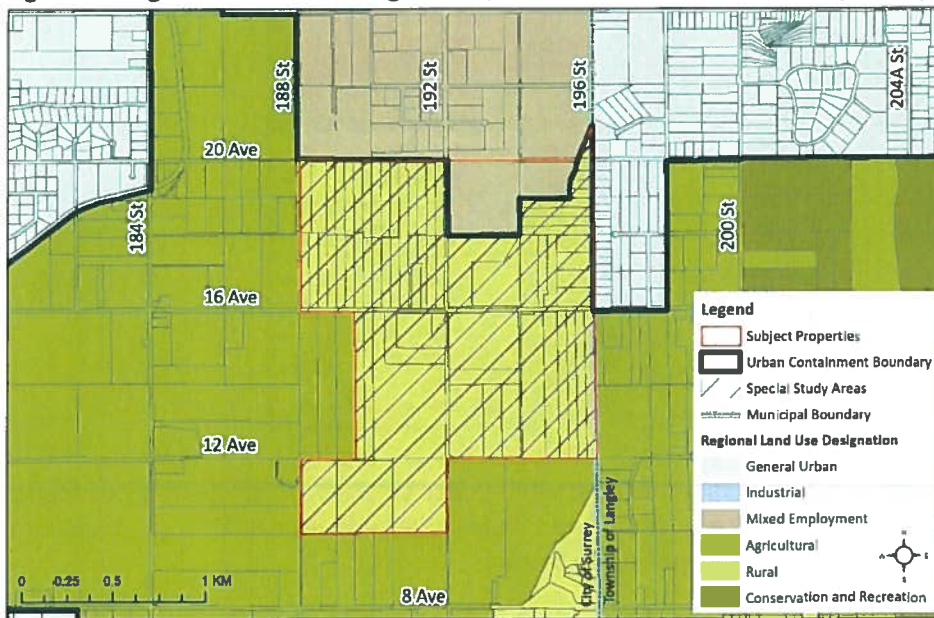


Existing Regional Land Use Designations and Special Study Area

The subject area includes lands currently identified in *Metro 2040* as a Special Study Area. This overlay was established in *Metro 2040* to reflect where, prior to its adoption in 2011, a municipality had expressed intent for future land use changes following further municipal planning work. The Special Study Area overlay does not alter the underlying regional land use designations. All lands in the South Campbell Heights Special Study Area (228.29 ha) are designated Rural in *Metro 2040*, and are located outside the Urban Containment Boundary.

The proposed amendment also includes 13.38 ha of Mixed Employment lands within the Urban Containment Boundary that does not form part of the Special Study Area (Figure 2).

Figure 2 - Regional Land Use Designations, Urban Containment Boundary and Special Study Area



PROPOSED AMENDMENT

The proposed amendment is an update to the City of Surrey's 2018 application that was previously considered by the MVRD Board for the same lands (Reference 2). That application was referred back to the City of Surrey, citing that the extension of the Urban Containment Boundary and redesignation of Rural lands to General Urban (for urban residential development), particularly south of 16 Avenue, were inconsistent with the policy framework in *Metro 2040*.

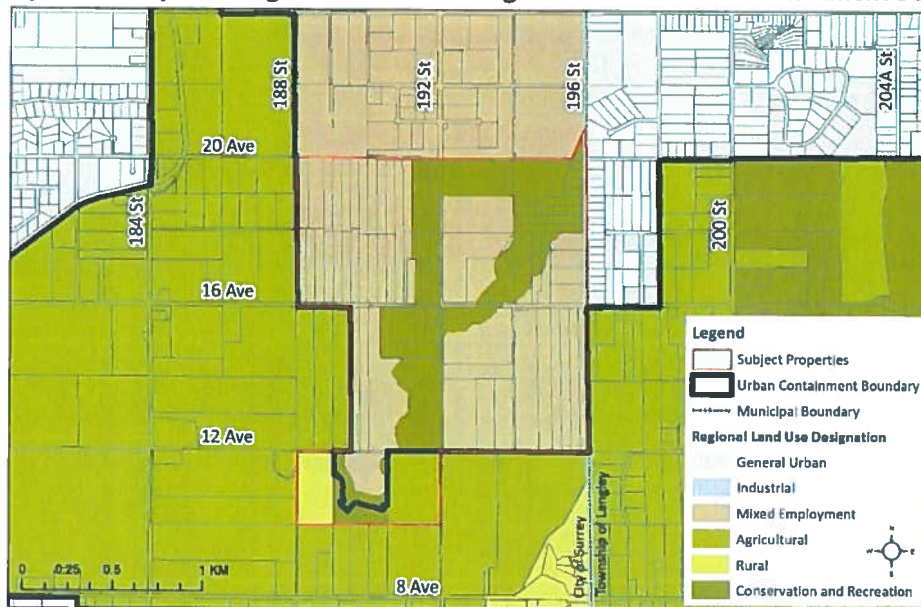
The updated proposal encompasses 72 properties, as depicted below in Figure 3. The amendment seeks to:

- redesignate 13.4 ha from Mixed Employment to Conservation and Recreation within the Urban Containment Boundary;¹
- redesignate a total of 228.4 hectares outside the Urban Containment Boundary and within the Special Study Area from:

¹ There is an adjacent 7.91 ha Mixed Employment parcel within the subject area that is proposed to remain designated as Mixed Employment. No regional land use designation amendment is required.

- i. Rural to Mixed Employment (160.8 ha)
- ii. Rural to Conservation and Recreation (55.5 ha)
- iii. Rural to Agricultural (12.1 ha);
- c) extend the Urban Containment Boundary to include an additional 223.7 hectares; and
- d) remove the Special Study Area designation from the entire South Campbell Heights area.

Figure 3 - Proposed Regional Land Use Designations and Urban Containment Boundary Alignment



The proposed amendment is a Type 3 minor amendment as per sections 6.3.4(b) and (g) of *Metro 2040*. Type 3 minor amendments require an amendment bylaw that receives a 50%+1 weighted vote of the Board at each reading, with no regional public hearing.

REGIONAL PLANNING ANALYSIS

The proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being updated. The assessment focuses on potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

The current proposal updates Surrey's 2018 regional growth strategy amendment request (Reference 1). The 2018 proposed amendment was assessed for alignment with the goals, strategies and objectives of *Metro 2040*. The policy framework, supported amending the Rural lands north of 16 Avenue to Mixed Employment, and protecting ecologically important lands by amending the designation on such lands to Conservation and Recreation. As a result, this report does not re-evaluate those aspects of the proposed amendment.

The main difference between the two applications is that the 2018 application requested that 143 ha be redesignated from a regional land use designation of Rural to General Urban to facilitate urban residential development. The 2021 application seeks instead to redesignate from Rural to Mixed Employment, thereby eliminating the residential component, and focusing on responding to the

region's strong need for industrial and job lands. As a result, the updated request from the City addresses many of the concerns previously noted with respect to introducing new urban residential development in this area. However, the proposed Mixed Employment land uses introduces some additional regional planning issues that have been examined through the *Metro 2040* policy framework below.

GOAL 1: Create a Compact Urban Area - Implications of Expanding the Urban Containment Boundary

Metro Vancouver's analysis of Surrey's 2018 application noted that residential development would increase pressure on nearby Rural lands by signaling potential availability for urban development; there is some risk that Mixed Employment development in the same area could generate similar outcomes. However, given market dynamics of residential comparative to employment development, this pressure will likely be less intensive.

The Urban Containment Boundary (UCB) is intended to be a long term, stable boundary for urban growth in Metro Vancouver. Regional Planning projections and analysis demonstrates that there is sufficient land within it to accommodate future growth in the region over the coming decades. As such, the current policy framework does not generally support its expansion.

However, the subject lands are identified as a Special Study Area in *Metro 2040*. This overlay does not alter the underlying regional land use designation(s), however it does reflect a municipality's intent to seek future land use change following more detailed local planning work. Reflecting this potential for change, the Special Study Area overlay reduces the MVRD Board's voting threshold needed for a proposed amendment to *Metro 2040* on lands outside the UCB and designated Rural, from a 2/3 weighted vote of the Board to a 50%+1 vote; additionally, it also removes the requirement for a regional public hearing.

The UCB is also an essential tool for supporting the efficient provision of urban infrastructure across the region. Regional sewerage and water services and transit expansions are necessitated by realigning the UCB, ultimately requiring increased service levels and costs. If the proposed amendment is adopted, the City of Surrey will need to seek an amendment to the Fraser Sewerage Area (FSA) from the GVS&DD Board; the review of this amendment would be predicated on the technical and financial feasibility and capacity of services. Staff note that the existing Metro Vancouver sewerage infrastructure required to service these lands may not be sufficient; further analysis will need to be undertaken in this regard.

GOAL 2: Protect the Supply of Industrial Land: Regional Need for Employment Lands

The proposed amendment proposes four times as much Mixed Employment designated lands than 2018 application. The City's planning report (Reference 1) cites the constrained supply of industrial lands as a rationale for redevelopment of the South Campbell Heights area. The report specifically addresses the demand for, and availability of, alternative employment lands within the Urban Containment Boundary, estimating that the existing North Campbell Heights employment area will reach its development capacity within seven to nine years. The recently-completed Regional Industrial Lands Strategy documented the extremely limited supply of industrial lands in the region, the consistently strong demand for industrial space, and the few opportunities to add more lands to

the regional market. In many areas, existing industrial lands are also being threatened by conversion to other uses.

The proposal for South Campbell Heights is for a Mixed Employment, not Industrial, regional land use designation, which is an important distinction. While the Mixed Employment designation permits industrial uses, it also permits commercial and other employment-related uses. Staff appreciate the flexibility Surrey would like to retain for land uses in the South Campbell Heights area, and that residential use is not intended. However, an extension of the UCB and use of these lands for Mixed Employment uses does have the potential to attract employment uses away from the City's existing Urban Centres and transit-rich locations. If the amendment is supported, it will be incumbent on the City of Surrey to ensure that the land uses in this area support industry and do not compete with major trip-generating uses that are more appropriately located in Urban Centres, in an effort to reduce auto-oriented "job sprawl." The existing North Campbell Heights business park area is designated Mixed Employment in *Metro 2040*, and primarily supports light industrial uses, with some commercial and other employment uses.

GOAL 3: Protect the Environment and Respond to Climate Change Impacts

A significant land use change for 160 ha of rural lands to more urban forms of development will have ecological impacts. The City has identified ecologically-sensitive locations which it has indicated will be protected through the South Campbell Heights Land Use Plan, providing for a continuous biodiversity hub along the Little Campbell River riparian corridor. As a result of this work, The City is proposing to redesignate 55.52 ha from Rural to Conservation and Recreation to support the protection of this ecological corridor. These lands are being introduced, in part, to provide a buffer function, with stream setbacks that exceed the requirements of The City of Surrey's Zoning Bylaw and riparian area regulations. The proposed Conservation and Recreation designation component totals 86 ha, or 35 percent of the subject area.

Beyond the conservation plans for the Little Campbell River corridor itself, questions remain about broader aquifer protection and potential infiltration into neighbouring communities. The City of Surrey has committed to additional study and monitoring of groundwater impacts through subsequent phases of the South Campbell Heights Land Use Plan.

The City of Surrey's comprehensive Climate Adaptation Strategy sets out progressive policies and initiatives and will help the City anticipate and respond to a changing climate. Any expansion of the UCB will have impacts on the area's resilience to climate change and will contribute to increased greenhouse gas emissions. If the proposed amendment is adopted, the City's future local planning work will need to ensure that the policies of the Strategy are applied to the development of the South Campbell Heights lands; this will support our collective actions in meeting our shared climate targets.

GOAL 5: Support Sustainable Transportation Choices

The 2018 Metro Vancouver report noted that "as the location of the proposed redesignation is adjacent to the existing Campbell Heights industrial area and a major transportation route, it is an appropriate and regionally-strategic location for industrial related development." While the area is accessible by two truck routes and the Major Road Network, most roads in the area are two-lane roads, with a rural cross-section, that have the potential of not accommodating the additional

commercial vehicles/traffic; in addition, the road network south of 16 Avenue is incomplete and fragmented. Future road upgrades by the City will likely be necessary to accommodate the increases in commercial truck traffic.

If the regional land use designation amendment is adopted, pressure will increase to expand transit service beyond what is contemplated in the current TransLink Investment Plan for the area. This creates challenges from a transit service design and fare recovery perspective, particularly due to South Campbell Heights' outlying location and limited street connectivity.

The area is strategically located from a goods movement and jobs perspective. South Campbell Heights is proximate to the United States border and adjacent to an existing Mixed Employment area; it connects with the regional truck route network and Major Road Network; and it would serve job markets in both South Surrey and Langley.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for its meeting of September 27, 2021. The City of Surrey presented the application, and RPAC members were able to ask questions and discuss. RPAC received the report for information.

AMENDING METRO 2040 AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations, which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands.

In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within a Special Study Area or within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;

- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021”; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
2. That the MVRD Board decline the proposed amendments for South Campbell Heights and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 3).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board’s decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan (Reference 1). The plan includes the redesignation of 228.39 hectares of Rural designated lands outside the Urban Containment Boundary (within a Special Study Area) to Mixed Employment (160.77 ha), Conservation and Recreation (55.52 ha) and Agricultural (12.1 ha). It also includes the redesignation of 13.38 ha of Mixed Employment lands, within the Urban Containment Boundary, to Conservation and Recreation.

The proposed amendment aligns with the *Metro 2040* policy framework in the following ways:

- The extension of the Urban Containment Boundary can be supported by a demonstrated land need as there are few alternative employment lands available within the UCB;
- The subject area will provide jobs and expand the supply of much-needed employment-generating lands in the region;
- Given planned land use change in this area, environmental impacts have been largely addressed through the designation of Conservation and Recreation lands including buffer areas around the Little Campbell River and its tributaries; and
- The area is strategically located from a goods movement and trade perspective.

It should be noted that passenger transportation will be a challenge, particularly given the current lack of transit service, bikeways and pedestrian facilities. Further work will need to be undertaken in an effort to resolve these issues. This is also a significant addition to the Urban Containment Boundary, which has significant servicing impacts. These will not be as substantial as if the land use contemplated was residential, however the City of Surrey will need to apply to the GVS&DD for inclusion in the Fraser Sewerage Area, and there remains uncertainty as to the capacity of the current sewerage infrastructure to accommodate this planned use. And, there are significant environmental impacts when this scale of land use change is occurring, despite mitigating efforts.

Consideration of proposed regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much-needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, impacts to the natural environment and climate action. On balance, the requested amendment for South Campbell Heights is supportable based on the above analysis of *Metro 2040's* policy framework. Staff recommend Alternative 1.

Attachments (47807423)

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021

References

1. [City of Surrey Corporate Report, dated July 8, 2021 \(No. R147\): Revised South Campbell Heights Land Use Plan](#)
2. [Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights](#). MVRD Board Regular Meeting, May 25, 2018
3. [Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy](#)

47807222

July 30, 2021

File: 3900-20-18020 (OCP)
6520-20 (South Campbell Heights)

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing several Official Community Plan ("OCP") amendments that also require amendments to the Metro Vancouver Regional Growth Strategy ("RGS") prior to final adoption for the following areas:

1. Revised South Campbell Heights Land Use Plan
2. South Campbell Heights Agricultural Land Reserve ("ALR") Inclusion Property

Although these are two separate processes, they are included together in this RGS amendment application.

Background

On July 24, 2017, Surrey Council endorsed Stage 1 of the South Campbell Heights Land Use Plan ("the Plan") following a comprehensive land use planning process. Following Stage 1 approval of the Plan, Council also granted third reading to the necessary OCP amendments and bylaw readings that were consistent with the Stage 1 Plan. On January 16, 2018, the City submitted a request to Metro Vancouver to amend the RGS to accommodate the land uses proposed in the Plan.

The 2017 application proposed the Rural "Special Study Area" designation (235 hectares) within the Plan area to be amended to General Urban (143 hectares), Mixed Employment (37 hectares), and Conservation and Recreation (55 hectares). These changes necessitated an expansion of the regional Urban Containment Boundary ("UCB") which outlines the catchment for regional utility servicing. It also proposed land use amendments within the existing UCB, including 16.4 hectares from Mixed Employment to Conservation and 6.0 hectares from Mixed Employment to General Urban.

On April 20, 2018, the Metro Vancouver Regional Planning Committee ("RPC") received a report from Metro Vancouver staff titled "Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment from the City of Surrey - South Campbell Heights." The report indicated support for proposed amendments to redesignate lands to Mixed Employment, Conservation and Recreation, and Agricultural because these were generally consistent with the provisions of Metro 2040; however, for the portion of the proposed amendment that was seeking to extend the UCB and redesignate 143 hectares from Rural to General Urban for urban residential development, there was not the required support. The report indicated that this component of the request was inconsistent with Metro 2040 and recommended that the entire amendment application be referred back to the City to consider an alternate amendment.

At the May 25, 2018 Metro Vancouver Board meeting, the Board approved the RPC recommendations and referred the RGS amendment application back to the City to consider alternatives.

In response to the amendment application being referred back to the City, staff liaised with Metro Vancouver staff and employment lands stakeholders in Surrey to prepare a revised Stage 1 South Campbell Heights Land Use Plan that better responds to regional concerns.

On July 12, 2021 at the Regular Council - Public Hearing Meeting, Surrey Council approved recommendations in the report titled, "Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments" (Attachment "1"). This included approval of the revised Stage 1 Land Use Plan, resolutions to give first and second readings to the required OCP bylaw amendments, and instructions to the City Clerk to set a date for public hearing (Attachment "2").

On July 26, 2021, at Regular Council - Public Hearing Meeting, Surrey Council passed a resolution to give third reading to the proposed Surrey OCP bylaw amendments and endorsed referring an application to Metro Vancouver to support amendments to the RGS (Attachment "3"). These amendments include adjustments to the UCB, removal of the entire Special Study Area, and amendments to the Regional Land Use Designations from Rural and Mixed Employment to Conservation Recreation, Mixed Employment, and Agriculture.

Revised South Campbell Heights Local Area Plan

The Plan has been revised in consideration of the region's constrained industrial land supply and Metro Vancouver's previous refer back of Surrey's initial RGS amendment. The revised Plan focuses on creating more employment opportunities by increasing the inventory of regional employment lands. Residential uses have been removed from the revised Plan. The proposed UCB extension has been modified to only contain lands north of the southernmost reach of the Little Campbell River in this area. These proposed changes to the Plan better align with RGS goals.

Surrey is a significant contributor to regional industrial growth and holds a significant portion of the region's vacant industrial land; however, across the region the demand for industrial land continues to outpace supply. In the absence of additional land to meet continued demand, the region is anticipated to absorb all effective supply sometime between 2028 and 2035.

The proposed South Campbell Heights Plan will help address the industrial land supply and provide opportunities to accommodate both new industrial businesses and those businesses that are seeking to expand their operations. Given applicable lot sizes, the Plan has advantage for uses that require larger parcels with the necessary access to services and transportation infrastructure. It is important for the City and the region to remain open for business and to provide opportunity for businesses seeking to relocate or expand operations.

The following RGS amendments are proposed:

- Amend the RGS Land Use Designations for the South Campbell Heights Land Use Plan from 227.3 hectares of Rural and 22.4 hectares of Mixed Employment to 80.6 hectares of Conservation and Recreation and 169.1 hectares of Mixed Employment (as shown in Attachment "4").
- Remove the entire 247 hectares of regional Special Study Area Overlay for all areas of South Campbell Heights.
- Amend the RGS to extend the UCB by 223.7 hectares (as shown in Attachment "5"). to support the proposed land uses within the South Campbell Heights Land Use Plan

South Campbell Heights Agricultural Land Reserve Inclusion Property

In a separate process from the preparation of the South Campbell Heights Local Area Plan, an application to include land into the Agricultural Land Reserve ("ALR") was approved by the Agricultural Land Commission ("ALC") for the property shown in Attachment "6". In order to be consistent with that ALC decision, the Regional Land Use Designation is recommended to be adjusted from Rural to Agricultural as a housekeeping amendment.

Conclusion

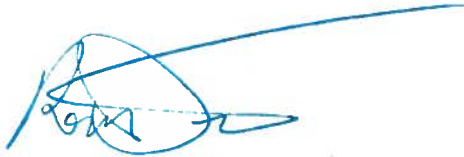
The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to:

- extend the Urban Containment Boundary;
- remove Surrey's Special Study Area; and
- amend Regional Land Use Designations from Rural and Mixed Employment to Mixed Employment, Conservation Recreation, and Agricultural (as shown in Attachments "4" and "5").

The ALC has already approved the inclusion of the property shown in Attachment "6" into the ALR and is, therefore, simply a housekeeping measure to ensure the RGS is consistent with the existing designations.

Should Metro Vancouver staff require any additional information regarding this application, please contact Patrick Klassen, Community Planning Manager, at 604-598-5858 or at pklassen@surrey.ca.

Sincerely,

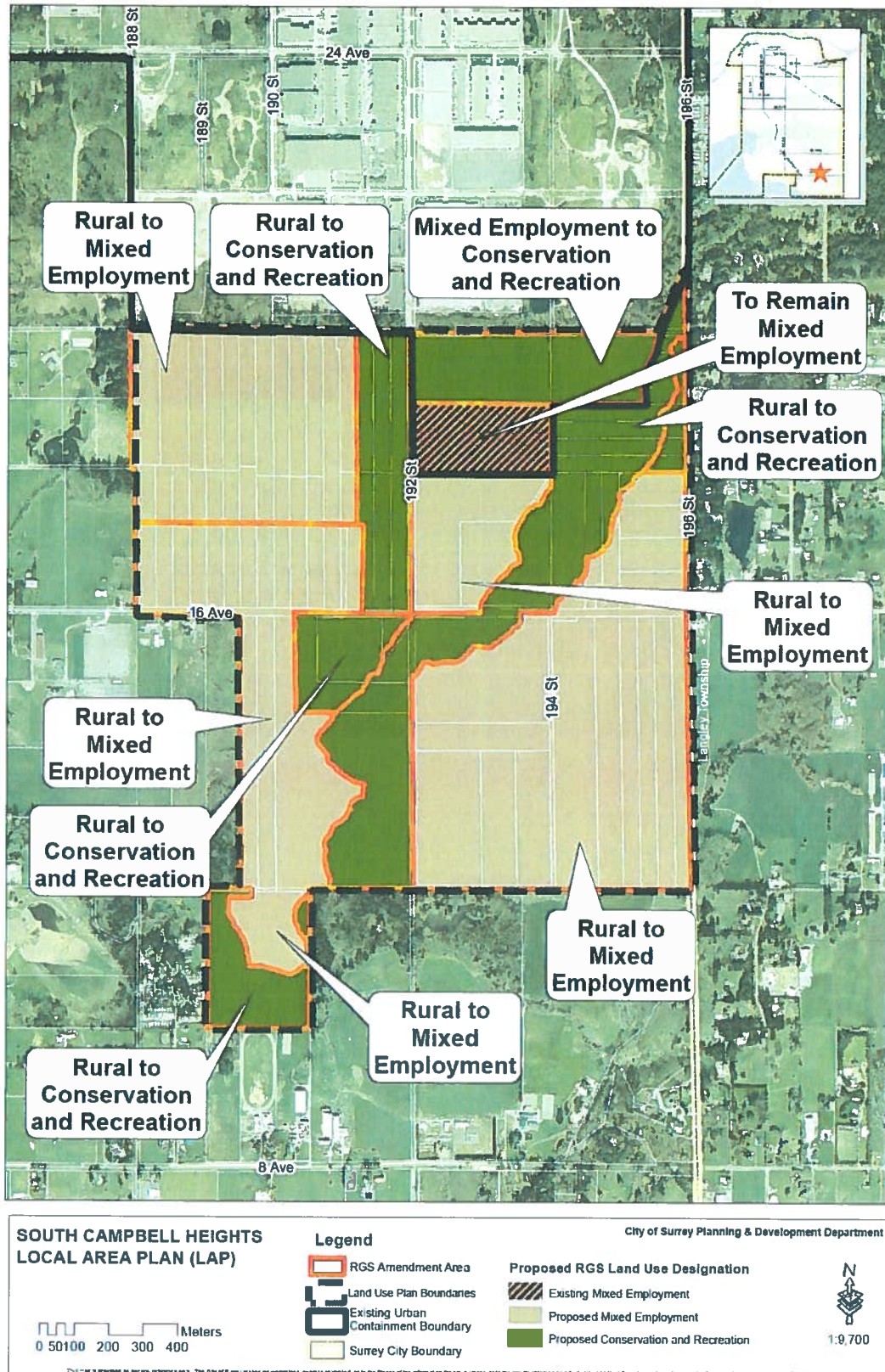


Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

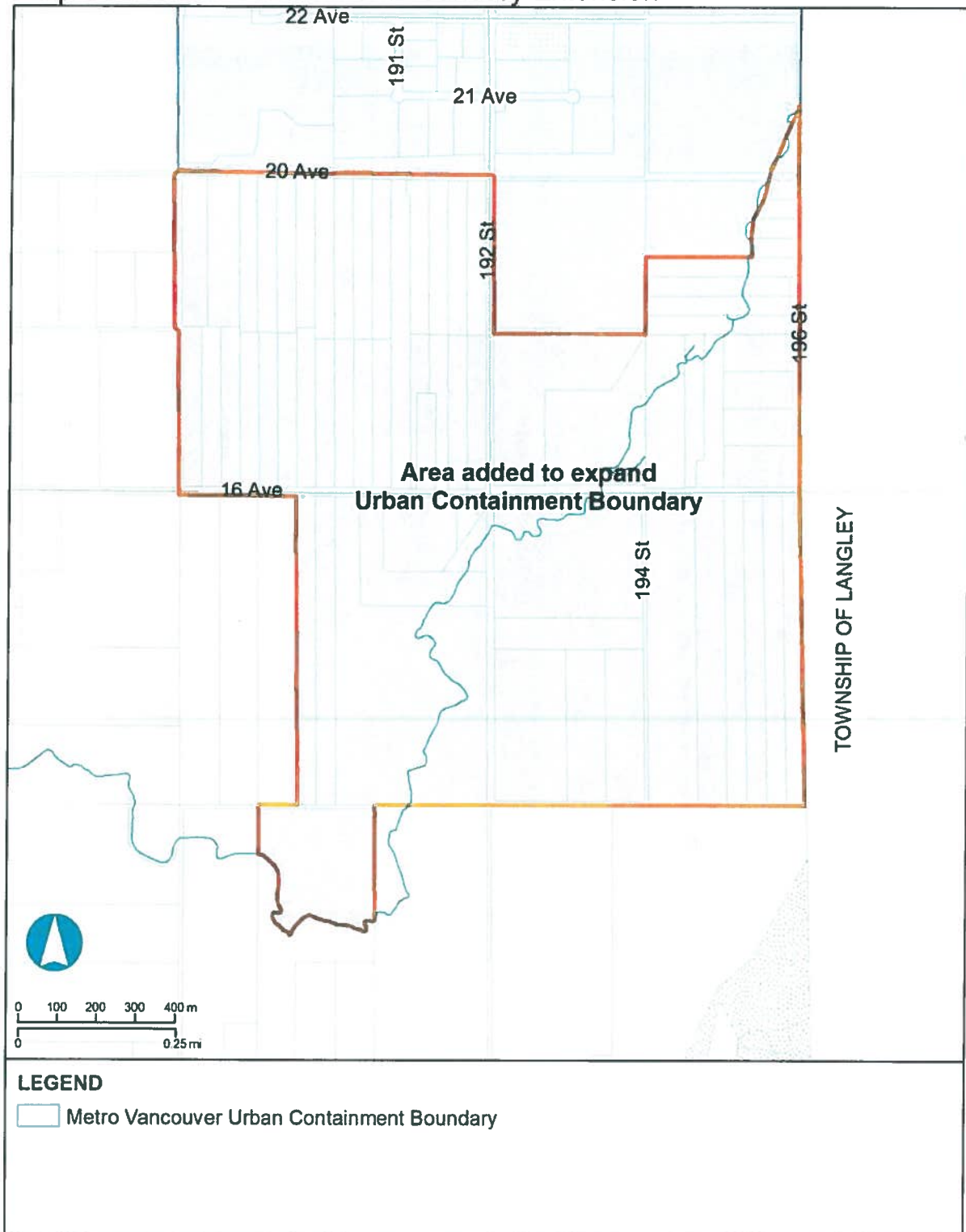
Cc Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Sean Galloway, Director, Regional Planning, Metro Vancouver
James Stiver, Manager, Growth Management and Transportation
Mark Seinen, Senior Planner, Metro Vancouver
Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Patrick Klassen, Community Planning Manager, Planning & Development, City of Surrey
Markus Kischnick, Community Planner, Planning & Development, City of Surrey
Yonatan Yohannes, Manager, Utilities, Engineering, City of Surrey

Attachment "1"	Corporate Report - "Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments"
Attachment "2"	Council Resolutions - July 12, 2021 Regular Council - Public Hearing Meeting
Attachment "3"	Council Resolutions - July 26, 2021 Regular Council - Public Hearing Meeting
Attachment "4"	Proposed RGS Land Use Designation Amendments
Attachment "5"	Proposed UCB Extension
Attachment "6"	South Campbell Heights ALR Inclusion Property

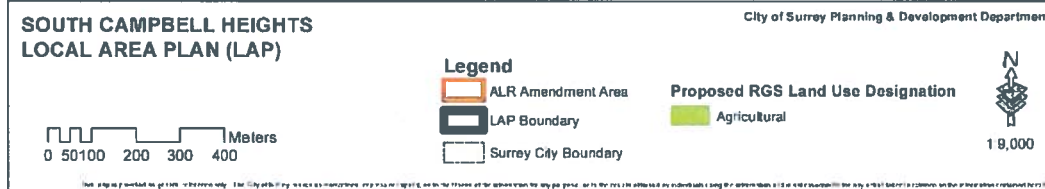
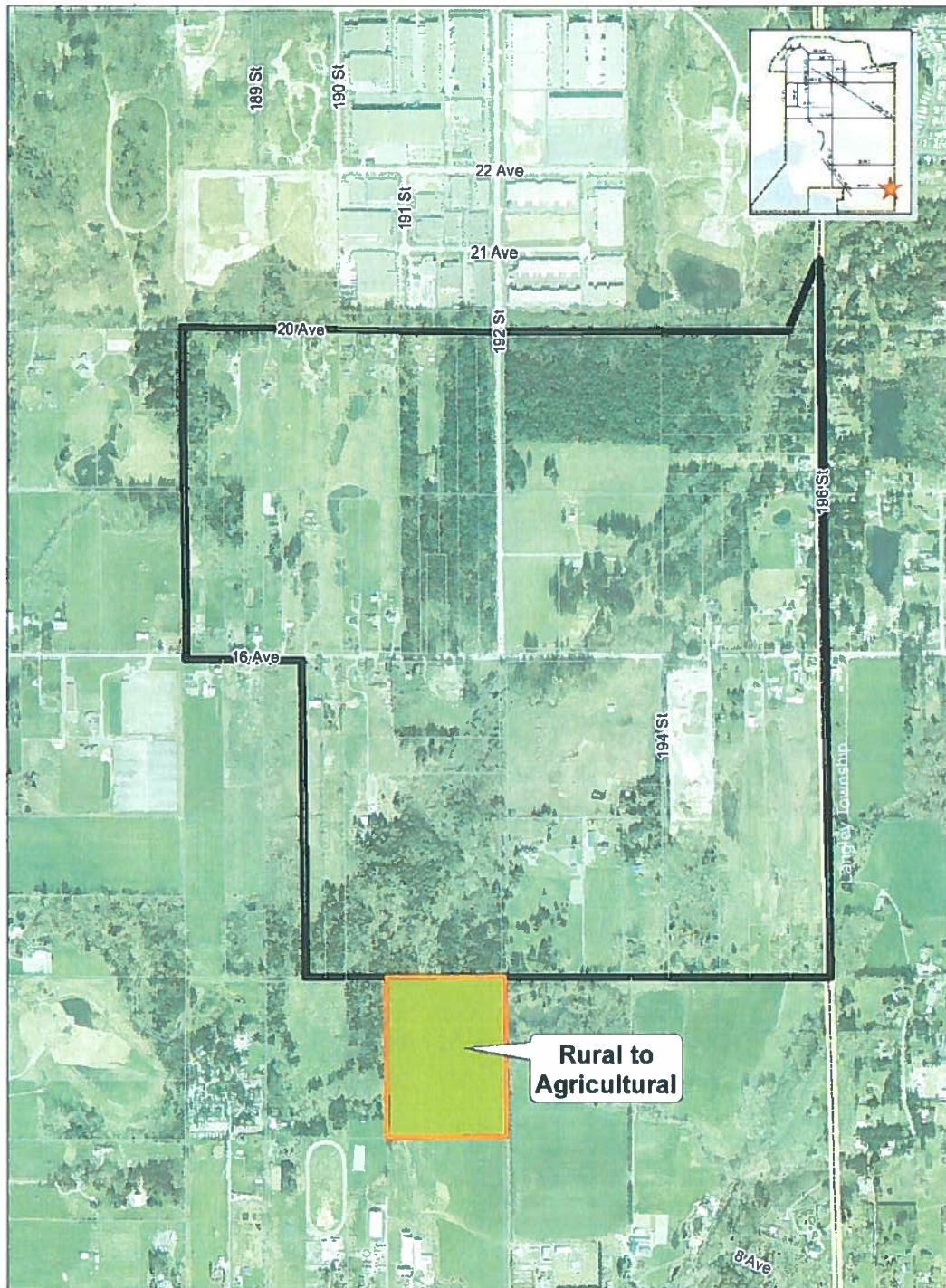
Proposed RGS Land Use Designation Amendments



Proposed Urban Containment Boundary Extension



South Campbell Heights ALR Inclusion Property



**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1328, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy
Bylaw Number 1136, 2010"**

WHEREAS:

- A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:
 - a) re-designating portions of the subject properties from 'Rural' to 'Mixed Employment', re-designating portions of the subject properties from 'Rural' to 'Conservation and Recreation', re-designating portions of the subject properties from 'Rural' to 'Agricultural', re-designating portions of the subject properties from 'Mixed Employment' to 'Conservation and Recreation', removing the Special Study Area, and adjusting the Urban Containment Boundary, as shown in Schedule "A"; and
 - b) the official regional land use designation maps numbered 2, 3, 4, 5, 6, 7, 8, 9, 11, and 12 are revised to record the changes in regional land use designation, removal of the Special Study Area, and adjustments to the Urban Containment Boundary, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021*". This bylaw may be cited as "*Regional Growth Strategy Amendment Bylaw No. 1328, 2021*".

Schedules

3. The following Schedules are attached to and form part of this bylaw:
Schedule "A"; and
Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

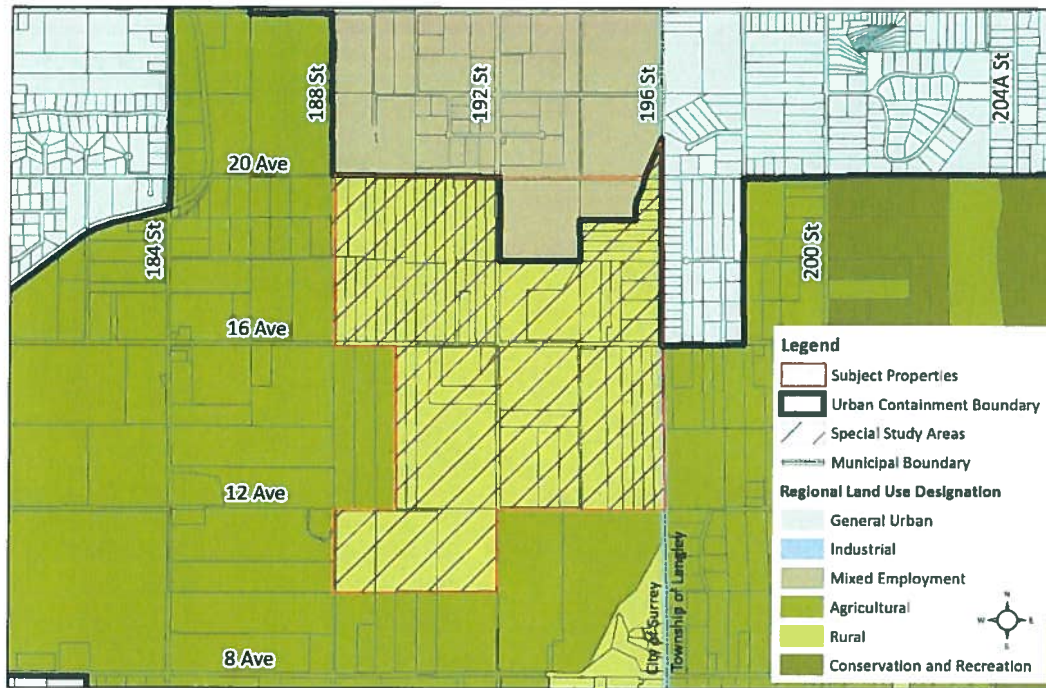
Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

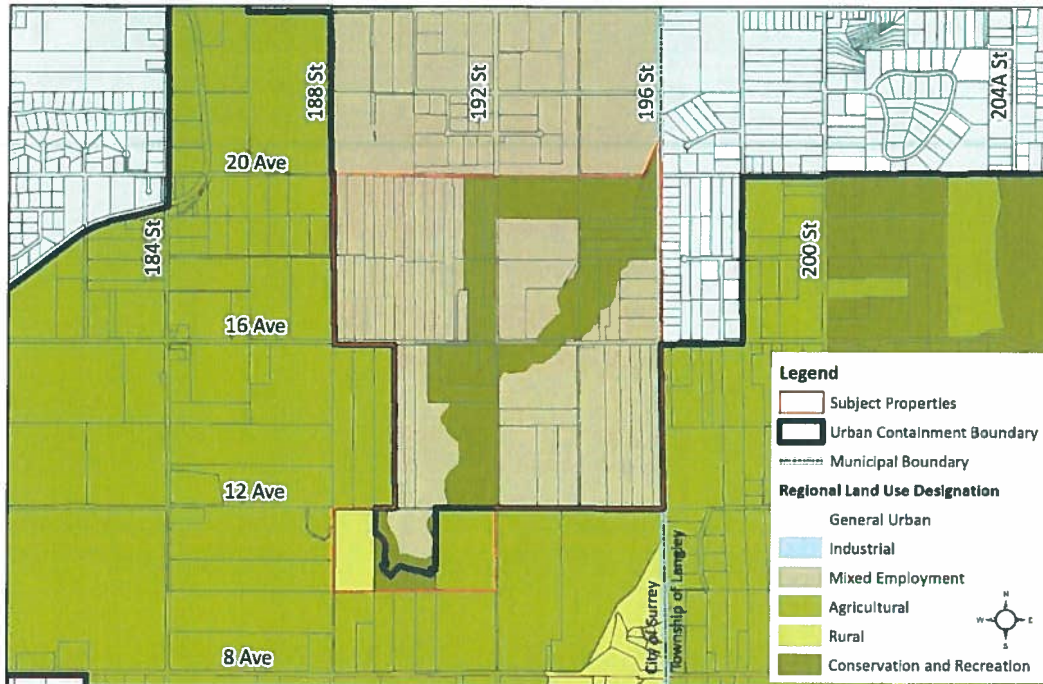
Chris Plagnol, Corporate Officer

Schedule A

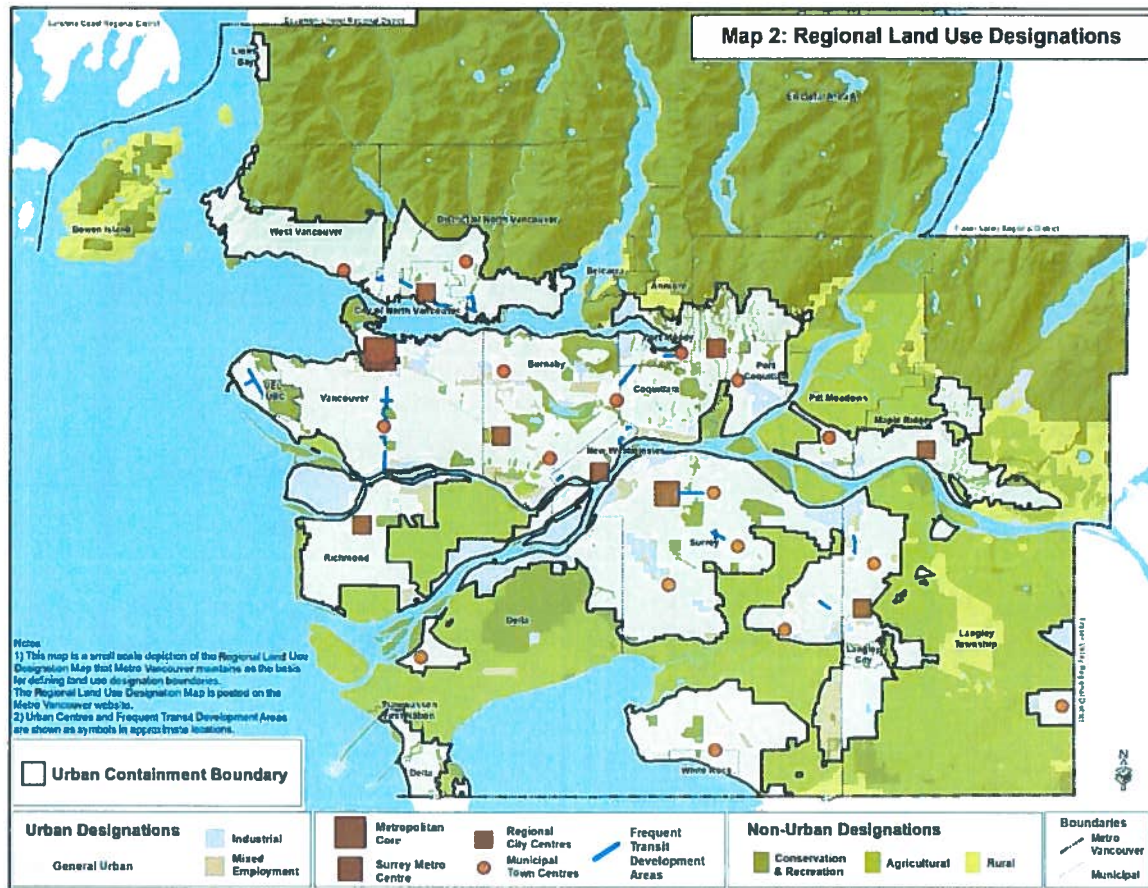
Prior to Amendment



Post Amendment

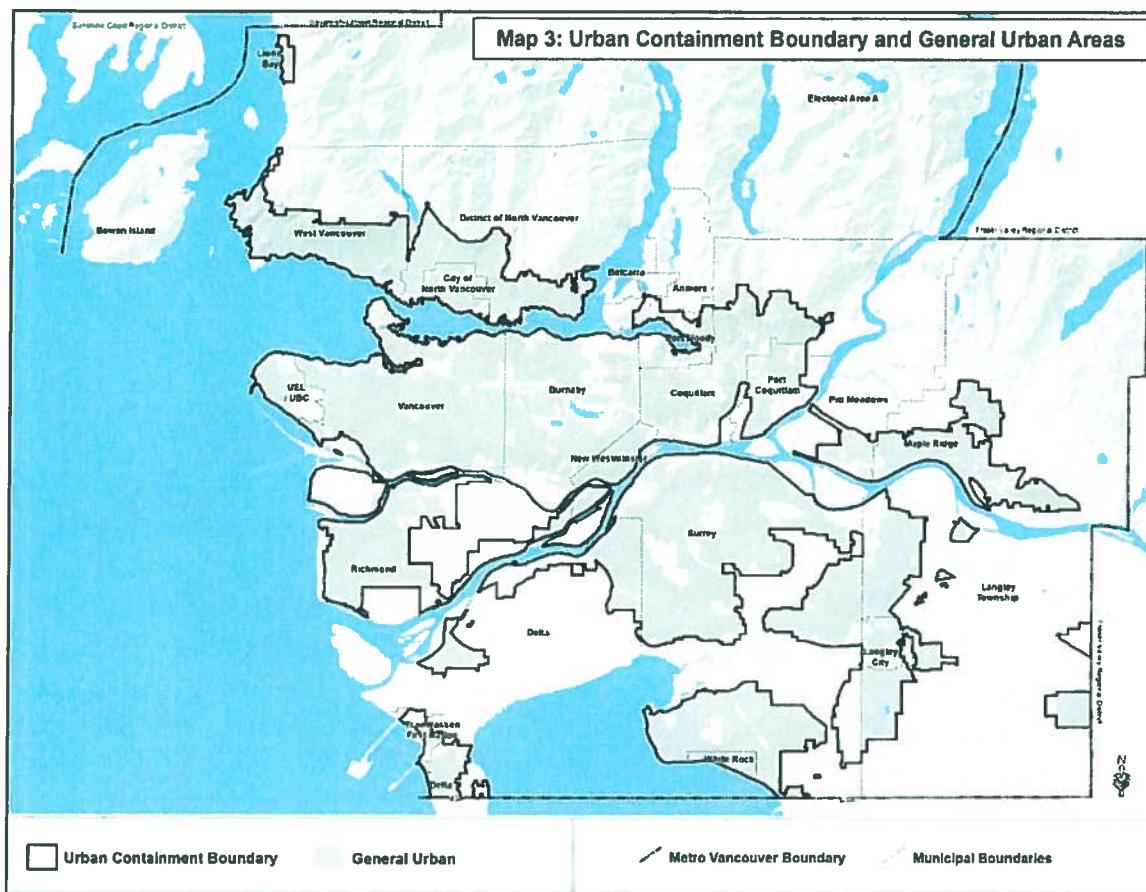


Map 2: Regional Land Use Designations



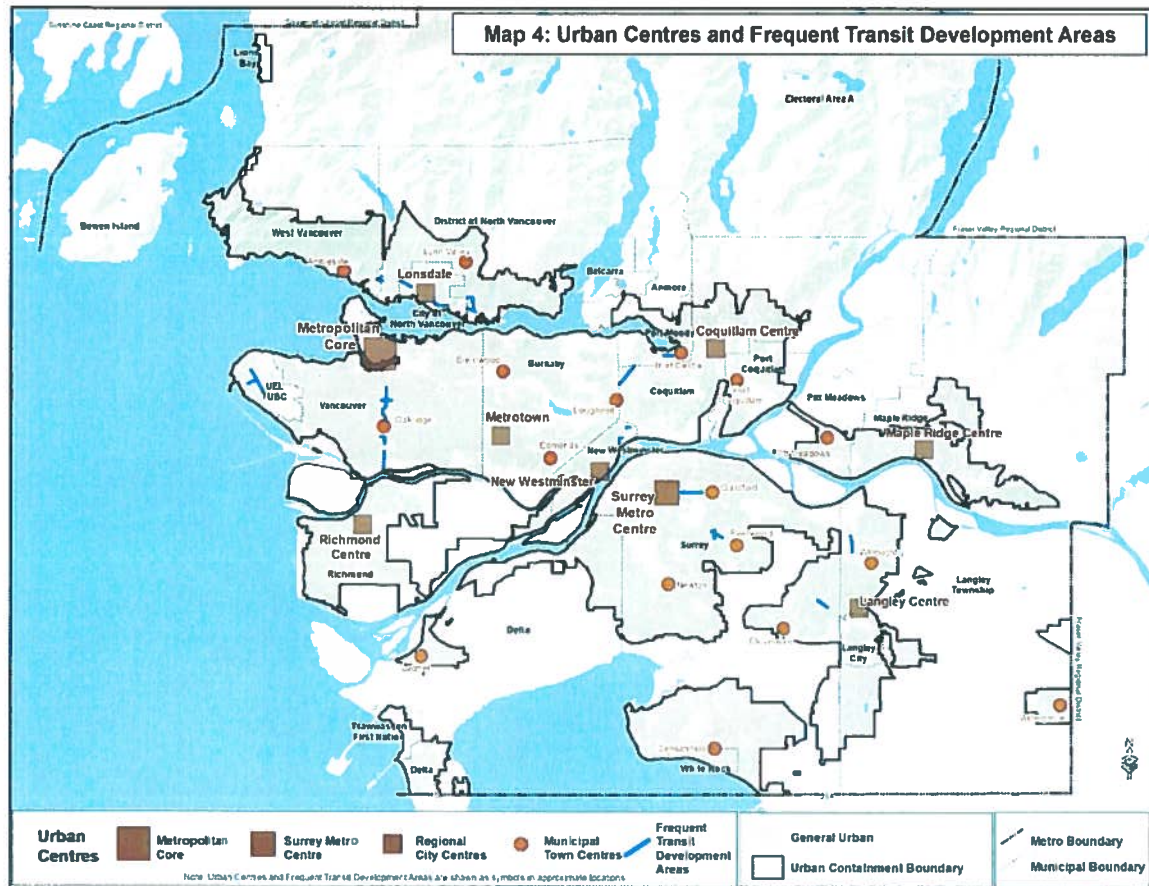
Schedule B

Map 3: Urban Containment Boundary and General Urban Areas



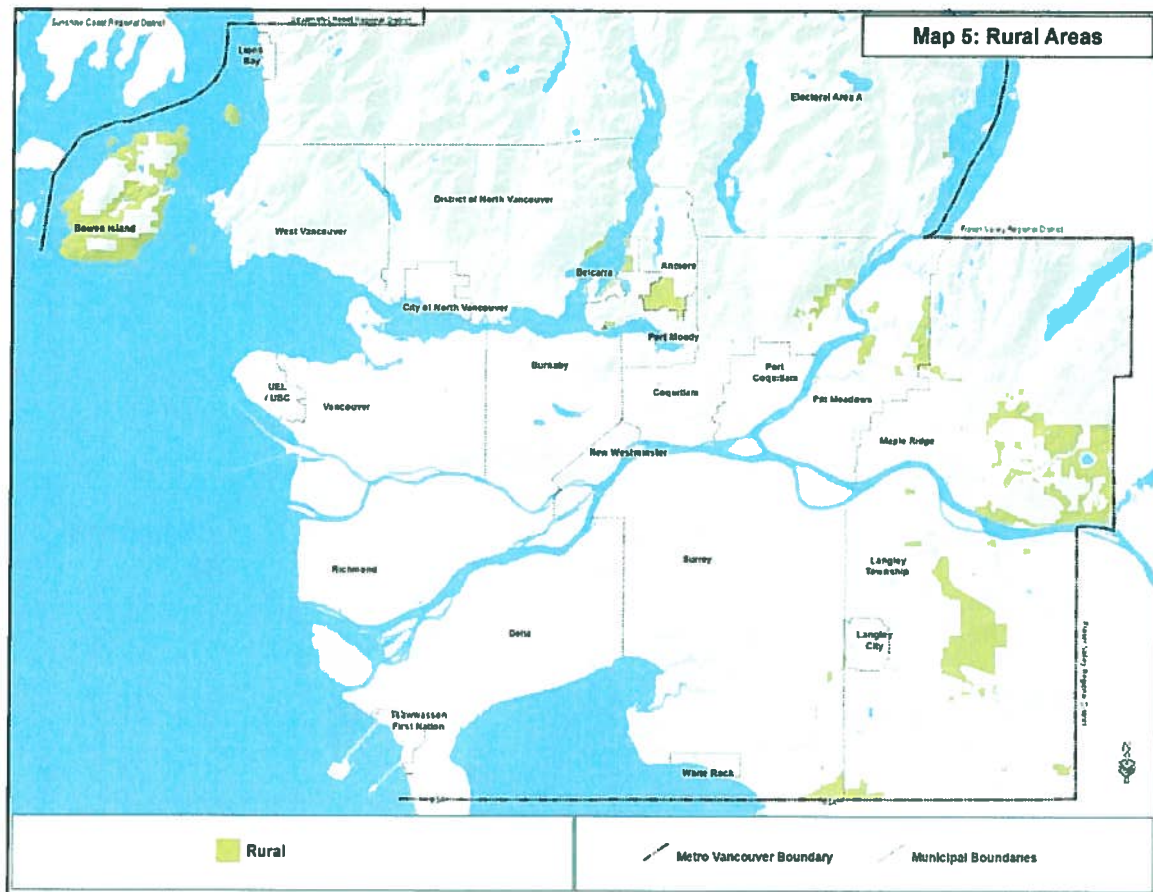
Schedule B

Map 4: Urban Centres and Frequent Transit Development Areas



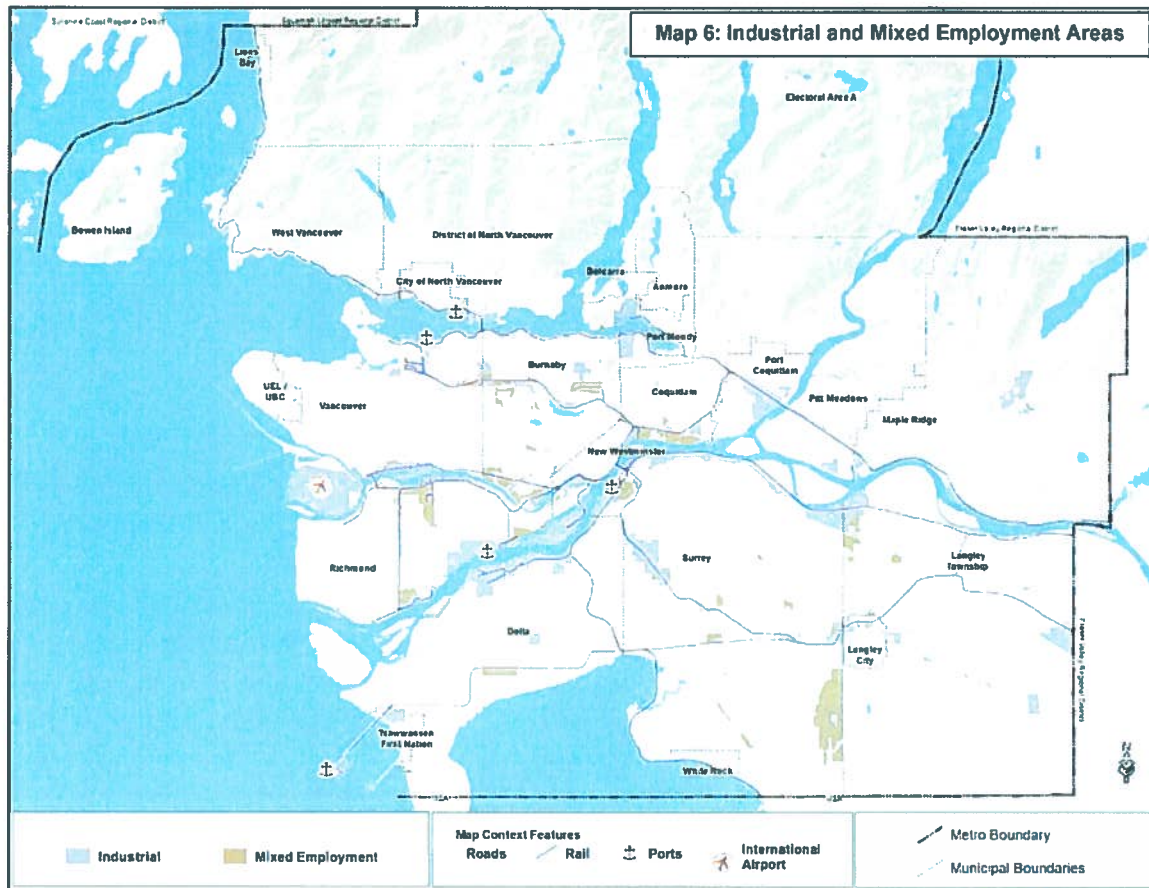
Schedule B

Map 5: Rural Areas



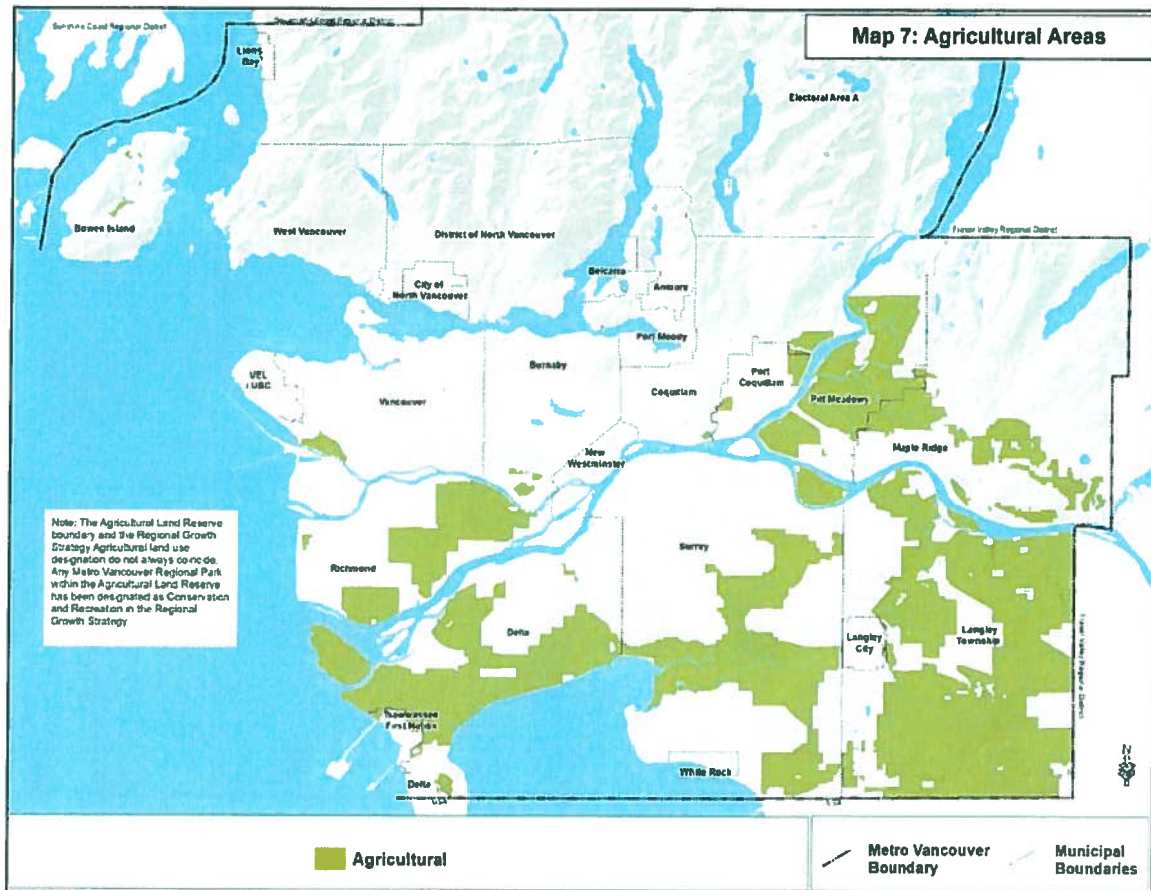
Schedule B

Map 6: Industrial and Mixed Employment Areas

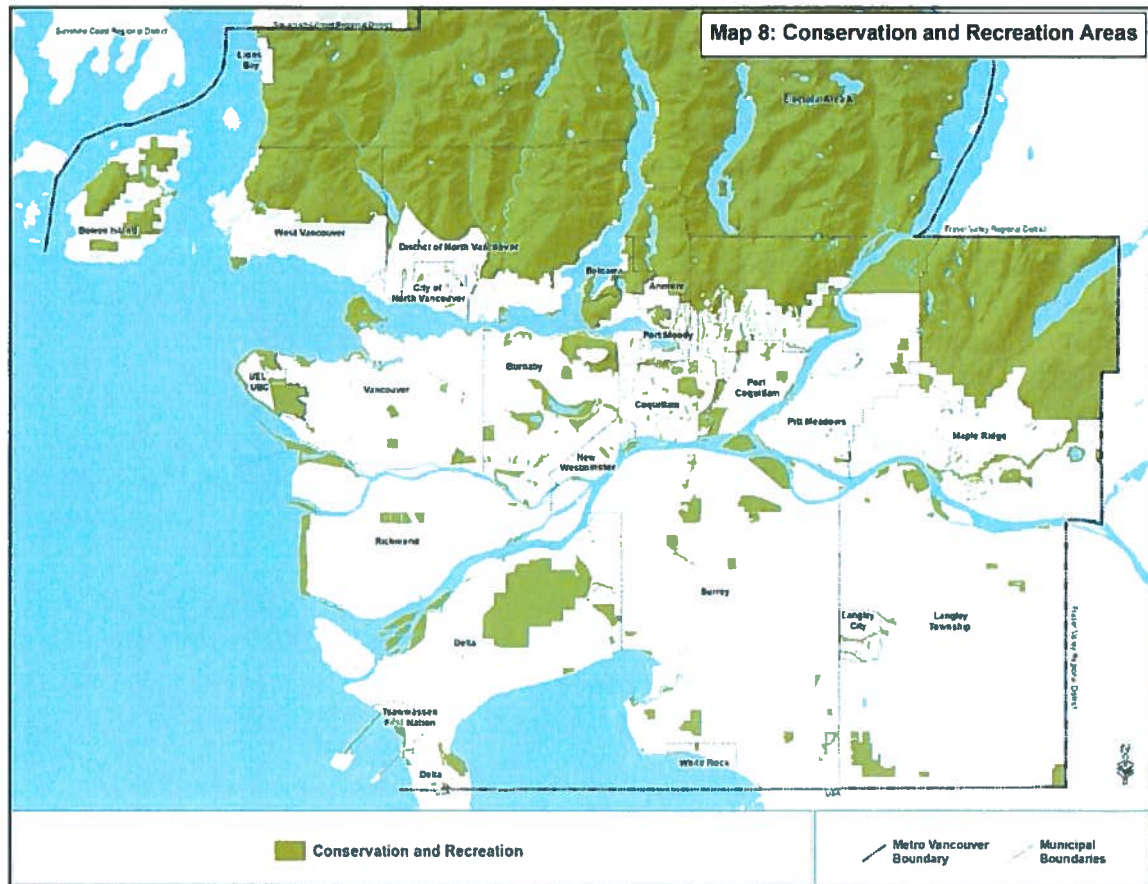


Schedule B

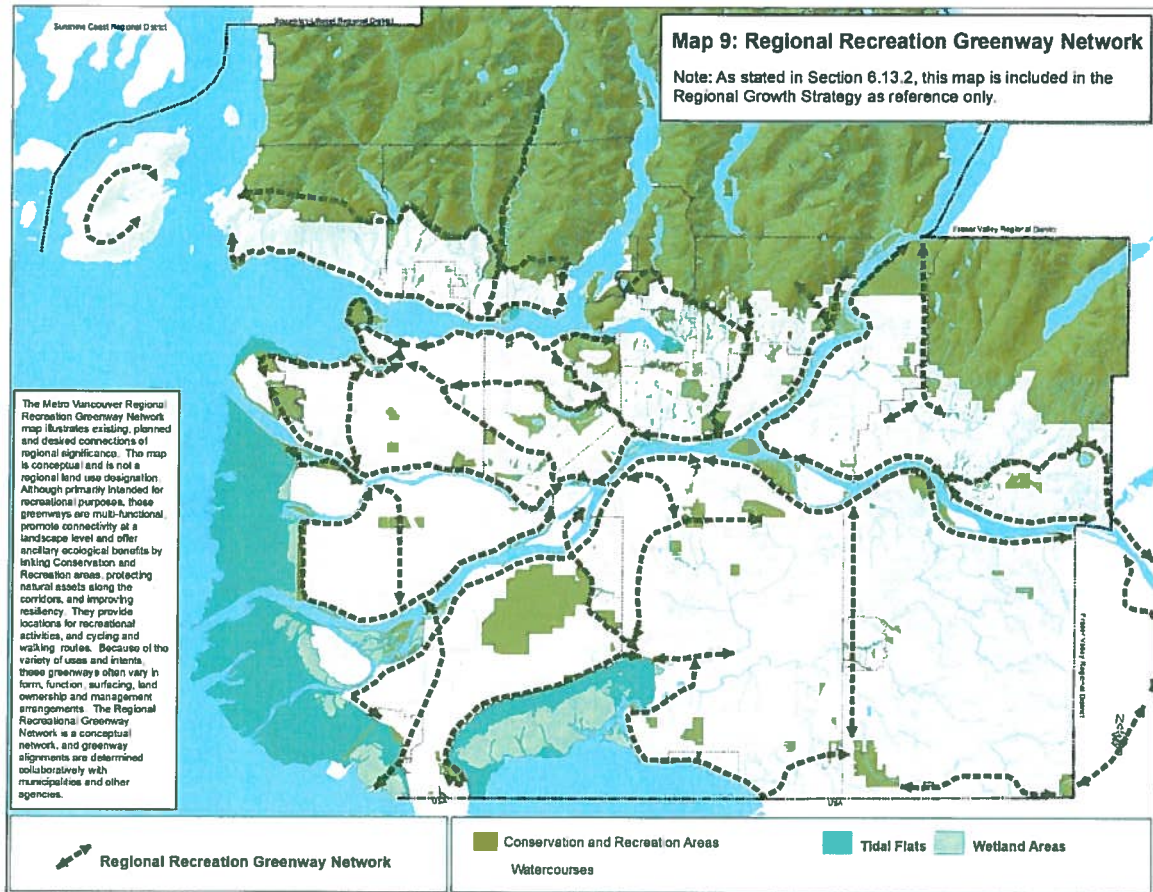
Map 7: Agricultural Areas



Map 8: Conservation and Recreation Areas

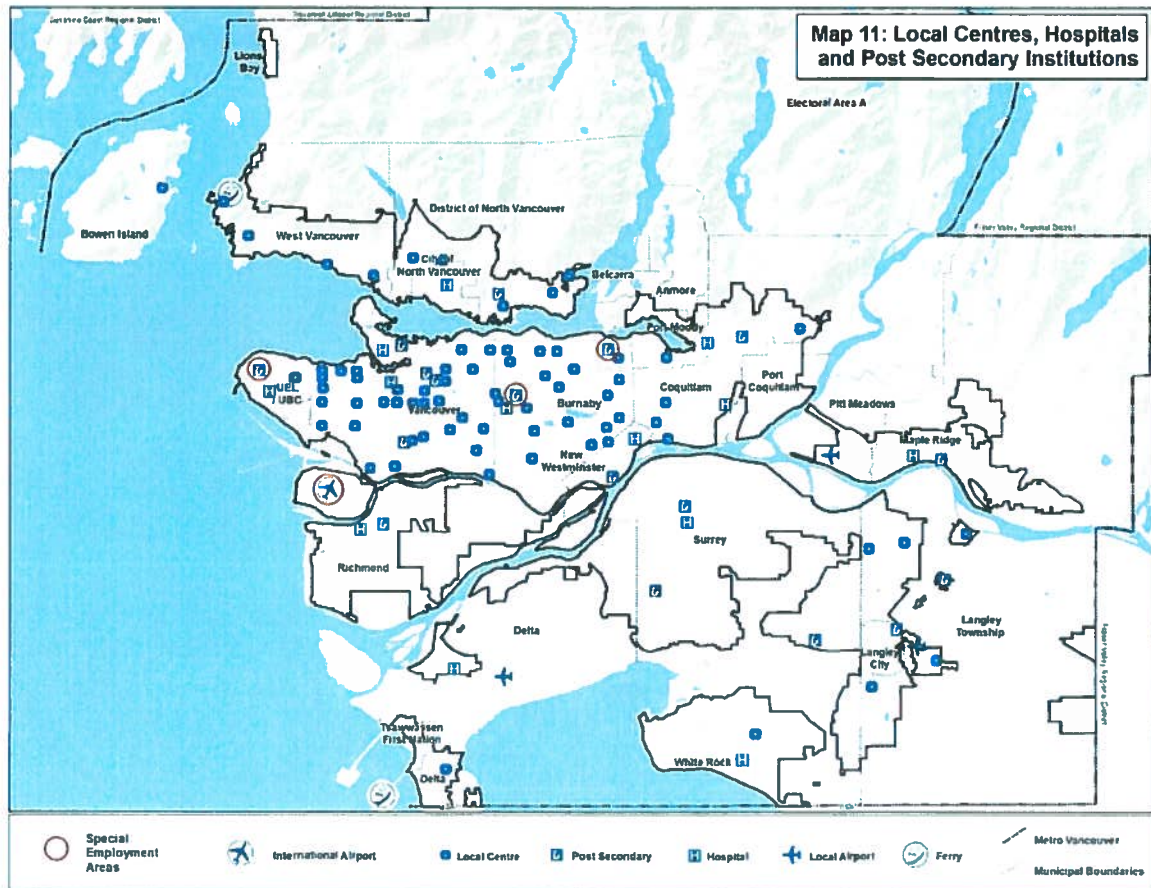


Map 9: Regional Recreation Greenway Network



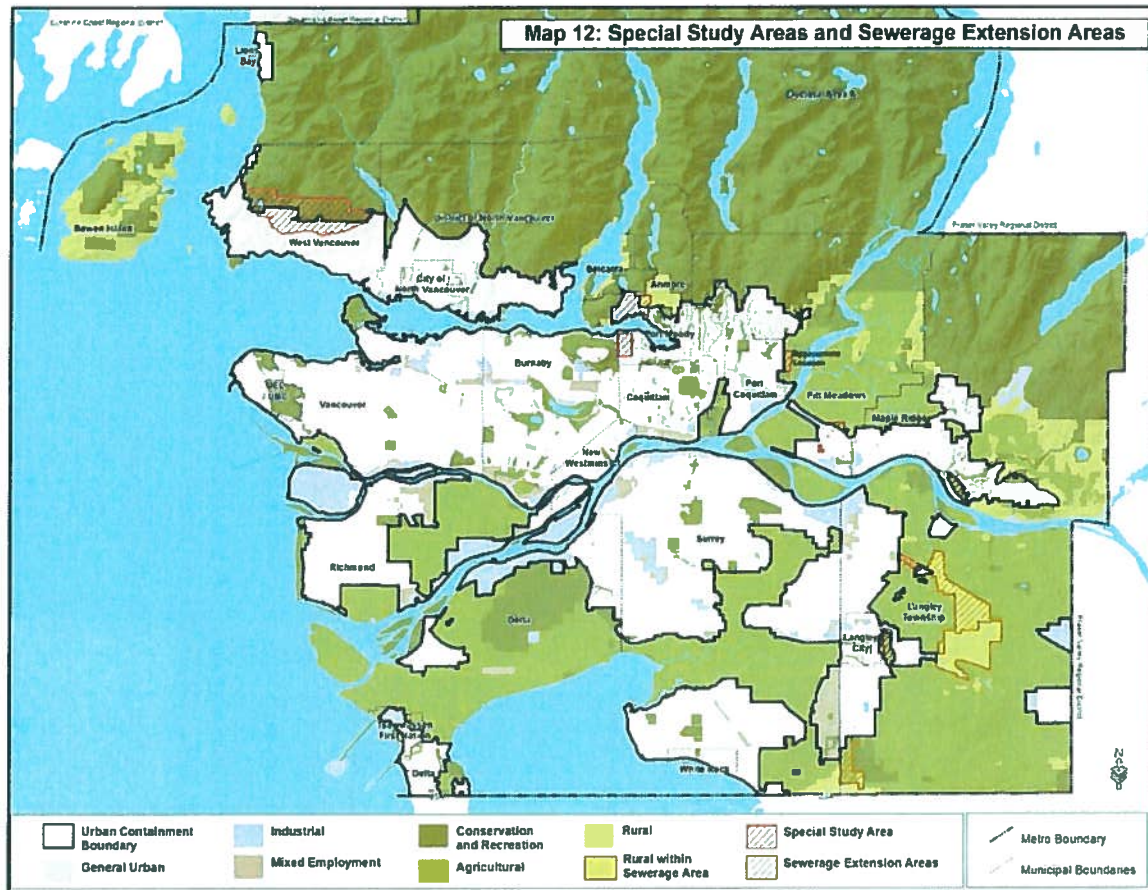
Schedule B

Map 11: Local Centres, Hospitals and Post-Secondary Institutions



Schedule B

Map 12: Special Study Areas and Sewerage Extension Areas



NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Darryl Walker and Council
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6
VIA EMAIL: dwalker@whiterockcity.ca; communications@whiterockcity.ca

Dear Mayor Walker and Council:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – 228 175A Street

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of “Mixed Employment” to “General Urban” to allow for proposed medium-density residential and commercial uses and an assisted living facility.

At its October 29, 2021 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolutions:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021”; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

48827225

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. No regional public hearing is required. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancover.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Guillermo Ferrero, Chief Administrative Officer, City of White Rock
Greg Newman, Acting Director, Planning and Development, City of White Rock

Encl: Report dated September 27, 2021, titled "*Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – 228 175A Street*" (Doc# 47816118)

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 27, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – 228 175A Street**

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of Mixed Employment to General Urban to allow for proposed medium-density residential and commercial uses and an assisted living facility.

The proposed amendment supports *Metro 2040* in several respects and provides needed jobs and housing. It is not anticipated to lead to further applications, as the site is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management (TDM) programs.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 30, 2021, Metro Vancouver received a written request from the City of Surrey to consider a *Metro 2040* amendment for the subject site (Attachment 1). The proposed amendment constitutes a Type 3 minor amendment requiring an amendment bylaw to *Metro 2040* that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan

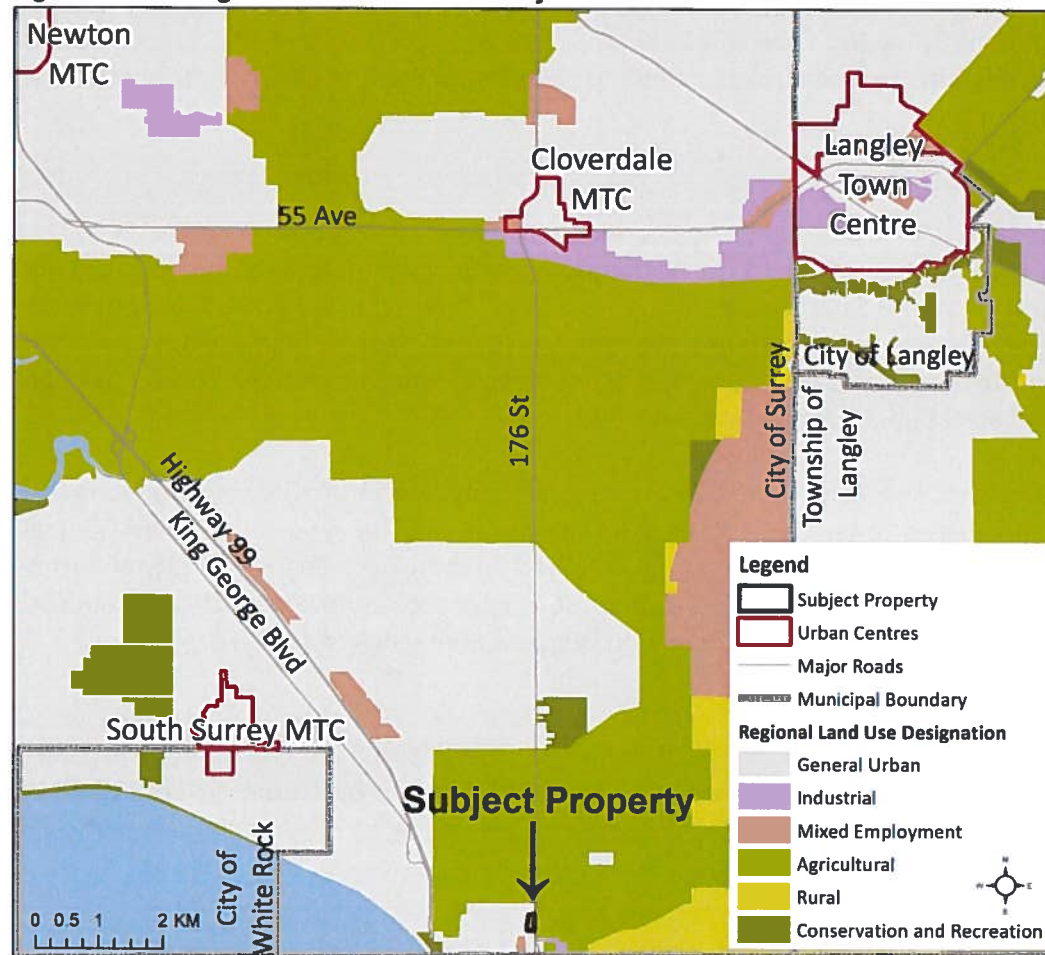
(OCP) Bylaw will be scheduled following a MVRD Board decision on the proposed *Metro 2040* amendment.

SITE CONTEXT

The City of Surrey is processing a development application (Reference 1) in the Douglas neighbourhood of south Surrey to permit the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility comprised of 86 senior assisted living units and 96 care rooms, with a commercial (office/retail) building.

The subject site, 2.5 hectares in size, is located approximately five kilometres southeast of Semiahmoo Municipal Town Centre (Figure 1). Located on Highway 15, the site is approximately 400 metres north of the Pacific Highway Border Crossing.

Figure 1 - Sub-Regional Context for the Subject Site



PROPOSED AMENDMENT

The site is within the Urban Containment Boundary and is currently designated Mixed Employment by *Metro 2040* (Figure 2). The proposed regional land use designation is General Urban (Figure 3). In Surrey's Official Community Plan, the current designation is Mixed Employment and the proposed designations are Multiple Residential and Commercial. The amendment constitutes a Type 3 minor amendment as per section 6.3.4(b) of *Metro 2040* (i.e. for sites within the Urban Containment

Boundary, and proposed amendments from Mixed Employment to any other regional land use designation).

Figure 2 - Current Regional Growth Strategy Land Use Designations

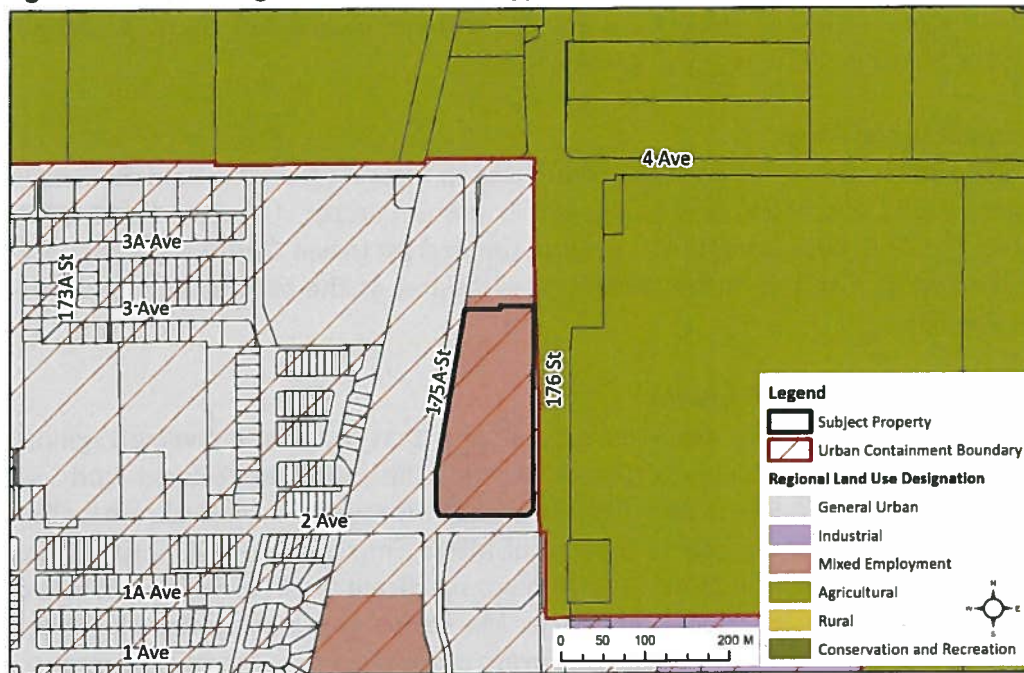
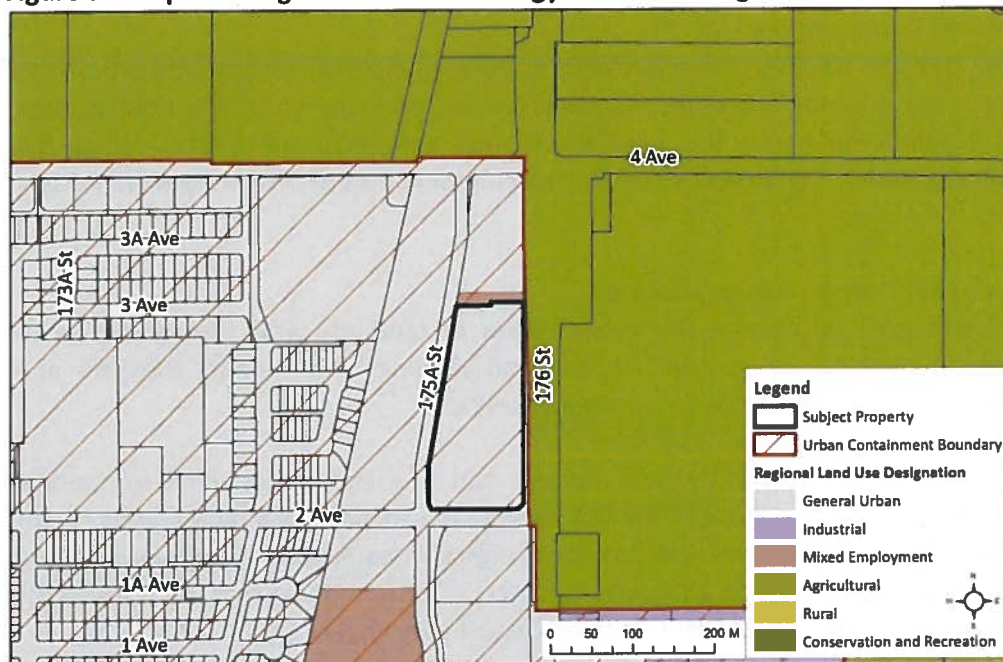


Figure 3 - Proposed Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the Urban Containment Boundary (UCB), and more specifically, within Urban Centres. The site at 228 175A Street is located within the UCB, but is about five km from the nearest Urban Centre. However, the application is not expected to result in further nearby applications, as the surrounding lands are designated as General Urban.

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to promoting land development patterns that support a diverse regional economy and protecting the region's supply of Industrial land. The proposed regional land use designation amendment for 228 175A Street supports jobs creation through the seniors' care facility and commercial building. Although it represents the loss of Mixed Employment lands located in a strategic trade location (near the US border crossing and along a significant truck route), the proposed development nonetheless creates significant job space. Moreover, considering the significant addition of Mixed Employment lands through other concurrent proposed amendments proximate to this site, the subject site is relatively small.

Goal 4: Develop Complete Communities

Metro 2040 strives to provide diverse and affordable housing choices in communities that are complete with a range of services and amenities. The proposal expands the housing supply through a variety of compact development forms (i.e. townhouse and apartment). However, since all the housing units will be strata tenure, the project will make only minor contributions to regional housing affordability objectives.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The proposed development is not served by public transit and is not well-connected to regional walking and cycling networks. The majority of trips to and from this location will be made by motor vehicle. The site is located on a truck route and provincial highway, so residents and workers may experience excessive noise, vibration, and air quality impacts. These impacts may be particularly acute for the more sensitive seniors' centre uses, located closest to Highway 15.

Should the proposed regional land use designation amendment be advanced by the MVRD Board, the City of Surrey is encouraged to take steps to mitigate noise, vibration, and air quality impacts from the adjacent highway on the residential units; integrate active transportation options to and from the site and the adjacent neighbourhoods; and work with the applicant to develop Transportation Demand Management programs (e.g. vanpools, secure bicycle parking) for the future residents.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information at its meeting of September 27, 2021. The following questions were asked by RPAC members at that meeting:

- *What would be the employment capacity of the subject site under its current Mixed Employment designation?* City of Surrey confirmed that, at 22 jobs per acre, the subject site would actually provide a higher job density than comparable Mixed Employment sites in the area.
- *What is the difference between the loss of Mixed Employment land in this proposal versus the proposed addition of Mixed Employment land in South Campbell Heights?* Surrey staff noted that, in terms of scale, this site is relatively small, so it is less regionally-significant than South Campbell Heights and is more constrained in terms of the types of employment uses that could be accommodated. This site will involve the conversion of some 2.5 hectares of Mixed Employment land, while the South Campbell Heights proposal represents a net gain of approximately 147 hectares.
- *What noise and air quality interventions are proposed?* The City of Surrey requires that any development next to an arterial roadway perform an acoustic analysis and submit a report.

AMENDING METRO 2040 AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands. In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendment for 228 175A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 2).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment for the site located at 228 175A Street. The request proposes changing the regional land use designation of approximately 2.5 hectares of land from Mixed Employment to General Urban, to facilitate the development of residential units, a commercial building, and an assisted living facility for seniors.

The proposed amendment supports *Metro 2040* in several respects, and provides needed jobs and housing. The proposal is not anticipated to lead to further applications, as it is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate the transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management programs. Staff recommend Alternative 1.

Attachments (47816117)

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021

References

1. [City of Surrey Planning Report, dated June 28, 2021 \(Application No.: 7916-0679-00\)](#)
2. [Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy](#)

47816118

July 30, 2021

File No: 3900-20-18020 (OCP)
7916-0679-00

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing a development application in South Surrey to permit the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility comprised of 86 senior assisted living units and 96 care rooms, with a commercial/office building. The proposal includes a Regional Growth Strategy ("RGS") amendment application to redesignate a portion of the site from "Mixed Employment" to "General Urban," making the entire site "General Urban".

Summary of Proposal and Background

The proposal includes subdivision of the site into two lots, rezoning to Comprehensive Development ("CD") Zones, amendments to the Official Community Plan ("OCP"), and the Metro Vancouver RGS, as well as a Development Permit for Form & Character.

The proposal partially complies with the Mixed Employment and Commercial designations in the OCP. The proposed amendments include the expansion of the Commercial designation from approximately 4% of the site to 10.9% of the site, with the remainder of the site proposed to be redesignated to Multiple Residential. The proposed amendments will provide housing opportunities, while still providing employment opportunities through the proposed care facility and commercial/office building.

The proposal partially complies with the Mixed Employment and General Urban designation in the Metro Vancouver RGS. There is a small northern portion of the site that is already designated General Urban (4%). This proposal includes the redesignation of the remainder of the site from Mixed Employment to General Urban, so that the entire site would be designated General Urban.

The applicant has demonstrated community support and has held two Public Information Meetings over the past five years to present the proposal to the public and collect comments.

47816117

Council Resolution

At the Regular Council – Land Use meeting held on June 28, 2021, Surrey Council passed resolution R21-1196 (Attachment "A") to refer Development Application No. 7916-0679-00 to Metro Vancouver for consideration to amend the RGS Regional Land Use Designations, upon the application receiving third reading. This resolution was passed after reviewing the June 28, 2021, Planning Report (Attachment "B") detailing the extent of development and the subsequent Surrey OCP and Metro Vancouver RGS amendments that would be required prior to any final development approvals being granted. Application No. 7916-0679-00 subsequently received third reading from Council at its Regular Council – Public Hearing meeting on July 12, 2021 (Attachment "A"); therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

Prior to the June 28, 2021, resolution from Surrey Council to refer Application No. 7916-0679-00 to Metro Vancouver, Council received two previous Planning Reports, which are attached to the June 28, 2021 report as appendices, for reference.

City staff have discussed the proposed RGS amendments with Metro Vancouver staff, and it was confirmed that, in order for the Surrey OCP amendment to be finalized to permit the proposed development, the RGS amendment would need Metro Vancouver Board approval.

The City requests that the Metro Vancouver Board amend the Regional Growth Strategy for the property illustrated in Attachment "C" from General Urban and Mixed Employment to General Urban.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Luci Moraes, Planner, at 604-591-4615 or at LFMoraes@surrey.ca.

Sincerely,



Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Attachment "A"	June 28, 2021, and July 12, 2021, Surrey Council Resolutions Supporting Application to Metro Vancouver and grating third reading to the Application
Attachment "B"	Surrey Development Application Planning Report dated June 28, 2021
Attachment "C"	Regional Growth Strategy Land Use Designation Adjustment

Cc Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Luci Moraes, Planner, Planning & Development, City of Surrey

**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1326, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy
Bylaw Number 1136, 2010"**

WHEREAS:

- A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:
 - a) re-designating the subject site from 'Mixed Employment' to 'General Urban', as shown in Schedule "A"; and
 - b) the official regional land use designation maps numbered 2, 3, 4, 6, and 12 are revised to record the change in regional land use designation, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021*". This bylaw may be cited as "*Regional Growth Strategy Amendment Bylaw No. 1326, 2021*".

Schedules

3. The following Schedules are attached to and form part of this bylaw:
Schedule "A"; and
Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

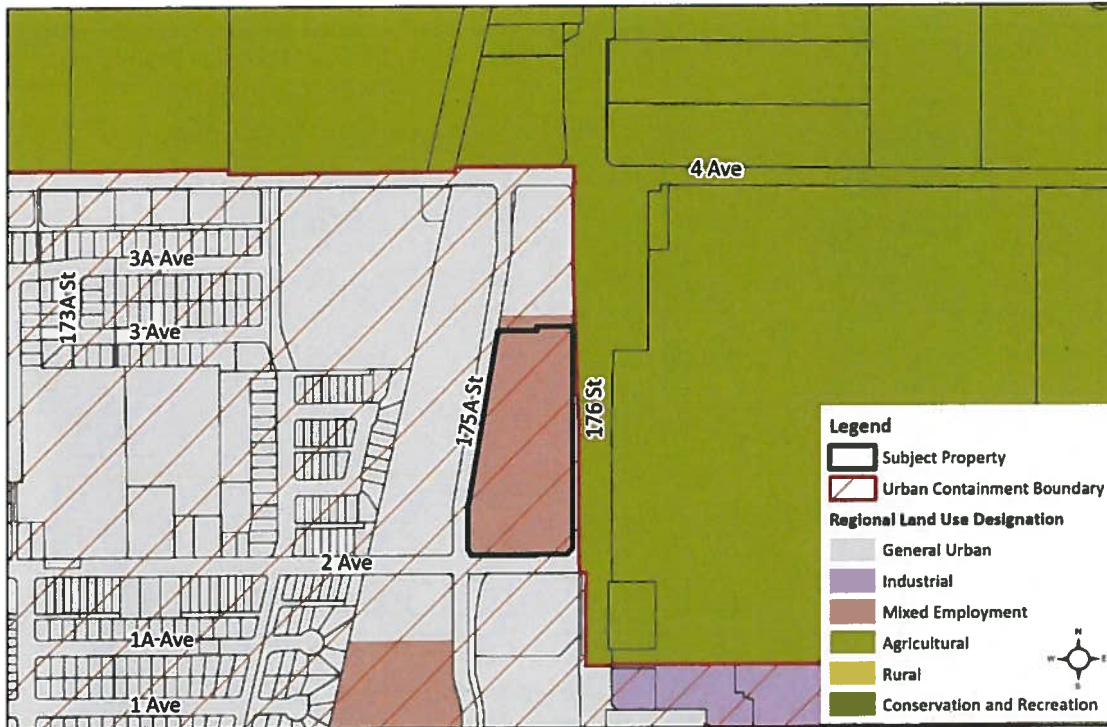
Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

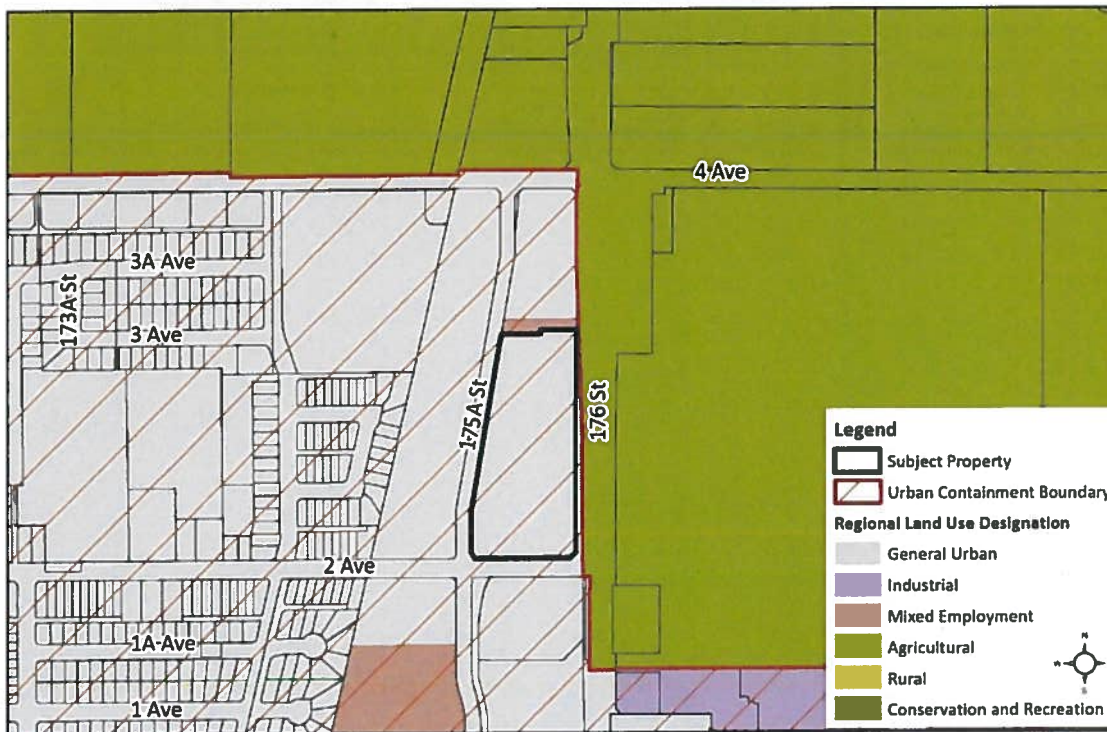
Chris Plagnol, Corporate Officer

Schedule A

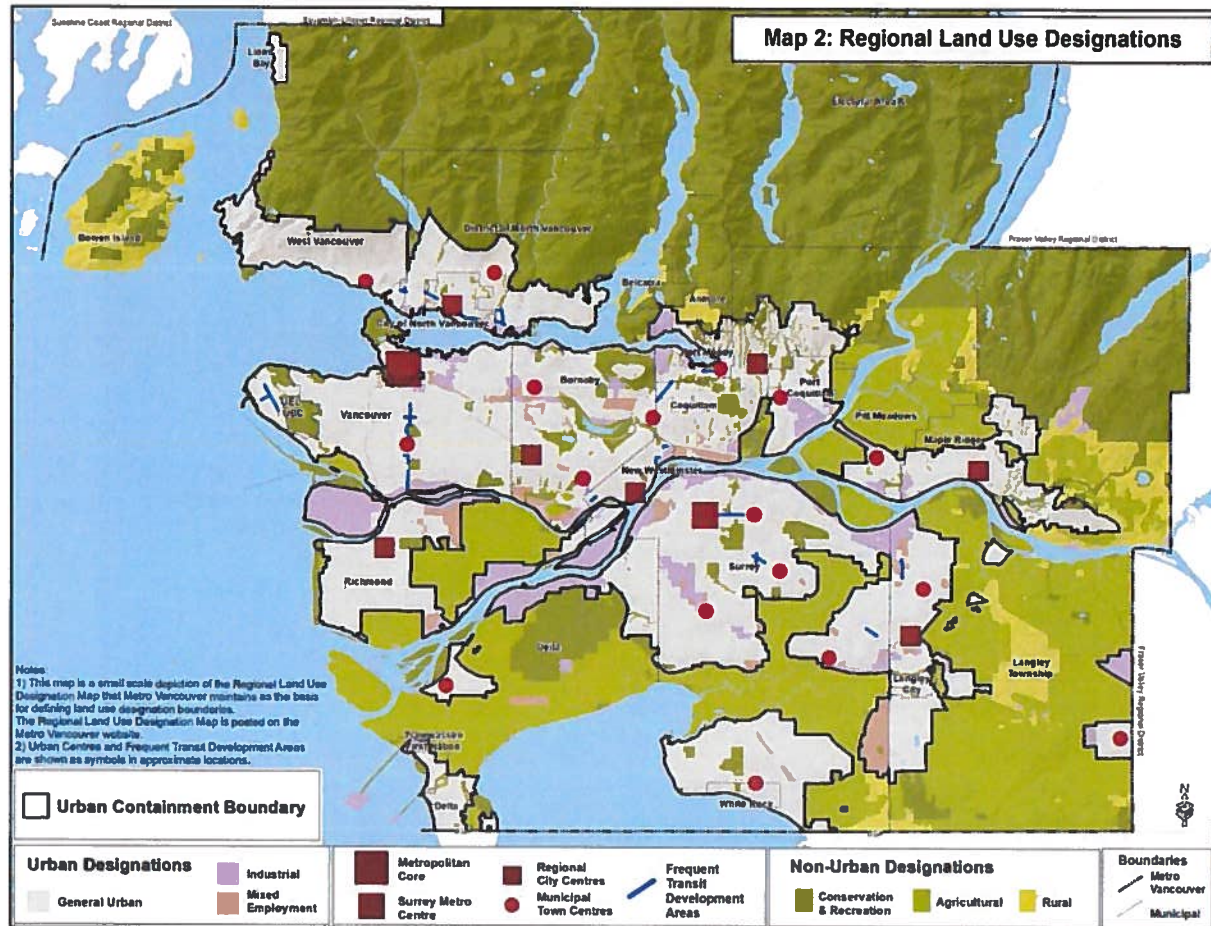
Prior to Amendment



Post Amendment

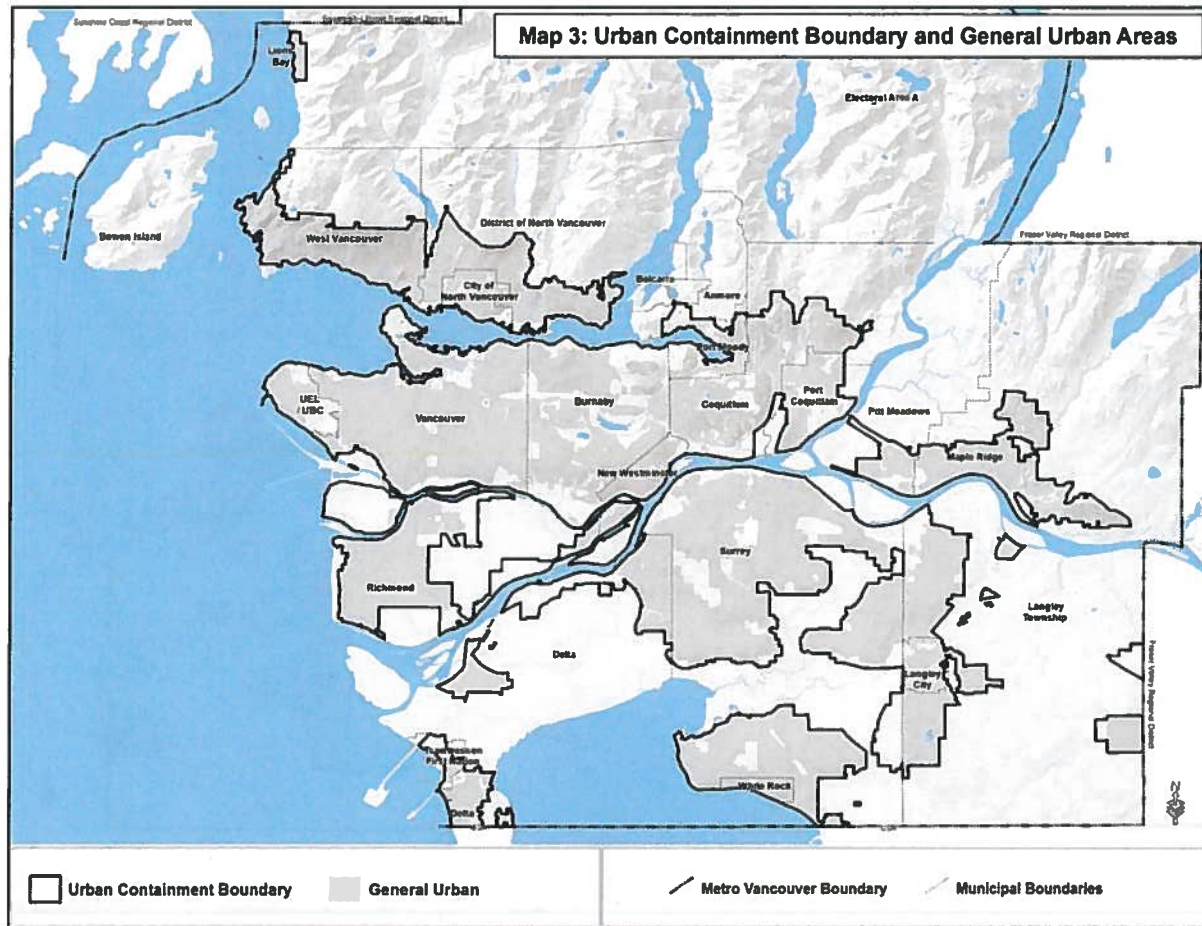


Map 2: Regional Land Use Designations

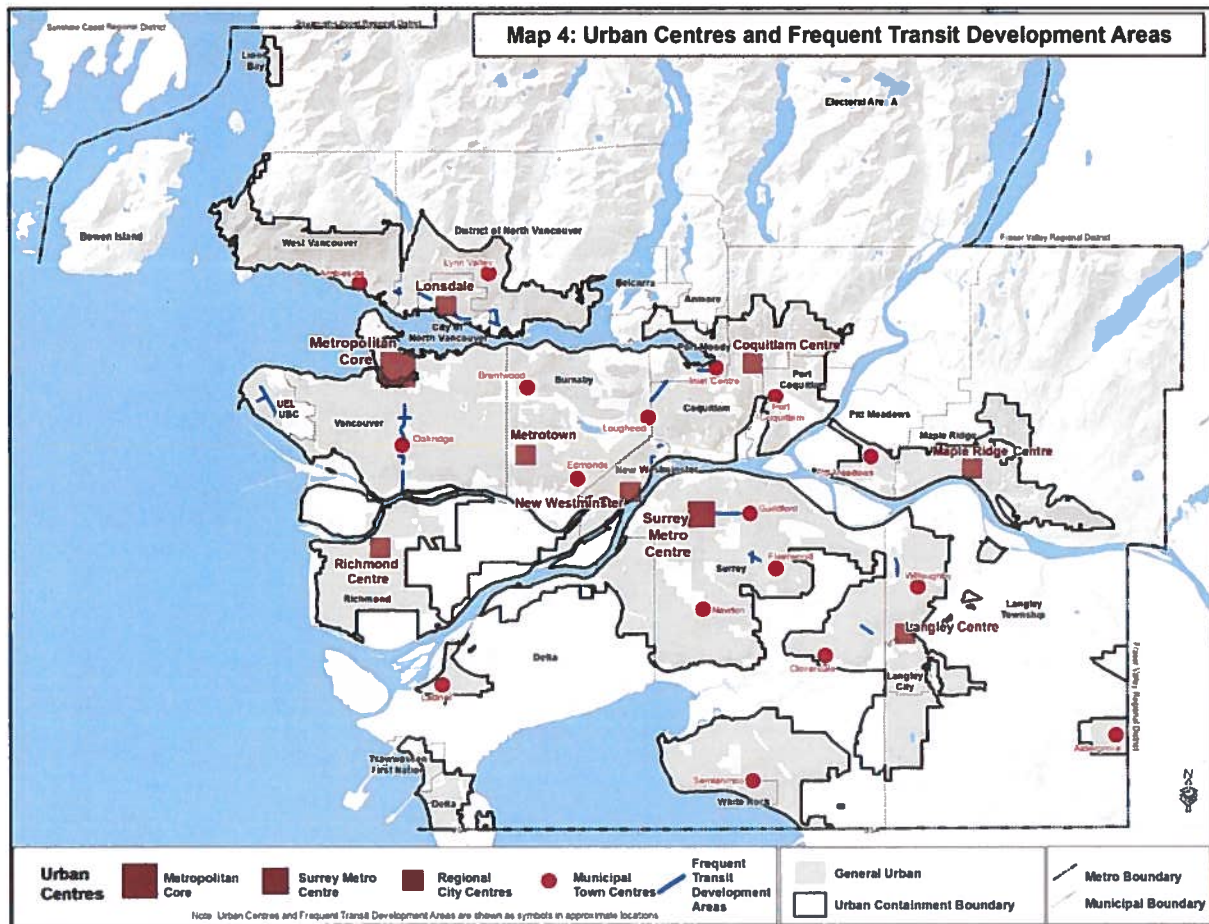


Schedule B

Map 3: Urban Containment Boundary and General Urban Areas

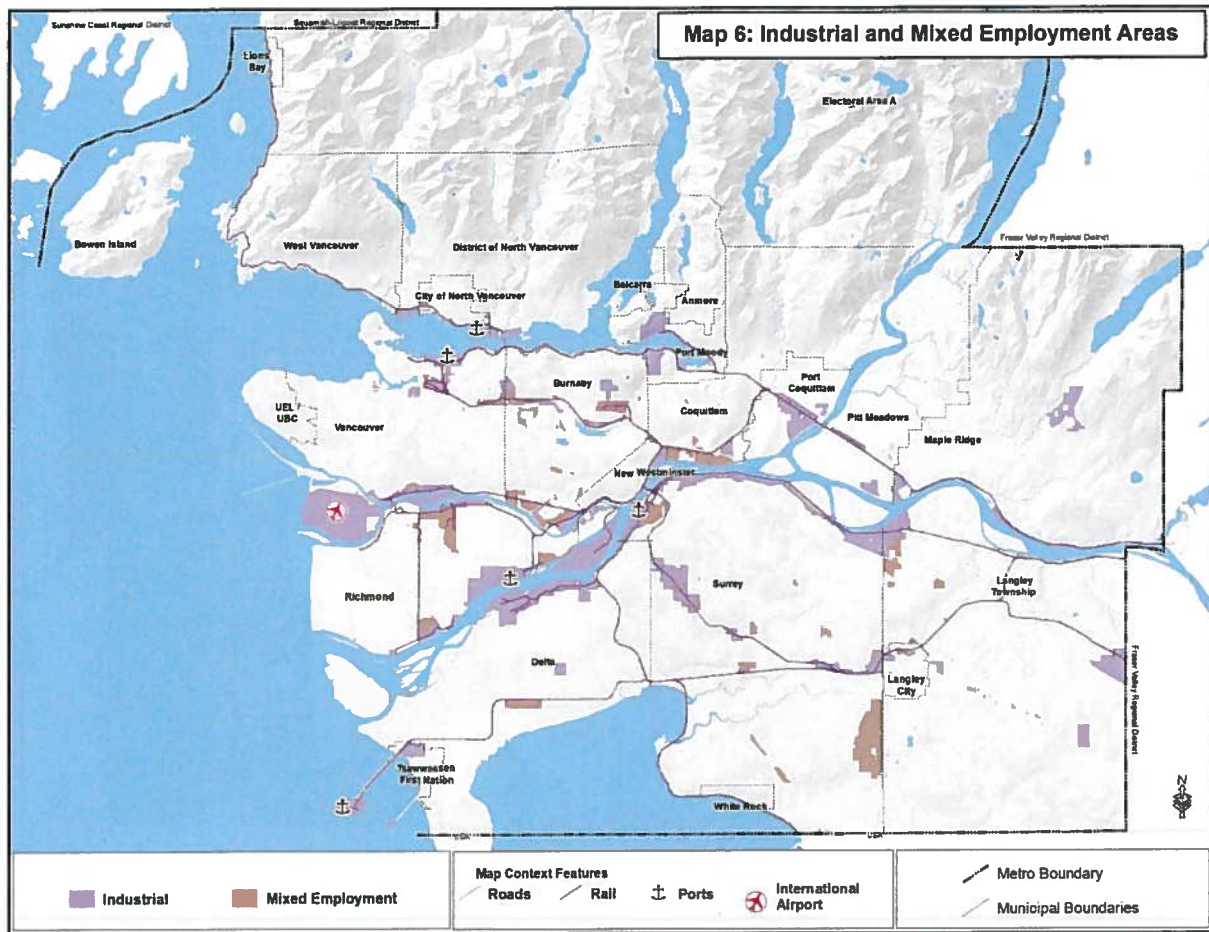


Map 4: Urban Centres and Frequent Transit Development Areas

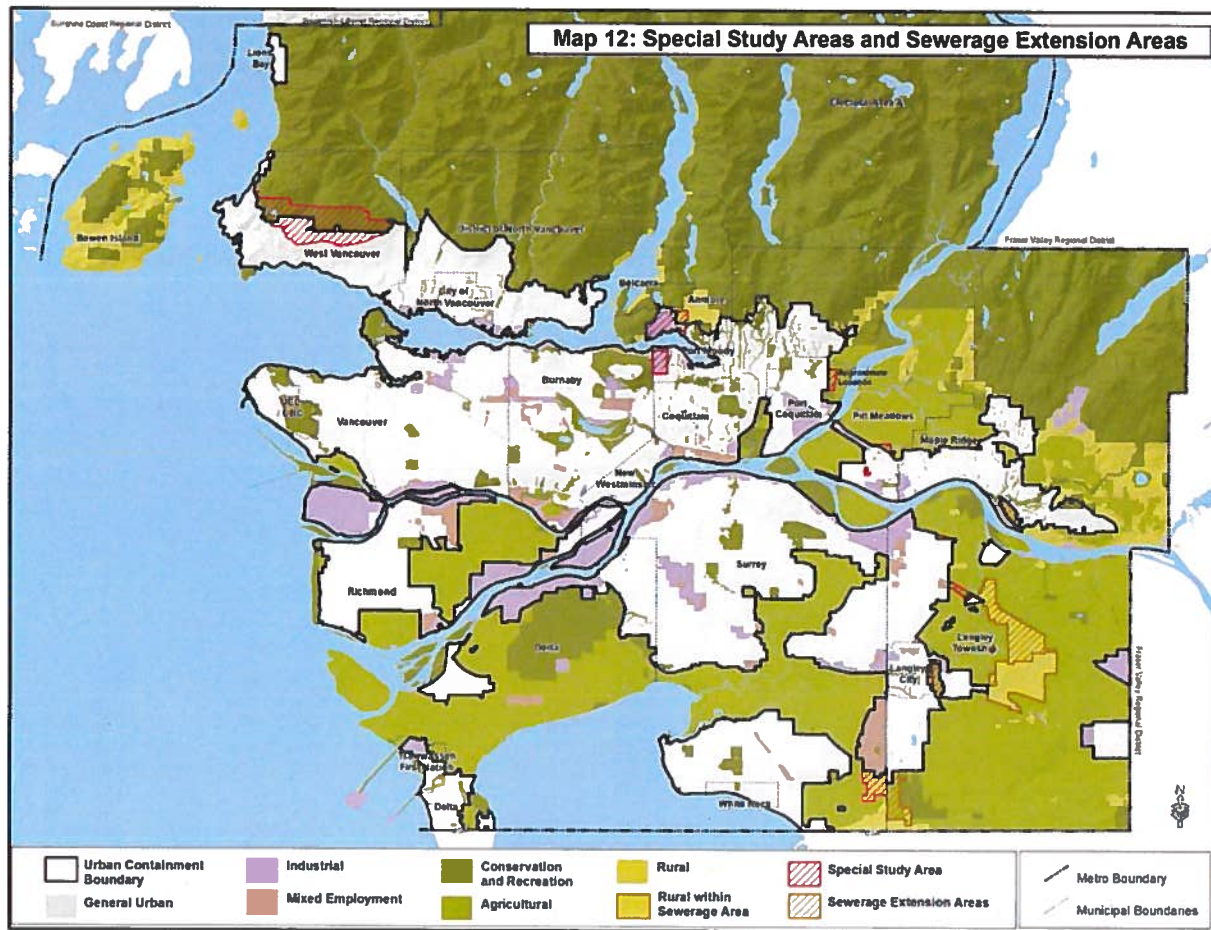


Schedule B

Map 6: Industrial and Mixed Employment Areas



Map 12: Special Study Areas and Sewerage Extension Areas



NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Darryl Walker and Council
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6
VIA EMAIL: dwalker@whiterockcity.ca; communications@whiterockcity.ca

Dear Mayor Walker and Council:

***Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – Cloverdale Hospital Site***

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 9-hectare site located at 5510 – 180 Street, Surrey, to change the regional land use designation from “Industrial” to “Mixed Employment” to allow for the development of the new Cloverdale Hospital and Cancer Centre.

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated ‘Industrial’ to ‘Mixed Employment’;***
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021”; and***
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.***

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

48826165

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancover.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Guillermo Ferrero, Chief Administrative Officer, City of White Rock
Greg Newman, Acting Director, Planning and Development, City of White Rock

Encl: Report dated September 17, 2021, titled "*Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site*" (Doc# 47471242)

To: Regional Planning Committee

From: Eric Aderneck, Senior Planner, Regional Planning and Housing Services

Date: September 17, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site**

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 9-hectare site at 5510 180 Street. The proposed amendment would redesignate the regional land use designation on a portion of the site from 'Industrial' to 'Mixed Employment' to allow for the proposed Cloverdale Hospital and Cancer Centre, immediately south of the existing Kwantlen Polytechnic University Cloverdale Campus. The proposed amendment has been considered in relation to *Metro 2040's* goals, strategies, and policies. The analysis demonstrates that on balance, this proposed amendment is supportable and aligned with many of *Metro 2040's* goals and strategies. Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of the new Cloverdale Hospital and Cancer Centre.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 12, 2021, City of Surrey Council gave 1st and 2nd reading of *Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20417*. The amendment is to allow for the development of the new Cloverdale Hospital and Cancer Centre on the site. A

municipal public hearing was held on July 26, 2021, and at the same meeting City Council gave the Official Community Plan Amendment (OCP) Bylaw 3rd reading, and passed the following resolution:

That Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for a portion of the site from Industrial to Mixed Employment.

The City of Surrey Council's consideration of the final adoption of the OCP bylaw can be scheduled following the MVRD Board's decision on the requested *Metro 2040* amendment.

On July 30, 2021, Metro Vancouver received the written request from the City to consider a *Metro 2040* amendment for the Cloverdale Hospital site (Attachment 1 and Reference 1). The proposed amendment seeks to redesignate an approximately 9-hectare site within the Urban Containment Boundary (UCB) from an 'Industrial' regional land use designation to 'Mixed Employment'. This constitutes a Type 3 minor amendment requiring an amendment bylaw that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing.

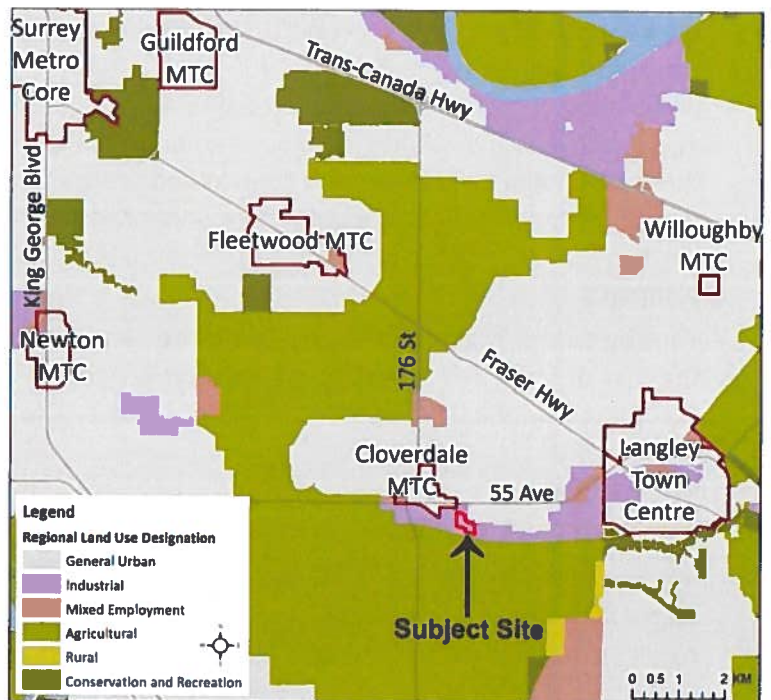
SITE CONTEXT AND SURROUNDING USE

The subject site is located at 5510 180 Street, and consists of 9 hectares of the southern, vacant part of the Kwantlen Polytechnic University (KPU) Cloverdale Campus property (Figure 1). The site is currently owned by KPU, which is in the process of subdividing the larger property to sell the southern portion to the Fraser Health Authority as the site for the new hospital complex. The northern portion of the lot will continue to be owned and occupied by KPU, and no change in land use designation is proposed for that portion of the lands.

As surrounding context, lands to the west are developed as industrial uses, to the east are currently vacant (designated Industrial), and to the north-east have older single detached houses (designated General Urban).

The site is located immediately south of the KPU campus and north of existing BC Rail and CP Rail lines, on the east side of 180 Ave. These lands are within the City of Surrey's Cloverdale Area Plan, however are not within the boundaries of the regional growth strategy's identified Cloverdale Municipal Town Centre.

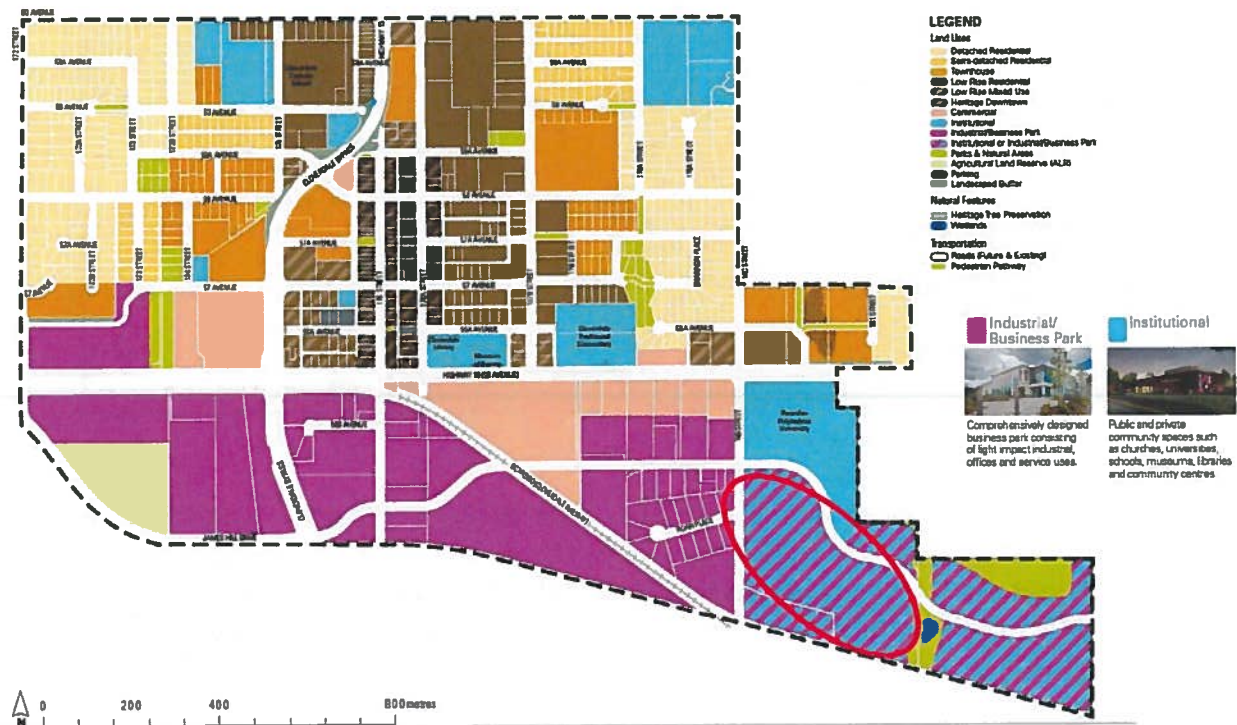
Figure 1 - Context for Proposed Amendment



As stated in the Cloverdale Town Centre Plan, completed in 2019, Cloverdale is the historical centre of Surrey (Figure 2). The plan area is centred on the crossroads of Highway 10 (56 Avenue) and Highway 15 (176 Street), and multiple railway lines, and includes a mix of commercial, industrial, and residential uses surrounding the downtown core. The Cloverdale Town Centre Plan encompasses 297 hectares and includes an estimated 5,126 residents, 2,250 housing units, and 3,573 jobs. The Cloverdale Centre is becoming increasingly urban through redevelopment, with many vacant and underutilized sites being redeveloped with mixed-use apartments and townhouses. The plan supports future growth, including new housing, commercial, and amenity spaces.

The City of Surrey's OCP change seeks to redesignate the site from 'Industrial' to 'Mixed Employment'. In the Cloverdale Town Centre Plan, the site is currently designated as 'Industrial / Business Park or Institutional', which will be maintained.¹

Figure 2 - Cloverdale Town Centre Plan (the subject site is circled in red)



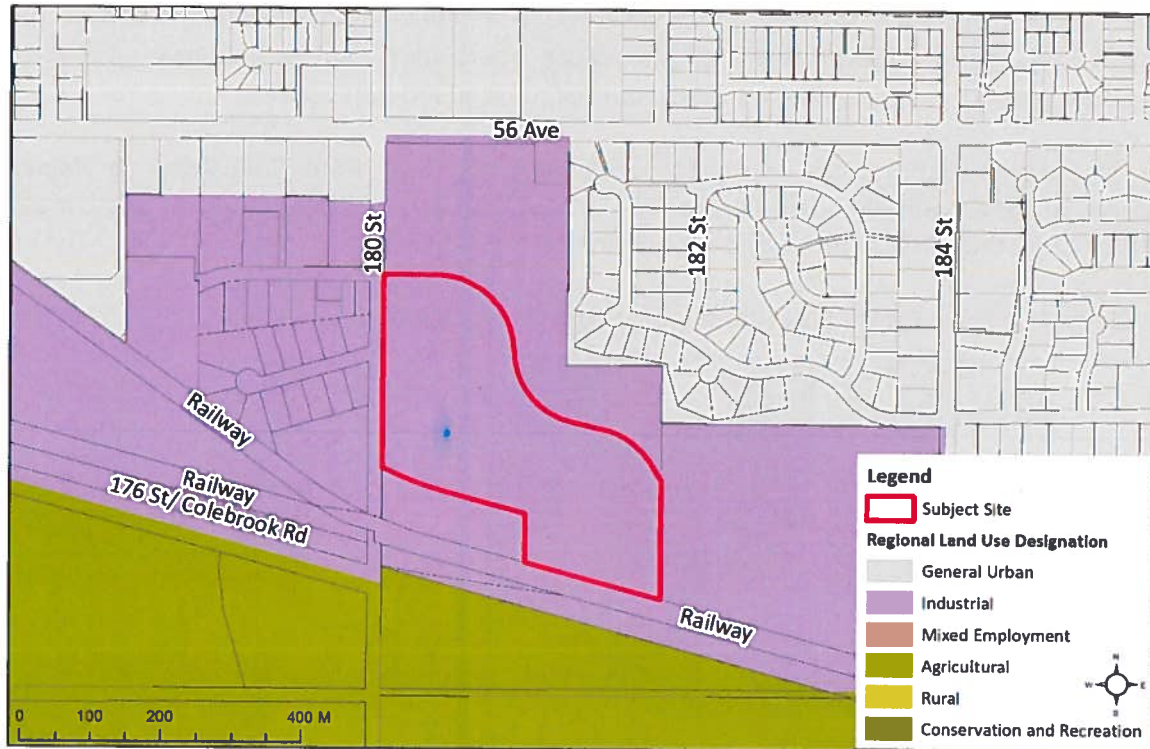
PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The new Surrey Hospital and Cancer Centre facility will comprise approximately 71,000 square metres of floor space, provide 168 beds, an emergency centre, a cancer centre, and a child care centre, and employ over 1,900 people.

¹ Separately, KPU has applied to the City of Surrey to subdivide the larger property into two parcels in order to allow for the sale of the southern part to Fraser Health Authority. That application includes providing a road dedication through the centre of the site to make the existing private driveway a public road (55 Ave / James Hill Drive), plus other statutory rights-of-way.

The current regional growth strategy designation of 'Industrial' is intended for heavy and light industrial activities, and appropriate accessory uses (Figure 3). The proposed hospital use is not consistent with the current designation and an amendment to the regional growth strategy is required. The site and surrounding lands are within the Urban Containment Boundary.

Figure 3 - Current Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the UCB and more specifically within Urban Centres. The City is encouraged to use edge planning and other land use and design policies to denote that further urban development is not intended south of Clearbrook Road and the railway lines beyond the UCB.

The site is within the Surrey Cloverdale Town Centre Plan, but not within the Regional Cloverdale Municipal Town Centre's boundary in *Metro 2040*. Co-locating the new hospital and associated facilities with the existing KPU post-secondary institution and in the Cloverdale Municipal Town Centre would be consistent with the growth management principles of *Metro 2040*, helping to create

a compact urban area with a mix of uses and employment opportunities and support regional transportation objectives. To better align these plans, a separate and subsequent process should be considered by the City of Surrey to adjust the boundary of the regional Municipal Town Centre to include the KPU and hospital site; this change could be reflected in the next update of its Regional Context Statement. The adjustment would also allow the site to be better aligned with TransLink's transit service, which uses the locations of Urban Centres and Frequent Transit Development Areas as inputs into service planning decisions. This alignment would allow for the growth of the Urban Centre to better support local planning objectives and regional growth targets. The significance of the proposed hospital development also raises the possibility of other inter-municipal corridor and area planning efforts along Highway 10 (56 Avenue), between two Urban Centres (i.e. Cloverdale Municipal Town Centre and Langley Regional City Centre).

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to protecting the region's supply of Industrial land. This strategy contains two regional land use designations ('Industrial' and 'Mixed Employment'), which are both intended to support employment-generating uses to ensure the needs of the regional economy are met. Neither land use designation permits residential uses.

The City of Surrey's 2014 Regional Context Statement includes the following statement about industrial land protection:

2.2.4(b)(i) INDUSTRIAL PROTECTION As populations increase within all areas of the Lower Mainland, pressures increase to accommodate residential construction on lands designated for commercial or industrial purposes. Surrey has a significant portion of the Region's available industrial base and in order to ensure land exists in the future for well-paying employment opportunities, existing industrial land needs to be retained for future industrial development. Policies within Surrey's OCP supporting the protection of industrial land include: E1.1, E1.2 and E1.11.

While a hospital is not an Industrial land use, it is a major employer, accommodating a significant number of jobs and providing medical services to both the City of Surrey and the wider region, and with associated trip generating implications. A redesignation of the site to 'Mixed Employment' would allow the hospital use given that 'Mixed Employment' allows for "industrial, commercial, and other employment-related uses." This project is a unique major institutional use and the land use designation change does not support nor imply other possible additional amendments to adjacent Industrial lands.

The amendment to a 'Mixed Employment' regional land use designation supports the proposed hospital use and allows various forms of employment uses, which further maintains the character of larger scaled building forms in the area.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services. Land use changes can and often

significantly influence travel patterns. As identified in the proposal, these transportation matters are to be addressed by the City through the development plan at a future stage of design. The review of the development by the City should consider transportation-demand management strategies, including such things as: investing in and enhancing the surrounding transportation network; encouraging transit usage by employees and visitors; facilitating goods movement access to the site and surrounding area; adding bicycle infrastructure and facilities on site; enhancing pedestrian infrastructure and connections; right-sizing the amount of on-site parking; and the pricing of parking.

In addition, the development of the hospital site and changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus and the possible future development of the lands to the east. Furthermore, the design of the interface between existing surrounding industrial and rail activities, and the proposed future hospital should reduce possible conflicts.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

As per the *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information and comment at its meeting of September 17, 2021. No comments were provided by RPAC members at that meeting.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
2. That the MVRD Board decline the proposed amendment for the Cloverdale Hospital Site and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy*.

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

SUMMARY / CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 minor amendment to *Metro 2040* for the approximately 9-hectare Cloverdale Hospital Site, located immediately south of Kwantlen Polytechnic University Cloverdale Campus. The amendment proposes to change the regional land use designation of the site from 'Industrial' to 'Mixed Employment' in order to allow the development of the new Cloverdale Hospital and Cancer Centre by the Fraser Health Authority.

Staff note that if the development of the hospital site proceeds, changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus, and the possible future development of the lands to the east.

Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area. Based on this, staff recommend Alternative 1, to initiate the proposed amendment to *Metro 2040* for the City of Surrey Cloverdale Hospital Site.

Attachments

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application (48005060)
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021

Reference

[City of Surrey Report \(No. 7921-0139-00\), dated July 12, 2021](#)

47471242

July 30, 2021

File: 3900-20-18020 (OCP)
7921-0139-00 (New Surrey Hospital and Cancer Centre)

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing a development application for the proposed New Surrey Hospital and Cancer Centre (Development Application No. 7921-0139-00) that includes amendments to the Official Community Plan ("OCP"), rezoning, and a Development Permit for Sensitive Ecosystems. The application also requires an amendment to the Metro Vancouver Regional Growth Strategy prior to final adoption.

On July 12, 2021, at the Regular Council – Land Use Meeting, Surrey Council approved recommendations in the Planning & Development Report for Development Application No. 7921-0139-00 (Attachment "1"). This included resolutions to give first and second readings to the required OCP Bylaw amendments and instructed the City Clerk to set a date for Public Hearing (Attachment "2").

On July 26, 2021, at Regular Council - Public Hearing Meeting, Surrey Council passed a resolution to give third reading to the proposed Surrey's OCP Bylaw amendments and endorsed referring an application to Metro Vancouver to support an amendment to the Regional Growth Strategy ("RGS") (Attachment "3"). The proposed RGS amendment is to the Regional Land Use Designation for the subject site from Industrial to Mixed Employment.

Proposed New Surrey Hospital and Cancer Centre

The proposed new Surrey Hospital and Cancer Centre represents a \$1.66 billion investment in health care, the largest provincial contribution in the history of BC. The Hospital and Cancer Centre are anticipated to employ over 1,900 people. The new hospital is proposed to be approximately 71,000 square metres, with 168 beds, an emergency centre, cancer centre, and childcare centre.

The subject site is currently designated Industrial in Metro Vancouver's RGS. Areas designated as Industrial in the RGS are "intended for heavy and light industrial activities, and appropriate accessory uses."

The proposed development of a hospital on site, therefore, requires an RGS amendment of the Regional Land Use Designation from Industrial to Mixed Employment. Mixed Employment areas are "intended for employment related uses to help meet the needs of the regional

economy." Mixed Employment areas within Urban Centres, such as the Cloverdale Town Centre, are "intended as priority locations for employment and services" including institutional uses."

The following RGS amendment is proposed:

- Amend the RGS Land Use Designations for the subject site from Industrial to Mixed Employment (as shown in Attachment "4")

The applicant is aiming to have the Development Application (No. 7921-0139-00) complete, including the RGS amendment, OCP amendment, rezoning, and Development Permit issuance, by February 2022 in order move forward with the procurement process and Building Permit application, and to keep on track with the overall project timelines.

Conclusion

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to amend Regional Land Use Designations from Industrial to Mixed Employment (as shown in Attachment "4").

Should Metro Vancouver staff require any additional information regarding this application, please contact Christa Brown, Planner, at 604-591-4216 or at Christa.Brown@surrey.ca.

Sincerely,



Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Cc Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Sean Galloway, Director, Regional Planning, Metro Vancouver
Ron Gill, Manager, Area Planning & Development – North Division, City of Surrey
Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Christa Brown, Planner, Planning & Development, City of Surrey

Attachment "1"	Planning Report for Development Application No. 7921-0139-00
Attachment "2"	Council Resolutions- July 12, 2021 Regular Council - Land Use Meeting
Attachment "3"	Council Resolutions- July 26, 2021 Regular Council - Public Hearing Meeting
Attachment "4"	Proposed RGS Land Use Designation Amendment

**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1327, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy
Bylaw Number 1136, 2010"**

WHEREAS:

- A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:
 - a) re-designating the subject site from 'Industrial' to 'Mixed Employment', as shown in Schedule "A"; and
 - b) the official regional land use designation maps numbered 2, 6, and 12 are revised to record the change in regional land use designation, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021*". This bylaw may be cited as "*Regional Growth Strategy Amendment Bylaw No. 1327, 2021*".

Schedules

3. The following Schedules are attached to and form part of this bylaw:
Schedule "A"; and
Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

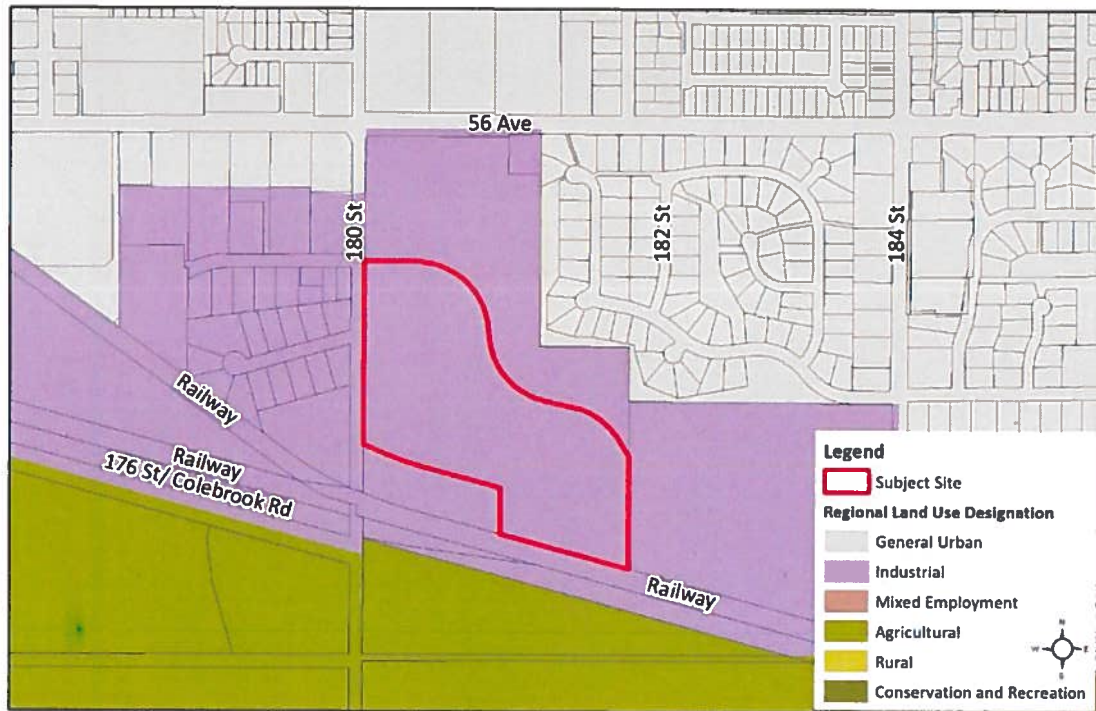
Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

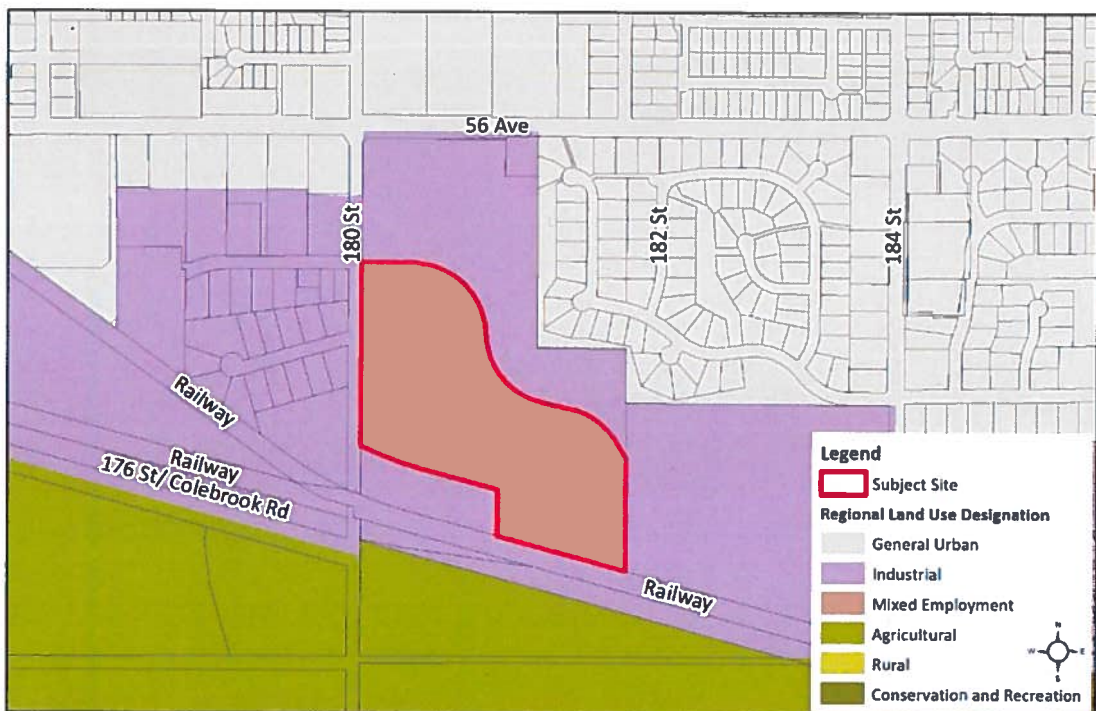
Chris Plagnol, Corporate Officer

Schedule A

Prior to Amendment

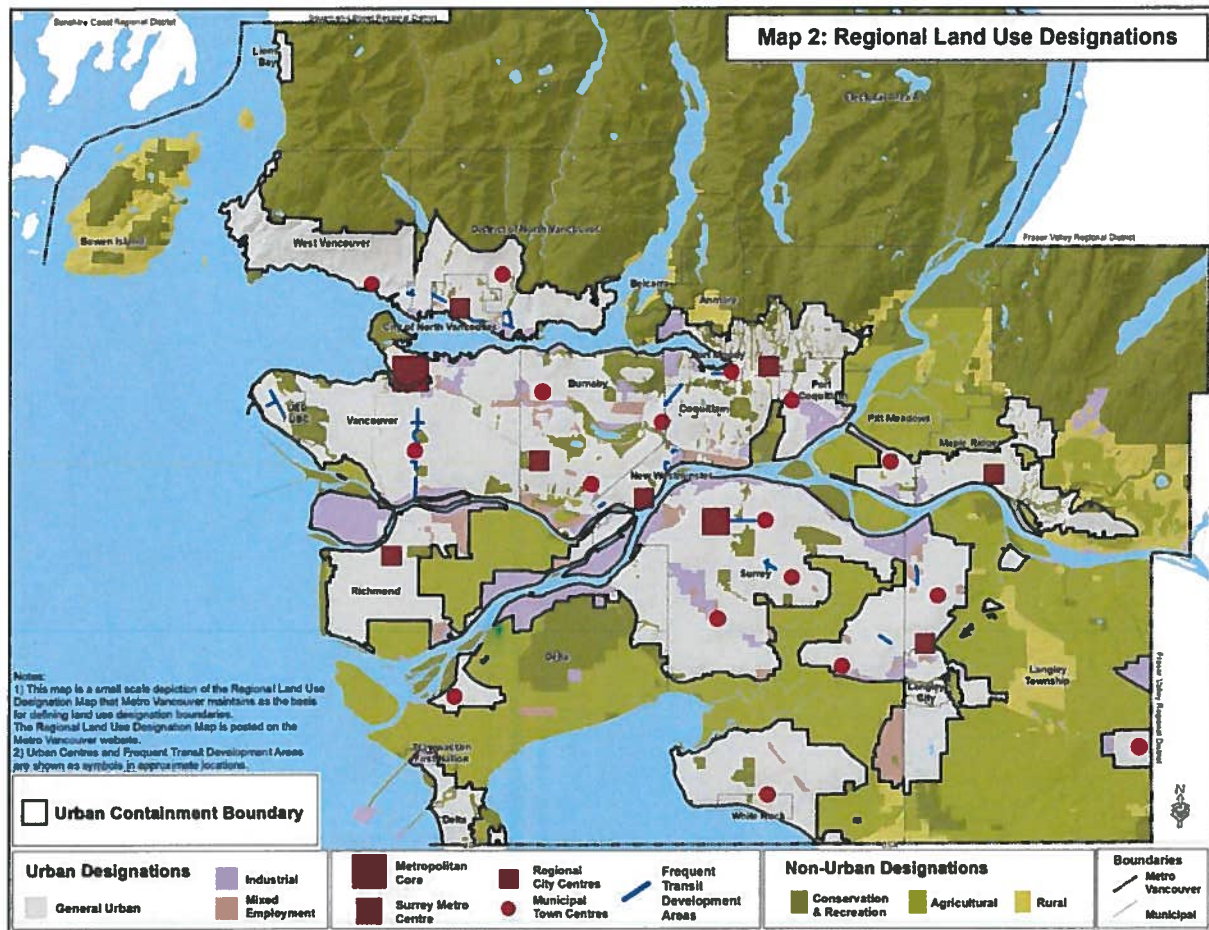


Post Amendment



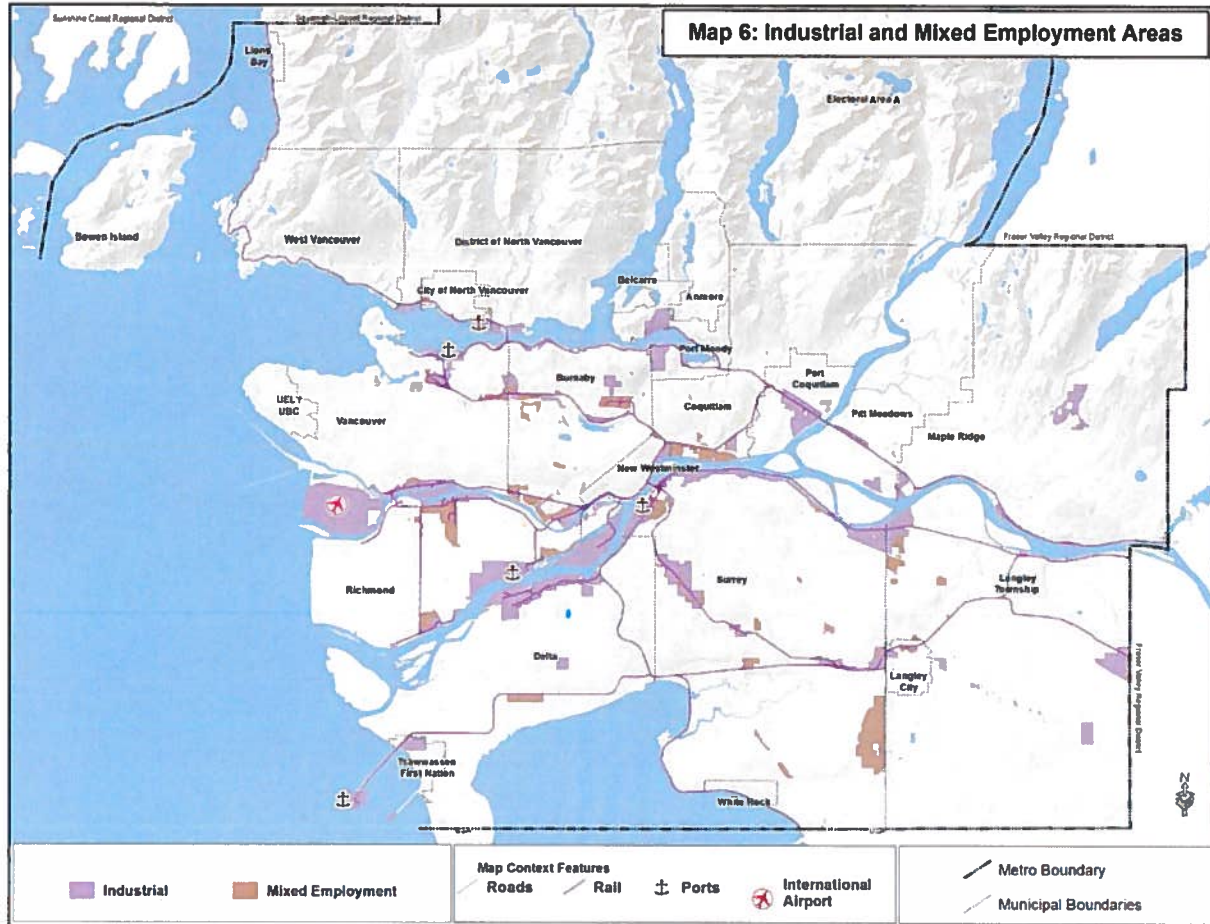
Schedule B

Map 2: Regional Land Use Designations



Schedule B

Map 6: Industrial and Mixed Employment Areas



Schedule B

Map 12: Special Study Areas and Sewerage Extension Areas

