

The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
AGENDA



Monday, June 13, 2022, 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 June 13, 2022 as circulated.

3. ADOPTION OF MINUTES

12

RECOMMENDATION

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

- Regular Council, May 30, 2022; and,
- Public Hearing for Bylaw 2429 (15916 Russell Avenue), June 6, 2022

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., June 8, 2022 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. June 13, 2022, 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. DEANNA PEDERSEN AND CINDY POPPY - WHITE ROCK EVENTS SOCIETY

Deanna Pedersen and Cindy Poppy, White Rock Events Society, to attend to provide an update on the White Rock Promenade Sculptures Competition.

5.1.b. STEPHANIE BECK AND GEOFF FUNKE - PEACE ARCH HOSPITAL FOUNDATION

Stephanie Beck, Executive Director, and Geoff Funke, Past Board Chair, Peace Arch Hospital Foundation to attend to discuss Promenade Exercise Equipment and Phase 2 of the Playground Project.

5.2. PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

None

6.2. CORPORATE REPORTS

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

The Fire Chief to provide an On Table update regarding COVID-19.

6.2.b. CONTRACT AWARD - HELEN FATHERS CENTRE STREET WALKWAY UPGRADES AND IMPROVEMENT PROJECT

31

Corporate report from the Director of Engineering and Municipal Operations dated June 13, 2022 titled "Contract Award - Helen Fathers Centre Street Walkway Upgrades and Improvement Project".

RECOMMENDATION

THAT Mayor and Council:

1. Receive for information the corporate report dated June 13, 2022, from the Director of Engineering and Municipal Operations, titled "Contract Award – Helen Fathers Centre Street Walkway Upgrades and Improvement Project," and
2. Approve the award of the Helen Fathers Centre Street Walkway Upgrades and Improvement Project construction contract to Cedar Crest Land BC Ltd. in the amount of \$2,415K (excluding GST), with a total construction expenditure limit of \$3,019K (excluding GST) subject to Council approval of the Financial Plan 2022 Amendment proposed on the June 13, 2022 Agenda.

6.2.c. WHITE ROCK FINANCIAL PLAN (2022-2026) BYLAW, 2022, NO. 2428, AMENDMENT NO. 1, 2022, NO. 2431

37

Corporate report from the Acting Director of Financial Services titled "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No, 1, 2022, No. 2431".

Note: Bylaw 2431 is on the agenda for consideration under Item 8.1.a

RECOMMENDATION

THAT Council receive for information the corporate report dated June 13, 2022, from the Acting Director of Financial Services, titled "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022 No. 2431".

Corporate report from the Director of Planning and Development Services dated June 13, 2022 titled "Metro 2050 Regional Growth Strategy".

Note: The full *Metro 2050* Regional Growth Strategy can be viewed [here](#).

RECOMMENDATION

THAT Council:

1. Receives for information the Metro Vancouver Regional Growth Strategy, titled "Metro 2050 (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022),";
2. Accepts, as presented, the proposed Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) pursuant to section 436 of the *Local Government Act*; and
3. Directs staff to forward the Council resolution of acceptance of Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) to Metro Vancouver Regional District.

6.2.e. WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD ZONE 62-1453 STAYTE ROAD) BYLAW, 2022, NO. 2434

Corporate report dated June 13, 2022 from the Director of Planning and Development Services titled "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 - 1453 Stayte Road) Bylaw, 2022, No. 2434.

Note: Bylaw 2434 is on the agenda for consideration under Item 8.2.b.

RECOMMENDATION

THAT Council receive for information the corporate report dated June 13, 2022, from the Director of Planning and Development Services, titled "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62-1453 Stayte Road) Bylaw, 2022, No. 2434".

6.2.f. STATUS UPDATE OF COUNCIL'S 2022 TO PRIORITIES

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

- **Solid Waste Pickup for Multi-Family:**

Data collection is complete for 329 of the 331 properties. Concerns expressed by Stratas include contracts extending beyond January 2024 (approx. 11%), pullout of containers from garages and costs.

Consultant and staff continue to meet to determine most effective way to prepare the RFP. Consultations with contractors also continue.

- **Housing Needs / Affordable Housing:** On April 25, 2022 the draft Housing Strategy presented to Council from the Committee was removed by Council for consideration - later in the agenda some committee recommendations were received by Council and some were not approved / not endorsed. Council has directed the Housing Advisory Committee to focus on partnering with non-profit organizations and utilizing the funding and grants as outlined at the Affordable Housing workshop, held in April 2022, in furtherance of affordable seniors housing. Work on this is ongoing.
- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - **Emerson Park Playground Upgrade:** Staff are completing the project with the final landscape work to start shortly. Staff to report back in three months with details on options for playground equipment suitable for older children. Opening ceremony is being organized for early July.- **Maccaud Park Upgrade:** Contractor on site and work is underway. Multiple nesting surveys before tree removal showed no nests in the trees that were removed
 - **Helen Fathers Centre Street Hillside Walkway:** Staff to provide an update and options for Council on June 13th

Review Options for Upgrading Multiple Hillside Walkways (Road Ends) to Waterfront: Funding application submitted before the March 28th deadline.

- **The City's Relationship with the Semiahmoo First Nation (SFN):** Staff are working with SFN Council to see when they will be ready to meet again to discuss the draft Communications Memorandum of Understanding.

Staff are working with SFN on plans for National Indigenous Peoples Day on June 21.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

RECOMMENDATION

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

- Land Use and Planning Committee, May 30, 2022;
- Economic Development Advisory Committee, May 18, 2022;
- Housing Advisory Committee, May 24, 2022; and,
- Environmental Advisory Committee, May 26, 2022.

7.2. STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a. ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (COUNCILLOR TREVELYAN, CHAIRPERSON)

7.2.a.a. MARINE DRIVE TRANSIT DATA

RECOMMENDATION

THAT Council receive for information that the Economic Development Advisory Committee express support for Mayor Walker to pursue further conversations with TransLink to enhance public transportation in White Rock.

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

7.2.b.a. NON-MARKET HOUSING PROJECTS

7.2.b.a.a . Recommendation #1: Community Amenity Contributions and Development Cost Charges

RECOMMENDATION #1

THAT Council consider waiving or reducing Community Amenity Contributions (CACs) and Development Cost Charges (DCCs) for non-market housing projects, for example senior housing and special needs housing.

7.2.b.a.b . Recommendation #2: Inclusivity in Non-Market Housing Projects

RECOMMENDATION #2

THAT Council endorse non-market housing projects to be inclusive, incorporating seniors, people with disabilities and other below-market groups.

7.2.c. ENVIRONMENTAL ADVISORY COMMITTEE (COUNCILLOR KRISTJANSON, CHAIRPERSON)

7.2.c.a. ORGANIZING FOR EFFECTIVE ACTION ON CLIMATE CHANGE

7.2.c.a.a Recommendation #1: Implementation of Council Directives on Climate Action-Related Bylaw and Policy Amendments

Note: Council may refer the recommendation to staff so they can review current workload in relation to this request.

RECOMMENDATION #1

THAT Council direct staff to complete, during Council's current term, implementation of its directives on Bylaw and Policy amendments concerning Landscape Open Space and Electric Vehicle Parking (*Council Motion 2022-142*), the Energy Step Code (*Motion 2022-143*), Fossil Fuel Based Equipment (*Motion 2022-207*) and Single-Use Plastics (*Motion 2022-208*).

7.2.c.a.b Recommendation #2: Climate Vulnerabilities Report and Climate Change Adaptation Strategy Report

Note: Council may refer the recommendation to staff so they can review current workload in relation to this request.

RECOMMENDATION #2

THAT Council direct staff to:

1. Prepare, as a matter of priority, a Climate Vulnerabilities Report identifying current and prospective vulnerabilities, risks and potential costs of climate change to public health and safety, private and public property and infrastructure in White Rock; and
2. Initiate work on a Climate Change Adaptation Strategy Report suggesting short- and medium-term priorities for action to address or adapt to the challenges identified in the Climate Vulnerabilities Report, including appropriate operational, infrastructural, policy or bylaw measures.

7.2.c.a.c Recommendation #3: Identification of Programs or Funds to Support Above Priorities and Other Climate Change-Related Measures

Note: Council may refer the recommendation to staff so they can review current workload in relation to this request.

RECOMMENDATION #3

THAT Council direct staff to give priority to identifying any governmental or extra-governmental programs or funds that might be accessed to help inform or support the pursuit of the above priorities as well as any other climate change-related measures.

7.2.c.a.d . **Recommendation #4: Establishment of Organizational Measures to Facilitate Completion of Above Priorities and Sustain Focus on Climate Change Priority**

Note: Council may refer the recommendation to staff so they can review current workload in relation to this request.

RECOMMENDATION #4

THAT Council direct the CAO to establish appropriate organizational measures to facilitate completion of the above priorities and promote more systematic and sustained focus on the climate change priority in ongoing policy and operational processes.

7.2.c.a.e . **Recommendation #5: Regular Updates to Council Regarding the City's Climate Change Mitigation and Adaptation Efforts**

Note: Council may refer the recommendation to staff so they can review current workload in relation to this request.

RECOMMENDATION #5

THAT Council direct staff to keep Council regularly apprised of developments regarding the City's climate change challenges and responses and that a staff report on the City's climate change mitigation and adaptation efforts be presented at least annually to a regular meeting of Council.

7.2.c.a.f. **Recommendation #6: Committee Report on Climate Change Action**

129

RECOMMENDATION #6

THAT Council receive for information the Committee's report, titled "Setting Short-Term Priorities and Organizing for Effective Action on Climate Change," including the above recommendations (as amended).

8. **BYLAWS AND PERMITS**

8.1. **BYLAWS**

8.1.a. **BYLAW 2431 - WHITE ROCK FINANCIAL PLAN (2022-2026) BYLAW 2428, 2022, AMENDMENT NO. 1, 2022 NO. 2431**

131

Bylaw 2431 - A bylaw to adopt a Financial Plan for 2022 to 2026. This bylaw would replace Schedules "A" and "B" in order to increase funding for the Helen Fathers Centre Street Hillside Walkway Upgrades and Improvements Project.

Note: This Bylaw was the subject of a Corporate Report under item 6.2.c.

RECOMMENDATION

THAT Council give first, second and third reading to *"White Rock Financial Plan (2022-2026) Bylaw 2428, 2022, Amendment No. 1, 2022, No. 2431"*.

**BYLAW 2434- WHITE ROCK ZONING BYLAW 2012, NO. 2000,
AMENDMENT (CD 62-1453 STAYTE ROAD) BYLAW, 2019, NO. 2434**

Bylaw 2434 - A bylaw to amend the "*White Rock Zoning Bylaw, 2012, No. 2000*" to enable the development of a 20 unit townhouse project at 1453 Stayte Road.

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

RECOMMENDATION #1

THAT Council give first and second reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD Zone 62 - 1453 Stayte Road) Bylaw, 2022, No. 2434*".

RECOMMENDATION #2

THAT Council direct staff to schedule the required Public Hearing for "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD Zone 62 - 1453 Stayte Road) Bylaw, 2022, No. 2434*".

RECOMMENDATION #3

THAT Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2434 is given Third Reading after the Public Hearing:

- a. Ensure that all engineering requirements and issues, including of a 2.0 metre road dedication on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b. Confirm and ensure the recommendations of the 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.

**BYLAW 2432 - MAIL BALLOT AUTHORIZATION AND PROCEDURE
BYLAW, 2022, BYLAW 2427, AMENDMENT NO. 1, 2022, No. 2432**

Bylaw 2432 - A bylaw to amend the current Mail Ballot Authorization and Procedure bylaw in regard to mail ballots received after 4:00 p.m. on the Thursday before general voting day. This bylaw gives clarification that these ballots may be processed to the secrecy envelope stage with the intent they will then be processed in the vote tabulation machines at one time thus giving opportunity for the results to be available within the quickest time possible.

RECOMMENDATION

THAT Council give first, second and third reading to "*Mail Ballot Authorization and Procedure Bylaw, 2022, Bylaw 2427, Amendment No. 1, 2022, No. 2432*".

8.1.d.	BYLAW 2429 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 - 15916 RUSSELL AVENUE) BYLAW, 2022, NO. 2429	144
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Bylaw 2429 - A bylaw to amend the White Rock Zoning Bylaw from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue, allowing for a two-lot subdivision and the construction of two single detached dwellings. This bylaw received first and second reading on May 9, 2022 and was the subject of a Public Hearing on June 6, 2022. It is on the agenda for consideration of third reading at this time.

RECOMMENDATION #1

THAT Council give third reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 - 15916 Russell Avenue) Bylaw, 2022, No. 2429*".

8.2. PERMITS

None

9. CORRESPONDENCE

9.1. CORRESPONDENCE - RECEIVED FOR INFORMATION

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

RECOMMENDATION

THAT Council receive the correspondence Items 9.1.a - 9.1.d as circulated.

9.1.a.	METRO VANCOUVER BOARD IN BRIEF	146
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Metro Vancouver Board in Brief from meetings of May 27, 2022.

9.1.b.	OPERATION SMILE CANADA LONGEST DAY OF SMILES ON JUNE 19TH	162
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Correspondence dated April 10, 2022 from Candy Keillor, Community Engagement Specialist, Operation Smile Canada, sharing information about the organization and a request for the City to recognize June 19, 2022 as the Longest Day of SMILES.

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

9.1.c.	UBCM - 2022 LMLGA RESOLUTION(S)	164
	Correspondence dated May 24, 2022 from Councillor Laurey-Anne Roodenburg, Union of BC Municipalities (UBCM) President, regarding a 2022 Lower Mainland Local Government Association (LMLGA) resolution provided by Council and endorsed at the 2022 LMLGA Spring Convention.	
9.1.d.	MINISTER OF PUBLIC SAFETY AND EMERGENCY PREPAREDNESS - COLLECTIVE AGREEMENT BETWEEN TREASURY BOARD OF CANADA AND THE NATIONAL POLICE FEDERATION	166
	Updated correspondence from the Honourable Marco Mendocino, Minister of Public Safety, to the president of the Federation of Canadian Municipalities (FCM) regarding the collective agreement between the Treasuring Board of Canada and the National Police Federation for Royal Canadian Mounted Police Regular members and Reservists.	
10.	MAYOR AND COUNCILLOR REPORTS	
10.1.	MAYOR'S REPORT	
10.2.	COUNCILLORS REPORTS	
11.	MOTIONS AND NOTICES OF MOTION	
11.1.	MOTIONS	
	SEMAIHMOW FIRST NATION FLAG - PERMANENTLY FLOWN WITHIN THE CITY OF WHITE ROCK	
	Mayor Walker requested the following motion be considered by Council at this time:	
	RECOMMENDATION	
	THAT Council direct staff to review the cost and feasibility for a flagpole to be erected at City Hall with the intent that the Semiahmoo First Nation Flag would be flown permanently.	
11.2.	NOTICES OF MOTION	
12.	RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS	
13.	OTHER BUSINESS	
14.	CONCLUSION OF THE JUNE 13, 2022 REGULAR COUNCIL MEETING	

Regular Council Meeting of White Rock City Council

Minutes



May 30, 2022, 7:00 p.m.

City Hall Council Chambers

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

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson (via electronic means)
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: Jim Gordon, Acting Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Eric Stepura, Director of Recreation and Culture
Ed Wolfe, Fire Chief
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 9

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: 2022-223 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for May 30, 2022 as amended to include:

- **On Table Submission: Question and Answer Period for Item 4**
- **On Table Memo: COVID 19 Update for Item 6.2.a.**

Motion CARRIED (6 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2022-224 It was MOVED and SECONDED

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

- **Regular Council, May 9, 2022;**
- **Special Council, May 12, 2022; and,**
- **Public Meeting for Development Variance Permit 443 (1532 Johnston Road), May 16, 2022.**

Motion CARRIED (6 to 0)

4. QUESTION AND ANSWER PERIOD

Question and Answer Period was held both in person at the meeting, as well as electronically through email.

As of 8:30 a.m., May 30, 2022, there was one (1) Question and Answer period submission received.

Motion Number: 2022-225 It was MOVED and SECONDED

THAT Council receive for information the correspondence submitted for Question and Answer Period by 8:30 a.m. May 30, 2022, including “On-Table” information provided with staff responses that are available at the time.

Motion CARRIED (6 to 0)

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- K. Jones, White Rock, noted the SPARC BC information on the agenda later regarding Access Awareness June 4, 2022. Would like Council to do something in the City regarding sidewalk accessibility - let downs for getting out of vehicles for those with walkers etc. can cause them to have to divert into the street. Sign posts and hydro posts on the sidewalk also are a concern. Would like to see a design change from what is currently being doing. What action can be taken in this regard?

Staff noted for new construction the City uses the current Master Municipal Construction Document Specifications; however, there are some driveways and crossings in place from previous that may be of concern. If specific locations of concern were provided, then staff could add them to the five (5) year reconstruction program.

Further noted was concern with raised yellow metal pads implemented at intersections throughout the City.

Staff noted these were put in place approximately 10 - 15 years ago for those with vision challenges, however the last few years it has been noticed these installations have been stopped. These can be reviewed.

- G. Woleguth, White Rock, stated concern that the City's Tree Protection Bylaw and Policy 611 are not being adhered to (Maccaud and Ruth Johnston Parks were examples given as well as the vegetation on hump and the upcoming corporate report on the topic). Staff noted in Ruth Johnston Park, in the last 6 - 9 months hazardous trees were identified and once the City is aware of this we need to take them down, this is consistent with the Tree Bylaw and Policy.
- D. Langmore, White Rock, commented his parents live on Marine Drive across from the hump and stated they can't see over the vegetation on their property, the water view should not be blocked by the current vegetation.
- G. Wolgemuth, White Rock, not in agreement with the proposed Housing Action Plan, stated it should have been brought to Council first / prior to the Housing Advisory Committee.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS (PERMITTED 5 MINUTES)

5.1.a RICK DUCHESNE - WHITE ROCK TREE PROTECTION BYLAW

Rick Duchesne, White Rock resident, attended to discuss the City's Tree Protection Bylaw, including penalties and circumstances leading up to bylaw infractions imposed.

The delegation noted that no legal representation has been made at this point and it was the landscaper who pruned the City trees without Mr. Duchesne's permission. In accordance with the City's tree bylaw a fine was issued to both the home owner and the contractor.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

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

The Fire Chief provided an On Table update regarding COVID-19.

There was an inquiry with the Fire Chief in regard to a recent apartment fire. The Fire Chief updated Council regarding the May 24, 2022 apartment structure fire at 1480 Blackwood Street. The source of fire was difficult to trace as it was electrical in nature, 20 units were impacted with four (4) having significant damage (all 23 residents were displaced). The entire building suffered electrical damage.

6.2.b WEST COASTER'S CAR SHOW IN WHITE ROCK

Corporate report dated May 30, 2022 from the Director of Recreation and Culture titled "West Coaster's Car Show in White Rock".

Motion Number: 2022-226 It was MOVED and SECONDED

THAT Council receive for information the report dated May 30, 2022, from the Director of Recreation and Culture, titled “West Coaster’s Car Show in White Rock” for consideration in hosting the event in the Uptown area in future years.

Motion CARRIED (6 to 0)

6.2.c RELOCATION OF PRE-REGISTERED PROGRAMS FROM CENTENNIAL PARK TENNIS COURTS

Corporate report dated May 30, 2022 from the Director of Recreation and Culture titled "Relocation of Pre-Registered Programs from Centennial Park Tennis Courts".

A Member of Council noted they would prefer the funds for this to be drawn from the City's Contingency Funds rather than from pickleball funds.

Motion Number: 2022-227 It was MOVED and SECONDED

THAT Council approve the use of \$2,500 from the City’s Pickleball Courts Asset Improvement Budget #75162 for the purchase and installation of a divider curtain for the tennis only courts at Centennial Park.

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

Motion CARRIED (4 to 2)

Motion Number: 2022-228 It was MOVED and SECONDED

THAT Council approve that as of June 1, 2022 the courts on the North East Corner at Centennial Park be dedicated for pickleball use only.

Motion CARRIED (6 to 0)

6.2.d VEGETATION CONTROL ON THE HUMP

Corporate report dated May 30, 2022 from the Director of Engineering and Municipal Operations titled "Vegetation Control on the Hump".

Motion Number: 2022-229 It was MOVED and SECONDED

THAT Council:

1. **Receive the corporate report dated May 30, 2022, from the Director of Engineering & Municipal Operations, titled "Vegetation Control on the Hump" providing information on the feasibility of bringing maintenance of the Hump greenery to pre-2019 levels; and**
2. **Refer the corporate report to the City's Environmental Advisory Committee in order to comment on the topic and additionally that the Geotechnical Engineer noted in the report be available at the Committee meeting when they review the report.**

Motion CARRIED (6 to 0)

6.2.e WHITE ROCK WATER TREATMENT PLANT - PATENT APPLICATIONS

Corporate report dated May 30, 2022 from the Director of Engineering and Municipal Operations titled "White Rock Water Treatment Plant - Patent Applications".

Motion Number: 2022-230 It was MOVED and SECONDED

THAT Council direct there be further opportunity for comments to be provided regarding the water treatment plant patent by Reseau-WaterNet and Dr. Jasim.

Voted in the negative (1): Mayor Walker

Motion CARRIED (5 to 1)

6.2.f EMERSON PARK - OPTIONS FOR ADDITIONAL PLAYGROUND EQUIPMENT

Corporate report dated May 30, 2022 from the Director of Engineering and Municipal Operations titled "Emerson Park - Options for Additional Playground Equipment".

Motion Number: 2022-231 It was MOVED and SECONDED
THAT Council:

1. **Receive the corporate report dated May 30, 2022, from the Director of Engineering & Municipal Operations, titled "Emerson Park – Options for Additional Playground Equipment"; and**
2. **Direct staff to proceed with the current design for Emerson Park as is; and**
3. **Agrees to take some further time, within the next three (3) months, to review other options for play structures as presented in the corporate report.**

Motion CARRIED (6 to 0)

**6.2.g ADVISORY COMMITTEE MEETING METHOD
CONSIDERATIONS - VIRTUAL, IN-PERSON OR HYBRID**

Corporate report dated May 30, 2022 from the Director of Corporate Administration titled "Advisory Committee Meeting Method Considerations - Virtual, In-Person or Hybrid".

Motion Number: 2022-232 It was MOVED and SECONDED
THAT Council direct staff to continue with virtual advisory committee meetings until the end of the current committee term.

Motion CARRIED (6 to 0)

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

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

- **Solid Waste Pickup for Multi-Family:** Staff and the consultant continue to reach out to the industry for insights into obtaining the best value with the RFP. Currently, approximately 50 small multi-family properties are being collected by City forces. These will be shifted to the new contract for reasons of efficiency, better match of equipment and to reduce City trucks overlapping contractor trucks in multi-family zones. This will also clarify diversion stats for single family without having the multi-family mixed in and could lead to increased incentive payments from Recycle BC.
- **Housing Needs / Affordable Housing:** On April 25, 2022 the draft Housing Strategy presented to Council from the Committee was removed by Council for consideration - later in the agenda some committee recommendations were received by Council and some were not approved / not endorsed.
- **Community Amenity Contribution "Shovel-in-the-Ground" Projects:**
 - **Emerson Park Playground Upgrade:** Staff are acting in accordance with the following resolution approved by Council on May 9, 2022:
"THAT Council direct staff to bring forward a corporate report with options to add structures for the age group of 8 - 10 year old children at Emerson Park Playground."

Staff have prepared a corporate report with options for Council to consider on this agenda as Item 6.2.f. The project is near completion with only irrigation and landscaping work remaining to be completed. Further construction is now on hold pending Council's decision on additional works, so as to minimize removal of newly installed infrastructure. The playground will remain closed. Staff are negotiating delay costs and barricade/site maintenance costs with the contractor.

- **Maccaud Park Upgrade:** Contractor scheduled to start on May 16 with erecting fences and establishing the construction zone.

Bird survey experts are contracted and will survey 48 hours before tree removal is scheduled. Although no bird nests are evident now, there could be hidden nests the contract expert will discover.

Birds could also establish nests between now and the scheduled time of tree removal which is why the survey has to be done no longer than 48 hours before tree removal. If nests are present, the contractor will need to establish a protection zone around the tree and work around this zone until the birds leave.

When it is thought that the birds have left, an additional 48 hour survey will need to be done before the tree is removed.

- **Helen Fathers Centre Street Hillside Walkway:** Staff are evaluating the RFP submissions this week. A two-envelope system will be used whereby the submissions will be narrowed down to a final three based upon technical criteria. The pricing envelopes will then be opened for the final three submissions only.

Three property owners with encroachments are litigating against the City - a hearing requesting an injunction to stop the project is scheduled for June 7, 2022. If the injunction is granted, the next step would be a court hearing on the matter in late August, at the earliest, and possibly later this Fall.

- **Review Options for Upgrading Multiple Hillside Walkways (Road Ends) to Waterfront:** A funding application was submitted before the March 28th deadline, no further update at this time.
- **The City's Relationship with the Semiahmoo First Nation (SFN):** Staff are working with SFN Council to see when they will be ready to meet again to discuss the draft Communications Memorandum of Understanding.

Staff will be engaging SFN on plans for National Indigenous Peoples Day on June 21.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2022-233 It was MOVED and SECONDED

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

- Land Use and Planning Committee, May 9, 2022;
- Public Art Advisory Committee, May 10, 2022; and
- Arts and Cultural Advisory Committee, May 12, 2022.

Motion CARRIED (6 to 0)

Motion Number: 2022-234 It was MOVED and SECONDED

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

- Housing Advisory Committee, May 11, 2022.

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a LAND USE AND PLANNING COMMITTEE (COUNCILLOR TREVELYAN, CHAIRPERSON)

7.2.a.a DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE (DVP 22-008)

The following recommendation was discussed at the Land Use and Planning Committee meeting held earlier in the evening.

Note: Following the public meeting being conducted Council will consider approval of Development Variance Permit 445

Motion Number: 2022-235

It was MOVED and SECONDED

THAT Council direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property.

Voted in the negative (1): Councillor Johanson

Motion CARRIED (5 to 1)

7.2.b ARTS AND CULTURAL ADVISORY COMMITTEE (COUNCILLOR MANNING, CHAIRPERSON)

7.2.b.a MULTI-COMMITTEE DISCUSSION WORKSHOP FOR THE CREATION OF A CITY PLACEMAKING REPORT

Motion Number: 2022-236

It was MOVED and SECONDED

THAT Council endorse the Committee establishing their 2021-2022 Work Plan item 1.3.1, *“Explore the options for creating an Arts Endowment Fund,”* as their top priority going forward with the clarification that this be initially for Public Art.

Motion CARRIED (6 to 0)

8. BYLAWS AND PERMITS

8.1 BYLAWS

None

8.2 PERMITS

8.2.a DEVELOPMENT VARIANCE PERMIT NO. 443 - 1532 JOHNSTON ROAD

Development Variance Permit (DVP) No. 443 would replace the existing fascia sign with an oversized fascia sign at the White Rock Players' Club. The channel lettering proposed to be mounted directly to the building's bulkhead, above the entrance to the Player's club, exceeds the permissible sign copy area height for a fascia sign.

This DVP was the subject of a Public Meeting held on May 16, 2022.

Motion Number: 2022-237 It was MOVED and SECONDED

THAT Council approve Development Variance Permit No. 443 for 1532 Johnston Road.

Motion CARRIED (6 to 0)

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

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

Motion Number: 2022-238 It was MOVED and SECONDED

THAT Council receive the following correspondence as circulated under Items 9.1.a. - 9.1.c.

Motion CARRIED (6 to 0)

9.1.a SUBMISSION OF "METRO 2050" FOR ACCEPTANCE BY AFFECTED LOCAL GOVERNMENTS

Correspondence dated May 3, 2022 from Sav Dhaliwal, Metro Vancouver Board Chair, regarding the submission of *Metro 2050* for acceptance by affected local governments has been provided for information.

Note: The full *Metro 2050* Regional Growth Strategy can be viewed [here](#).

Note: A corporate report on this topic will be brought forward by staff in June.

9.1.b LETTER FROM HOUSING ADVISORY COMMITTEE MEMBER REGARDING THE HOUSING NEEDS REPORT

Correspondence dated May 11, 2022 from B. Hagerman, Housing Advisory Committee member, regarding the Housing Needs Report.

Note: Councillor Manning requested that this item be placed on the agenda for information.

9.1.c LETTER FROM SPARC BC REGARDING ACCESS AWARENESS DAY ON JUNE 4, 2022

Correspondence dated May 10, 2022, from Lorraine Copas, Executive Director, Social Planning & Research Council of British Columbia (SPARC BC), regarding an invitation for the City to recognize and celebrate Access Awareness Day on June 4, 2022.

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

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following information:

- May 10, Council Meeting Recap with Councillor Manning
- May 11, Official Unveiling Ceremony of the Grand Chief Bernard Robert Charles Memorial Plaza Sign
- May 11, Housing Advisory Committee meeting
- May 12, Metro Vancouver Performance and Audit Committee meeting
- May 12, Arts and Cultural Advisory Committee meeting
- May 12, Special Council Meeting

- May 16, City Public Meeting, DVP 442 for 1532 Johnston Road
- May 17, Shared Waters Alliance's "Elected Officials Lunch"
- May 18, TransLink Mayor's Council on Regional Transportation's Finance and Government Committee meeting
- May 18, Metro Vancouver Liquid Waste Committee meeting
- May 19, Metro Vancouver Housing Committee meeting
- May 20, Fraser Health Authority Update to Stakeholders
- May 24, Housing Advisory Committee meeting
- May 25, TransLink Mayors' Council on Regional Transportation's Council Workshop
- May 25, Metro Vancouver's Mayors' Committee meeting
- May 26, TransLink Mayors' council on Regional Transportation meeting
- May 26, Steering Committee meeting for the "UNITY at the Arch" event being held in September
- May 26, Interview regarding the Mayors' Food Bank Challenge
- May 26, South Surrey & White Rock Chamber of Commerce's Annual Business Excellence Awards "A Celebration of Resilience" and celebration of their 85th Anniversary serving the business community
- May 27, Metro Vancouver Board meeting
- May 28, White Rock Elk's "Support Ukraine Fundraiser"

10.2 COUNCILLORS REPORTS

Councillor Kristjanson noted the following information:

- May 25, White Rock Pride Mixer
- May 28, White Rock Elk's "Support Ukraine Fundraiser"
- May 28, Exhibit at the Landmark Uptown Gallery
- May 27, "Sorry Wrong Number" production, Peninsula Productions

- May 28, Hillcrest Bakery 50th Anniversary Celebration
- May 26, South Surrey & White Rock Chamber of Commerce's Annual Business Excellence Awards "A Celebration of Resilience"

Councillor Chesney noted the following information:

- June 4, Free Concert at Memorial Park, White Rock Community Orchestra
- June 4, Hot Rod Ride/ Memorial Cruise to be held along Marine Drive 6:30 p.m. - 7 p.m.
- May 31, the Council Meeting Recap with Mayor Walker

Councillor Trevelyan noted the following information:

- May 14, Unveiling of the new "Grizlee" statue at the waterfront
- May 28, White Rock Elk's "Support Ukraine Fundraiser"

Councillor Manning noted the following information:

- May 10, Council Meeting Recap with Mayor Walker
- May 11, Housing Advisory Committee meeting
- May 12, Arts and Culture Advisory Committee meeting
- May 14, Unveiling of the new "Grizlee" statue at the waterfront
- May 18, Economic Advisory Committee meeting
- May 24, Housing Advisory Committee meeting
- May 24, Visited the emergency set up at Centennial Arena from the Fire noted by the Fire Chief earlier in the evening
- May 25, White Rock Pride Mixer
- May 26, South Surrey & White Rock Chamber of Commerce's Annual Business Excellence Awards "A Celebration of Resilience"
- May 27, "Sorry Wrong Number" production, Peninsula Productions
- May 28, Hillcrest Bakery 50th Anniversary Celebration
- May 28, White Rock Elk's "Support Ukraine Fundraiser"

Councillor Johanson noted the following information:

- May 14, May 14, Unveiling of the new “Grizlee” statue at the waterfront
- May 17, Shared Waters Alliance's "Elected Officials Lunch"

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

None

11.2 NOTICES OF MOTION

None

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

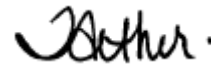
13. OTHER BUSINESS

None

14. CONCLUSION OF THE MAY 30, 2022 REGULAR COUNCIL MEETING

The meeting was concluded 8:51 p.m.

Mayor Walker



Tracey Arthur, Director of Corporate
Administration

**Regular Council Meeting for the purpose of Public Hearing/
Meeting of White Rock City Council**

Minutes



June 6, 2022, 5:00 p.m.

City Hall Council Chambers

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

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

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer
Anne Berry, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer
Janessa Auer, Committee Clerk

Public: 1

1. **CALL MEETING TO ORDER**

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

2. **DIRECTOR OF CORPORATE ADMINISTRATION READS A STATEMENT
REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC
HEARING**

3. **PUBLIC HEARING - BYLAW 2429: WHITE ROCK ZONING BYLAW, 2012, NO.
2000, AMENDMENT (RS-4 15916 RUSSELL AVENUE) BYLAW 2022, NO.
2429**

CIVIC ADDRESS: 15916 Russell Avenue

PURPOSE: Bylaw 2429 proposes to rezone the property from the “RS-1 One-Unit Residential Zone” to the “RS-4 One-Unit (12.1 m Lot Width) Residential Zone” at 15916 Russell Avenue. If approved, it would enable a two-lot subdivision and the construction of two single detached dwellings.

4. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING HAS BEEN PUBLICIZED

- Notice was published in the May 26 and June 2 editions of the Peace Arch News.
- 161 notices were mailed out to owners and occupants within 100 meters of the subject property.
- A copy of the Notice was placed on the public notice posting board on May 24, 2022.

5. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW

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

6. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

As of 8:30 a.m. on Wednesday, June 1, 2022 there was 1 (one) submission.

Author	Date Received	City of Residence	Status	Item #
L. Davison	May 29, 2022	White Rock	Opposed	C-1

The Deputy Corporate Officer noted that there had been one (1) On-Table submission (submissions received between 8:30 a.m. on June 1, 2022 and 12:00 p.m. [noon] on June 6, 2022). The submission was in support, with comments provided requesting for minimal tree removal to provide privacy for neighbouring lots.

7. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

There were no members of the public registered to speak by telephone or in-person.

At 5:11 p.m. phone-in instructions were provided as to how to participate in the public hearing for anyone that had not registered earlier in the day.

G. Chatha, Applicant, noted that if there were questions surrounding the application, he would be available to answer them.

Council asked the following questions:

- It was noted that the adjoining property would need to plant a tree on their property – is this confirmed?
Staff confirmed that this will be going ahead.
- How many vehicles could be parked on the property?
A total of four (4) cars could be parked on the property if required (Two (2) in the garage and two (2) in the driveway).
- What is the square footage of the house?
Approximately 3,800 square feet.

At 5:20 p.m. it was determined that there were no further speakers.

8. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW**

A brief closing summary of the proposed application was provided.

9. **CONCLUSION OF THE JUNE 6, 2022 PUBLIC HEARING**

The meeting was concluded at 5:20 p.m.

Mayor Walker



Debbie Johnstone, Deputy
Corporate Officer

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: June 13, 2022

TO: Mayor and Council

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

SUBJECT: Contract Award - Helen Fathers Centre Street Walkway Upgrades and Improvement Project

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 13, 2022, from the Director of Engineering and Municipal Operations, titled “Contract Award – Helen Fathers Centre Street Walkway Upgrades and Improvement Project,” and
2. Approve the award of the Helen Fathers Centre Street Walkway Upgrades and Improvement Project construction contract to Cedar Crest Land BC Ltd. in the amount of \$2,415K (excluding GST), with a total construction expenditure limit of \$3,019K (excluding GST) subject to Council approval of the Financial Plan 2022 Amendment proposed on the June 13, 2022 Agenda.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-414 October 25, 2021	<p>That Council give first, second and third reading to “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 2, 2021, No. 2403” as presented and circulated ON -Table</p> <p style="text-align: right;">CARRIED</p> <p>Note: 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 as follows:</p> <ul style="list-style-type: none"> • add \$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; • Add \$650K for the Centre Street Walkway Project funded from CAC’s; and (as presented On-Table); • Add \$50K to the 2021 Financial Plan for a consultant to assist with the Request for Proposal for a Solid Waster Contractor funded from Reserves.

2021-361 October 4, 2021	<p>THAT Council support R.F. Binnie & Associates' Centre Street Walkway Preliminary Design Option as circulated, as it is more walkable, sustainable, and cost-effective; and direct staff to proceed with the detailed design and construction of Option B.</p> <p style="text-align: right;">CARRIED</p>
2021-116 March 8, 2021	<p>THAT Council approve a budget of \$900K from Community Amenity Contributions (CAC) based on the conceptual design for the Centre Street Walkway provided to Council in 2014 and attached as Appendix A and direct staff to commence the initial project steps, including preliminary design, as described in this report.</p> <p style="text-align: right;">CARRIED</p>
2021-F&A-030 February 22, 2021	<p>THAT The Finance and Audit Committee reconfirms the project noted in February 22, 2021, the corporate report titled "Community Amenity Contribution (CAC) Project Options Update" as a. Centre Street Walkway Upgrades/ but now noting 2021 as the year/with the budget amount \$500,000.</p> <p style="text-align: right;">CARRIED</p> <p>Note: It was noted the design from 2014 included tree trunks, these were not well received, and the Committee does not want them to come back again as part of the future plan.</p>
2021-F&A-030 February 22, 2021	<p>THAT The Finance and Audit Committee requests the project noted in the February 22, 2021, corporate report titled "Community Amenity Contribution (CAD) Project Options Update" as a. Centre Street Walkway Upgrades be started" shovel in the ground "2021"/started ASAP.</p> <p style="text-align: right;">CARRIED</p>
2014-319 October 20, 2014	<p>THAT Council receives for information the corporate report dated October 20, 2014, from the Director of Engineering and Municipal Operations titled "Updated on Progress of Centre Street Road Allowance Improvements Task Force."</p> <p style="text-align: right;">CARRIED</p>

INTRODUCTION/BACKGROUND

In 2014, following public engagement, staff presented a concept plan of the Centre Street Walkway Project between Marine Drive and Columbia Avenue with a cost estimate of \$800K. Although a budget of \$300K was included in the 2015 Capital Plan for this project, the project was not approved by Council in 2014.

At the Finance and Audit Committee meeting on February 22, 2021, Council directed that the project move forward. At the Regular Council Meeting on March 9, 2021, Council approved a budget of \$900K based on the Option proposed in 2014 and directed staff to commence the initial project steps including the preliminary design.

R.F. Binnie and Associates was retained to provide engineering services in June 2021. Two options were developed in the preliminary design and presented to Council at the Regular Council Meeting on October 4, 2021. Option A is a reproduction of the Option proposed in 2014 and Option B is an improvement from Option A to optimize the grade for improved

walkability/accessibility and to plant more trees for greater stability and sustainability. Following Council's approval of Option B, staff commenced the process to deliver the project. On October 25, 2021, Council approved additional funding of \$650K from CACs for a total budget of \$1,419M.

ANALYSIS

Upon the completion of the detailed design for the recently renamed project to the "Helen Fathers Centre Street Walkway Upgrades and Improvement Project," a Request for Proposals (RFP) for the construction of this project was posted on BC Bid and the City of White Rock's website on April 11, 2022. Upon RFP closure at 2:00 p.m. on May 10, 2022, seven (7) proposals were received.

This RFP used a Two-Envelope System consisting of the technical submission in the First Envelope and Financial Submission in the Second Envelope. The technical evaluation reduces the proponents to the top three in the first round, and only the top three proponents advance into the financial evaluation in the second round. The second envelope of the eliminated proponents in the first round remains unopen and will be returned to the proponents. The engineering consultant R.F. Binnie and Associates and City's engineering staff conducted the evaluation and analyzed the submissions. The evaluation results are summarized in Table 1 below (the name sequence in the table is the submission order). Among the seven proponents, Cedar Crest Lands BC Ltd. achieved the highest score as it presents the best value for the City in the two rounds of evaluation.

Table 1 – Bid Summary

Contractors	First Envelope (Technical Submissions)	First Envelope Score (out of 40%)	Second Envelope (Financial Submissions)	Second Envelope Score (Out of 60%)	Total Score (Out of 100%)
1. GDM Greystone Design Management Construction Ltd	Compliant	35.5	\$2,685,548.68	54	89.5
2. Wood Projects Ltd.	Compliant	30	Eliminated	N/A	N/A
3. Rust Investment Ltd-Shangri-La Landscaping	Compliant	30	Eliminated	N/A	N/A
4. Cedar Crest Lands BC Ltd	Compliant	33.5	\$2,414,763.00	60	93.5
5. Fricia Construction Inc.	Compliant	30.5	Eliminated	N/A	N/A
6. Canadian Landscape and Civil Services Ltd (CLCS)	Compliant	31.5	\$3,144,446.85	48	79.5
7. GPM Civil Contracting Inc.	Compliant	31	Eliminated	N/A	N/A

The construction has been rescheduled to start in July 2022 due to delays with consideration of the Heritage Inspection Permit and the City's grant application process to the federal Active Transportation Fund.

As the City has been advised that the First Nation referral period will expire on June 17, 2022; the Heritage Inspection Permit will likely be issued soon after.

The City submitted a grant application for funding under the Active Transportation Fund through Infrastructure Canada in March 2022, using the Centre Street Walkway as a base to leverage a total potential maximum funding of \$4M to include upgrades to other City walkways. The fund evaluation results are anticipated in June 2022, and the City would have lost eligibility to apply if a construction contract was entered into prior to the announcement.

FINANCIAL IMPLICATIONS

The project approved budget in October 2021, was \$1.419M and included in the approved 2022 Financial Plan, funded by Community Amenity Contributions (CACs). During the RFP process, the bids received were higher than originally anticipated. Staff and the consultant contacted bidders and others in the construction industry for reasons for such a pronounced cost escalation. Reasons given include:

- the war in Europe starting in February 2022 affecting most material prices;
- record-high energy prices affecting fuel for vehicles and equipment and also energy inputs for cement leading to escalated concrete prices;
- the inflation rate affecting every aspect of bidders business, including wages;
- supply chain issues causing delay risk for bidders;
- the residual impacts of Covid 19 and its variants affecting staff, equipment and materials.

To advance this Council Top Priority Project into the construction phase, a budget amendment is required to add \$1.685M to the Financial Plan 2022 for the asset improvement project. The projected cost is broken down in Table 2 below:

Table 2 – Project Cost Breakdown

2022 Project Cost Breakdown	Approved Budget 2022	Projected Cost	Amendment required
Design and consulting	\$0.085M	\$0.085M	0
Construction	\$1.067M	\$2.415M	\$1.348M
Contingency 25% (of construction)	\$0.267M	\$0.604M	\$0.337M
Construction Expenditure Limit	\$1.334M	\$3.019M	\$1.685M
Project Total Cost (GST excluded)	\$1.419M	\$3.104M	\$1.685M

The City did incur costs of \$131K for this project on engineering consulting fees in 2021 that are not included in the figures above.

PAST PRACTICE / POLICY / LEGISLATION

As per the City of White Rock procurement policy, Council approval is needed to award the contract to Cedar Crest BC Land Ltd. in the amount of \$2,415K (excluding GST) to begin construction on the Helen Fathers Centre Street Walkway Upgrades and Improvement Project.

LEGAL IMPLICATIONS

There is a risk that the ongoing legal dispute with three property owners related to encroachments may delay the project, impact the construction schedule, or cause delay costs for the contractor.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Upon Council's approval, staff will work with the Communications team and contractor to prepare and provide the project information to the public including updating the project information on the City's website, delivering notices to the residents located within two (2) blocks of the project area, and installing project signs on-site.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Financial Services department has prepared an amendment to the Financial Plan 2022 by adding \$1.685M funded from CACs for the Helen Fathers Centre Street Walkway Upgrades and Improvement Project. In addition, staff will work with the Communication team to prepare and provide the project information to the public, with Engineering and Municipal Operations staff to prepare for the operation and maintenance of the walkway, and with the Parks Division staff to prepare for the operation and maintenance of the green space along the walkway.

CLIMATE CHANGE IMPLICATIONS

The proposed plantings and trees on the project site will ameliorate the current erosion and improve the stability of the site and provide shade coverage. The upgraded walkway meanders within the project corridor and spreads the walkway surface run-off broadly over the site and facilitates natural infiltration and irrigation. The upgrades will promote the walkway as a desirable choice for the short trips between Town Centre and the beach, and accordingly, reduce personal vehicle use.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Project is a Community Amenity Contribution “Shovel-in-the-Ground” project and is a Council Top Priority.

OPTIONS / RISKS / ALTERNATIVES

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

1. Not approve the award of the contract, which would delay the walkway upgrades and delay the implementation of a Council Top Priority;
2. Divide the project into two phases: phase 1 from Marine Drive to Victoria Avenue and phase 2 from Victoria Avenue to Columbia Avenue; and negotiate with Cedar Crest to complete phase 1 within the approved budget, and defer phase 2 until the funding is available;
3. Hold approval of the award of the contract pending the grant availability of Active Transportation Fund 2022 by Infrastructure Canada with evaluation results to be anticipated in June/July 2022, or future grant application for Active Transportation Fund 2022/2023 by BC Ministry of Transportation and Infrastructure with evaluation results to be anticipated in September 2022.

CONCLUSION

An RFP was posted for the construction of the Helen Fathers Centre Street Walkway Upgrades and Improvement Project and seven (7) proposals were received. Based on the best value for the City, staff recommend awarding the construction contract to Cedar Crest for \$2,415K (excluding GST), with a construction expenditure limit of \$3,019K (excluding GST), subject to the approval of the Financial Plan 2022 Amendment proposed and included on the June 13, 2022 Agenda seeking Council's approval. If the Financial Plan amendment is approved adding \$1,685M to the project, the construction will then begin in July with an approximate completion date of November 2022 and accomplishing one of City Council's top priorities.

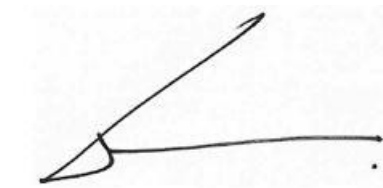
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Gordon', with a stylized, flowing script.

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

Comments from the Chief Administrative Officer

This corporate report seeks City Council approval and direction.

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

Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 13, 2022

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director, Financial Services

SUBJECT: White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022 No. 2431

RECOMMENDATION

THAT Council receive for information the corporate report dated June 13, 2022, from the Acting Director of Financial Services, titled “White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022 No. 2431”.

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022 No. 2431. The Financial Plan amendment is required in order to increase funding for the Helen Fathers Centre Street Hillside Walkway Upgrades and Improvement Project from \$1.419M to \$3.104M, an increase of \$1.685M.

INTRODUCTION/BACKGROUND

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

Section 173 of the *Charter* states that:

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

The current budget in the 2021 Financial Plan for the Helen Fathers Centre Street Hillside Walkway Upgrades and Improvements Project (“Project”) is \$1.419M. Funding totaling \$3.104M for this Project is now required. The financial plan amendment adds \$1.685M funded from the Community Amenity Contribution (CAC) Reserve. This will permit staff to proceed with awarding the contract for this Project as outlined in the corporate report from the Director of Engineering and Municipal Operations for the Helen Fathers Centre Street Walkway Construction Contract Award.

FINANCIAL IMPLICATIONS

The Financial Plan Amendment increases the funding for the Project by adding funding of \$1.685M funded from the CAC Reserve. This will leave a total \$4.231M of funding available for other Community Amenity Contribution projects.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public consultation for White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022, No. 2431 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 to Council consideration of adoption of the bylaw amending the Financial Plan (2022-2026).

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering and Municipal Operations will award a contract for the Project following the 2022-2026 Financial Plan Amendment No. 1 approval by Council.

ALIGNMENT WITH STRATEGIC PRIORITIES

Community Amenity Contribution “Shovel-in-the-Ground” Projects is one of five top priorities for Council and aligns with New Strategic Priorities. As well, maintaining infrastructure to provide safe, reliable and sustainable infrastructure for the community while minimizing impacts on the environment and managing delivery of services efficient and effectively are also priorities of council.

OPTIONS / RISKS / ALTERNATIVES

An alternate option for Council’s consideration is that the recommended bylaw amendment not receive first, second and third readings from Council.

CONCLUSION

Section 173 of the *Charter* states that:

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

To comply with the *Charter*, it is advisable that a bylaw amending the 2022 – 2026 Financial Plan that includes the required expenses for the Project expenses be adopted prior to the awarding of a contract to complete the upgrades. It is recommended that Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment No. 1, 2022 No. 2431 be given first, second and third readings.

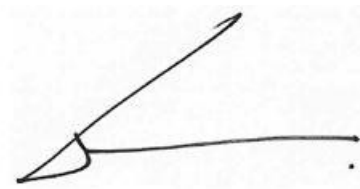
Respectfully submitted,



Shannon Johnston
Acting Director, Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

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

Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428, Amendment
No. 1, 2022 No. 2431

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2431**



A Bylaw to adopt a Financial Plan for 2022 to 2026

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 2026.

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" and "B" attached hereto and forming part of the "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428", are hereby repealed and replaced by the Schedules "A" and "B" attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2328, Amendment No. 1, 2022, No. 2431".

RECEIVED FIRST READING on the	day of	, 2022
RECEIVED SECOND READING on the	day of	, 2022
RECEIVED THIRD READING on the	day of	, 2022
ADOPTED on the	day of	, 2022

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule 'A' to Byaw No. 2431, 2022

Consolidated Budget Summary

	2021	2022	2023	2024	2025	2026
Revenue						
Property Taxes and Parcel Taxes	\$ 24,893,400	\$ 26,511,200	\$ 28,205,900	\$ 29,234,100	\$ 30,288,800	\$ 31,443,400
Regional Library Levy	990,100	1,015,300	1,035,600	1,056,300	1,077,400	1,098,900
Business Improvement Levy	343,000	352,800	357,000	364,000	371,300	378,700
Local Improvement Parcel Tax	5,200	5,200	-	-	-	-
Grants In Lieu of Taxes	261,700	286,800	292,500	298,400	304,400	310,500
Sales of Service and Other Revenues	15,318,800	16,637,100	18,122,200	19,066,300	20,131,800	21,281,200
Development Cost Charges	937,100	849,500	954,200	815,800	908,900	1,011,400
Other/Own Sources	13,935,200	13,042,300	9,605,400	8,881,600	8,741,800	8,666,000
Government Grants	16,620,900	9,335,000	1,369,500	2,141,000	2,384,700	2,212,100
Total Revenue	\$ 73,305,400	\$ 68,035,200	\$ 59,942,300	\$ 61,857,500	\$ 64,209,100	\$ 66,402,200
Expenses						
Council and Office of the CAO	\$ 870,700	\$ 950,500	\$ 945,500	\$ 964,400	\$ 983,700	\$ 1,018,900
Corporate Administration	1,511,400	1,663,700	1,578,300	1,609,900	1,642,100	1,763,700
Human Resources	739,200	1,020,000	732,100	746,700	761,600	776,800
Finance	1,944,900	2,056,500	2,128,600	2,188,200	2,214,600	2,259,000
Fiscal Services	1,433,300	1,232,300	1,293,800	1,361,800	1,431,600	1,512,000
Information Technology	1,252,300	1,304,600	1,305,800	1,331,900	1,358,500	1,396,900
Police	6,322,400	7,016,000	7,267,100	7,539,000	7,864,000	8,208,500
Fire Rescue	4,474,900	4,541,900	4,652,700	4,797,600	4,942,500	5,088,600
Planning and Development	4,033,400	4,145,500	4,165,100	4,268,000	4,343,400	4,420,200
Engineering and Operations	7,359,600	7,613,600	7,809,000	7,964,800	8,123,500	8,285,400
Recreation and Culture	3,271,000	3,851,600	4,218,700	4,303,200	4,389,200	4,476,800
Solid Waste	1,183,300	1,071,500	1,037,600	1,007,500	1,027,700	1,048,300
Sanitary Sewer	2,211,100	2,207,000	2,517,000	2,922,500	3,458,400	4,141,600
Drainage	375,400	354,900	362,000	369,100	376,500	384,000
Water	3,367,300	3,622,700	3,191,500	3,242,600	3,958,500	3,347,300
Total Operating Expenses	\$ 40,350,200	\$ 42,652,300	\$ 43,204,800	\$ 44,617,200	\$ 46,875,800	\$ 48,128,000
Add:						
Transfer from Reserves	41,642,900	42,662,300	19,721,000	15,088,200	16,005,400	14,516,000
Deduct:						
Capital Expenditures	60,219,000	52,609,000	20,846,000	16,776,000	18,620,000	17,495,000
Debt Repayment	725,400	782,500	807,800	816,000	826,500	837,100
Transfer to Reserves	13,653,700	14,653,700	14,804,700	14,736,500	13,892,200	14,458,100
Total Budget For the Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule “B” To Bylaw No. 2431, 2022

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue proposed 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.

Fees and charges represent 24% of planned revenues. The most significant of these are water, sanitary sewer, drainage and solid waste user fees 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 represent 35% of the 2022 budgeted revenue. They include sale of services, interest and penalties, government grants, contributions, pay parking and building permit fees. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Property Value Taxes	41%
Fees & Charges	24%
Other Sources	35%

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.

Class 1 Residential	92.33%
Class 2 Utility	0.19%
Class 5 Light Industry	0.03%
Class 6 Business & Other	7.43%
Class 8 Recreational & Nonprofit	0.02%

Use of Permissive Tax 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 exemptions are 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 exemptions which are reviewed on a case-by-case basis.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 13, 2022

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Metro 2050 Regional Growth Strategy

RECOMMENDATIONS

THAT Council:

1. Receives for information the Metro Vancouver Regional Growth Strategy, titled “Metro 2050 (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022),”;
 2. Accepts, as presented, the proposed Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) pursuant to section 436 of the *Local Government Act*; and
 3. Directs staff to forward the Council resolution of acceptance of Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) to Metro Vancouver Regional District.
-

EXECUTIVE SUMMARY

City staff have undertaken a review of “Metro 2050,” a growth plan (the “Plan”) prepared by Metro Vancouver. The *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, was given first and second readings by the Metro Vancouver Board on March 25, 2022. A public hearing was held on April 20, 2022. At its meeting on April 29, 2022, the Metro Vancouver Board resolved to refer *Bylaw No. 1339, 2022*, to all affected local governments (signatories) for acceptance.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-433 November 9, 2021	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.”

INTRODUCTION/BACKGROUND

Metro Vancouver is the political body and corporate entity which provides planning services to the region. It is established under provincial legislation as a ‘regional district.’ It is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation, working collaboratively in planning and providing vital utility and local government services to about 2.75M residents. Essential services include the provision of drinking water, sewage treatment, and solid waste disposal, along with regional services like parks, affordable housing, land use planning, and air quality management. A board of directors governs the regional district, consisting of elected officials from each local authority.

Metro Vancouver has been working closely with member jurisdictions, local First Nations, and other agencies and organizations over the past three years to review and update the regional growth strategy for Metro 2050. In 2019, Metro Vancouver began a review of its regional growth strategy titled “Metro Vancouver 2040: Shaping our Future.” The strategy establishes a vision for progressively managing growth considering diverse and affordable housing, transit and mobility, resilient employment, healthy ecosystems, secure agricultural lands, the impacts of climate change and other matters. The updated (draft) regional growth strategy, titled “Metro 2050,” was released for comments in June 2021. The strategy is primarily structured around five key goals, including:

- Create a Compact Urban Area
- Support a Sustainable Economy
- Protect the Environment and Respond to Climate Change and Natural Hazards
- Provide Diverse and Affordable Housing Choices
- Support Sustainable Transportation Choices

On October 4, 2021, Metro hosted a digital open house to enable White Rock residents to learn more about Metro 2050 and ask Metro staff questions. Following the open house, Metro staff attended a meeting of Council to present the regional growth strategy. City staff reviewed Metro 2050 to identify topics and policy directives that may affect land use and development activities in White Rock and presented these comments to Council at the November 9, 2021, meeting for endorsement or revision. Metro is now looking for a resolution of support from its members.

Local governments must accept the regional growth strategy by way of a council resolution submitted to Metro Vancouver and within 60 days of receipt of notice (received May 3, 2022). The *Local Government Act* affirms that if an affected local government fails to act within the period for acceptance, it is deemed to have accepted the regional growth strategy.

Once the regional growth plan is adopted, the City of White Rock’s Regional Context Statement, located within the Official Community Plan, must be updated; the *Local Government Act* requires that the Regional Context Statement be updated within two years of the adoption of the regional growth plan (Metro 2050).

Staff comments on the plan were presented to Council at the November 9, 2021, meeting and Council resolved to send them to Metro Vancouver staff for review. Staff have provided a summary of the comments received from Metro Vancouver in response to the City of White Rocks comments (Attachment A).

LEGAL IMPLICATIONS

Part 13 of the *Local Government Act* establishes the legal framework for the preparation, scope (contents), and implementation of “regional growth strategies.” The *Act* requires that affected

local governments accept the regional growth strategy through a resolution, prior to third reading and adoption of the bylaw. The City will eventually be required to update the “Regional Context Statement” included in its Official Community Plan (OCP) once Metro 2050 is adopted. Note that Section 446 of the *Local Government Act* requires that municipalities update their regional context statement, through OCP amendment, within two years of adopting the regional strategy.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Over the past two years, Metro has undertaken a series of community engagement events to solicit feedback on draft versions of Metro 2050. The project webpage for this undertaking (Metro 2050) includes a detailed breakdown of the engagement work undertaken. In addition, on October 4, 2021, Metro hosted a digital open house to enable White Rock residents to learn more about Metro 2050 and ask questions of Metro staff.

CLIMATE CHANGE IMPLICATIONS

Strategy 3.4 within Metro 2050 includes a series of policy directives to combat the causes of, and impacts resulting from, climate change. Staff believe that Metro Vancouver will serve as an essential resource in assisting local governments in evaluating natural hazards that may become more prevalent due to climate change (e.g., sea-level rise, slope instability, etc.). Furthermore, the strategies within Metro 2050 recognize the role that the region can play in advocating the province and federal governments for improved legislation and guidelines that will aid in matters such as flood hazard management, improved building codes and standards, modernized emergency preparedness, and funding to assist local governments in planning for climate change impacts.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

Several strategies and policy directives within Metro 2050 encourage an increase in the overall tree canopy within the region. While staff support such directives, consideration should be given to the unique composition of each local government as the capacity to support increases to the canopy are partly dependent on the availability of lands to support tree planting. It may be unrealistic to think that White Rock, for example, will be able to increase the proportion of its tree canopy to the same degree as less urban jurisdictions such as the Township of Langley and Electoral District A. Staff noted this in the comments sent to Metro Vancouver. However, staff do believe that there is merit to setting regional-level goals for tree canopy increase.

ALIGNMENT WITH STRATEGIC PRIORITIES

The over-arching objectives of Metro 2050 are aligned with many of Council’s strategic priorities and efforts to provide White Rock citizens with a high quality of life. These include policy directives focused on nurturing the environment, efforts to protect humans from natural hazards, measures to promote transit use, and initiatives to help address climate change. Throughout Metro 2050, the regional district also recognizes their role in advocating to higher levels of government for support, particularly as they relate to legislative controls, funding, and technical resources. Council may wish to leverage these supports due to resourcing limitations inevitable in a smaller jurisdiction.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available to Council:

Direct staff to inform Metro Vancouver that the City of White Rock does not support Metro 2050. If an affected local government does not accept the regional growth strategy, it must indicate by way of a resolution within the sixty (60) day period:

1. the provision(s) to which it objects,
2. the reasons for its objection, and
3. whether it is willing that a provision to which it objects to be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

CONCLUSION

City staff provided Metro Vancouver staff with comments related to Metro 2050, following Council direction in November 2021. These responses are presented in Appendix A. Most of White Rock's comments were not about the Metro 2050 text itself but related to implementation issues. For this reason, no changes were made to the Metro 2050 text as a direct result of White Rock's comments. However, Metro Vancouver staff did provide a response to each comment (Appendix A). Overall, staff believe Metro 2050 to be a well-established plan for the region and recommend that Council provide a resolution indicating acceptance of Metro 2050, as presented in this corporate report.

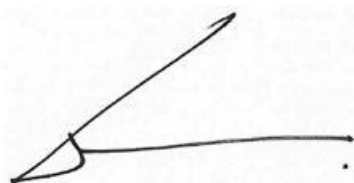
Respectfully submitted,



Anne Berry,
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Comments and responses on the Regional Growth Plan "Metro 2050"

Appendix A: Comments and responses on the Regional Growth Plan “Metro 2050”

Section/ Policy #	Policy / Section Reference	Comments	Metro Vancouver Response	Recommended Edit
E – Goal 1/1.14	<p>[Metro Vancouver will:]</p> <p>1.1.4 Work collaboratively with the Federal Government, the Province, TransLink, BC Transit, and adjacent regional districts to study how interregional transportation connections can be supported and enhanced.</p> <p>1.2.2 Work with member jurisdictions, TransLink, other governments, and agencies to support the development and delivery of effective regional transportation networks and services that support the growth and development of Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors.</p> <p>[TransLink will:]</p> <p>1.2.26 Collaborate with member jurisdictions and other stakeholders on the expansion of the Frequent Transit Network, Major Transit Network, and new transit stations, and avoid expansion of permanent transit infrastructure into hazardous areas. Where risk is unavoidable, such as in existing settlements, use risk-mitigation or climate change adaptation strategies in the expansion of transit infrastructure.</p>	<p>The City of White Rock encourages Metro Vancouver to explore opportunities to enhance interregional transportation through improved public transit service and the use of established railway networks.</p> <p>Over the long term there may be merit in exploring the feasibility of defining a Frequent Transit Development Area along North Bluff Road (16 Avenue), between Johnston Road (151 Street) and Stayte Road (160 Avenue), as this arterial roadway serves access to the Peach Arch Hospital and is positioned between areas of planned growth in the City of Surrey and White Rock.</p>	Thank you for your comment.	No changes required.
E – Goal 1/1.2.23	<p>[Metro Vancouver will:]</p> <p>1.2.23 Advocate to the Province, Health Authorities, and TransLink, requesting continued efforts to develop guidance on community design, appropriate setbacks, and building standards along the Major Roads Network, Major Transit Network, railways, and Federal and Provincial Highways to minimize public exposure to unhealthy levels of noise, vibration, and pollution.</p>	Re: Policy 1.2.23, White Rock encourages the region to advocate towards the definition of land use standards and guidelines which will help protect public interests, particularly as they relate to land use along railway corridors.	Thank you for your comment. If there is interest from member jurisdictions, Metro Vancouver may undertake future research in this area.	No changes required.
E - Goal 3/ 3.2.3 (b)	<p>[Metro Vancouver will:]</p> <p>3.2.3 Manage Metro Vancouver assets and collaborate with member jurisdictions, First Nations, and other agencies to:</p> <p>b) identify ecosystems that may be vulnerable to climate change and natural hazard impacts as part of regional multi-hazard mapping in Action 3.4.2 a);</p>	The City encourages Metro Vancouver to undertake / lead technical studies which evaluate the potential for risks arising as a result of climate change. Portions of the City of White Rock are recognized as being at risk of flooding. Sea level rise has the potential to place additional lands at risk of natural hazards. Small municipalities do not have the depth of resources necessary to advance technical studies of these potential hazards and therefore look to the region for leadership / support.	Acknowledged. Note that action 3.4.2. a) involves Metro Vancouver taking a more proactive role in working with others to identify hazards, risks, and vulnerabilities associated with climate change and natural hazards in the region.	No changes required.
	[Metro Vancouver will:]	Same as above.	Same as above.	Same as above.

Appendix A: Comments and responses on the Regional Growth Plan “Metro 2050”

Section/ Policy #	Policy / Section Reference	Comments	Metro Vancouver Response	Recommended Edit
	<p>1.1.5 Ensure that sea level rise, flood risk, and other natural hazards have been considered and that a plan to mitigate any identified risks is in place when approving applications submitted by the respective member jurisdiction related to new sewers, drains or alterations, connections, or extensions of sewers or drains.</p>			
E - Goal 3/ 3.4.2 (a)	<p>[Metro Vancouver will:]</p> <p>3.4.2 Work with the Integrated Partnership for Regional Emergency Management, the Federal Government, the Province, First Nations, TransLink, member jurisdictions, adjacent regional districts, and other stakeholders, as appropriate, to:</p> <p>a) collaboratively develop and share information and data related to hazards, risks, and vulnerabilities in the Metro Vancouver region, which may include preparing a regional multi-hazard map, and identifying and coordinating priority actions, implementation strategies, and funding mechanisms;</p>	Same as above.	Same as above.	Same as above.
E – Goal 1/1.3.2	<p>[Metro Vancouver will:]</p> <p>1.3.2 Provide technical advice, assistance, research, and data to member jurisdictions and other agencies to improve air quality, reduce greenhouse gases, increase access to community services, and to better understand the health and social equity aspects of land use and infrastructure decisions.</p>	White Rock supports the role of the region in providing supports to local government regarding technical matters for which in-house expertise may be limited.	Thank you for your supportive comment.	No changes required.
E - Goal 3/3.2.1 (b) and 3.2.7a)	<p>[Metro Vancouver will:]</p> <p>3.2.1 Implement the strategies and actions of the regional growth strategy that contribute to regional targets to:</p> <p>b) increase the total tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.</p> <p>3.2.7 Adopt Regional Context Statements that:</p> <p>a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1;</p>	White Rock supports opportunities to enhance the tree canopy. Metro 2050 should, however, acknowledge the limited capacity of some local governments to realize the targets established in light of contextual (compositional) factors. White Rock, for example, is a small, densely developed municipality with limited undeveloped green spaces. The ability to enable increased density while supporting canopy enhancement can be challenging. It is understood the regional plan is establishing targets which will be monitored over time.	The tree canopy cover target is an aspirational regional target (i.e. average) within the Urban Containment Boundary, and the intent is that all member jurisdictions will aim to increase canopy cover in urban areas where people live, to reduce climate changerelated heat extremes and heat-related health impacts, attenuate noise, and provide many other critical ecosystem services. To increase tree canopy cover, member jurisdictions are encouraged to set local targets, develop an urban forest management plan, plant climate-resilient tree species on public land, and provide support for residents to do so on private lands.	No changes required.
5	<p>[Member jurisdictions will:]</p> <p>3.3.7 Adopt Regional Context Statements that:</p> <p>a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas reduction</p>	This policy does not provide clear enough direction. Is the region looking for policies which, for example, broadly support lessened reliance on private automobile use and more energy efficient building design, or is the policy seeking local directives which enable a quantified measure of GHG reduction? If the expectation	Regional Context Statements would respond to actions 3.3.7 a) and b) in Metro 2050 in a similar fashion to the Regional Context Statements that responded to actions 3.3.4 a) and b) in Metro 2040. Since local governments are required to include GHG emissions reduction targets in Official Community Plans, with supporting policies and actions to	No changes required.

Appendix A: Comments and responses on the Regional Growth Plan “Metro 2050”

Section/ Policy #	Policy / Section Reference	Comments	Metro Vancouver Response	Recommended Edit
	target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	is the latter White Rock would look for greater clarity to be incorporated into the policy.	meet those targets, the intention of 3.3.7 a) and b) in Metro 2050 is to encourage local governments to align with the regional GHG emissions reduction target and demonstrate the connections to land use and transportation through applicable policies and strategies within their respective Official Community Plans. Staff note the concern raised and will consider how to provide additional guidance for actions in Strategy 3.3, e.g., through consideration of an Implementation Guideline for Goal 3, using the Climate 2050 Roadmaps as supportive guidance.	
E - Goal 4/4.1.6	[Metro Vancouver will:] 4.1.6 Advocate to the Province to provide funding to support member jurisdictions in the development and update of housing strategies or action plans that are aligned with housing needs reports or assessments.	White Rock is strongly supportive of efforts by the region to advocate for funding and other interventions which will aid in the execution of local affordable housing strategies and measures that protect the affordability of housing, and the depth of housing options, for all current and future residents.	Thank you for your supportive comment.	No changes required.
E - Goal 4/4.2.6	[Metro Vancouver will:] 4.2.6 Advocate to the Province for expanded measures to address housing speculation and vacant homes as a means of increasing long-term rental options and bringing unoccupied housing into the secondary rental market.	Same as above.	Same as above.	Same as above.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 13, 2022

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 13, 2022, from the Director of Planning and Development Services, titled "White Rock Zoning Bylaw, 2012, No 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434."
 2. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434" as presented, and direct staff to schedule the required Public Hearing;
 3. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2434 is given third reading after the public hearing:
 - a) Ensure that all engineering requirements and issues, including of a 2.0 metre road dedication on the Stayte Road frontage and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Confirm and ensure the recommendations of the 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; and
 4. Pending adoption of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 62 – 1453 Stayte Road) Bylaw, 2022, No. 2434," consider issuance of Development Permit No. #423 for 1453 Stayte Road.
-

EXECUTIVE SUMMARY

This application proposes to rezone the property from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 62" and issue a Development Permit for 1453 Stayte Road. If approved, it would enable the development of the proposed townhouse project in the form of 20 units which are 3 storey ground-oriented units with a roof top deck (ranging from 288 sq.ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Overall,

staff supports the proposal subject to the recommended conditions. A copy of draft Zoning Amendment Bylaw No. 2434 is included in this corporate report as Appendix A.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2019-LU/P-006 March 11, 2019	THAT the Land Use and Planning Committee directs staff to work with the applicant on other options for the site located at 1453 Stayte Road, noting concern with the proposed density. CARRIED
2019-LU/P-045 December 16, 2019	THAT the Land Use and Planning Committee: <ol style="list-style-type: none"> 1. Receives for information the corporate report dated December 16, 2019 from the Director of Planning and Development Services titled "Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017)"; and 2. Directs staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for Land Use and Planning Committee consideration after the applicant provides the final drawings and Traffic Impact Study regarding the proposed driveway access location change. CARRIED
2020-211 April 20, 2020	THAT Council receives for information the corporate report dated April 20, 2020, from the Director of Planning and Development Services, titled "Updated Zoning Amendment Bylaw and Development Permit for 1453 Stayte Road (ZON&MJP 18-017);" CARRIED
2020-225 April 20, 2020	THAT Council gives first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287" as presented. CARRIED
June 22, 2020	Public hearing for (Bylaw 2287) CARRIED
2020-360 June 29, 2020	THAT Council gives third reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2019, No. 2287." DEFEATED
LU/P-45 October 26, 2020	THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1453 Stayte Road proceed to the next stage in the application review process. CARRIED

INTRODUCTION/BACKGROUND

Project Overview

2019 Application

This project has been previously presented to Council in a different form of a development proposal. Staff have prepared a summary of the past application. At the March 11, 2019, Land Use and Planning Committee meeting, staff brought forward a corporate report and draft bylaws for a Zoning Bylaw Amendment and Development Permit for 1453 Stayte Road. The March 11 development proposal involved a four (4) storey residential development with one level of underground parking and 54 residential units. Staff recommended support for the development as the proposed building form conformed to the Official Community Plan's (OCP) guidelines for height and density and demonstrated compliance with the Multi-Family Development Permit Area Guidelines. Staff also noted that the proposed development was configured to provide ample outdoor amenity space for future residents, minimize privacy and shadowing impacts on adjacent neighbours, and exhibited a reasonable height transition and 'fit' with its neighbours through the lowering of the building on the site. During the discussion, Land Use and Planning Committee (LUPC) noted concerns regarding the proposed density and directed staff to work with the applicant on other options for the site. Other items of discussion at LUPC included reducing the height of the project. After the direction was received from the LUPC, the applicant worked with staff to revise the application and address the concerns of residents and the Committee.

On December 16, 2019, the LUPC was presented a corporate report titled "Information Report on Revised Development Application – 1453 Stayte Road (ZON&MJP 18-017)." The report described the applicant's proposed revisions to the project since the LUPC first considered it on March 11, 2019. After receiving feedback from the LUPC, the proposal was amended to incorporate 49 units, a reduction of five (5) units from the previous proposal (and one less than shown in the revised plans on December 16, 2019). This resulted in a slightly different unit mix of eight (8) three-bedroom units, 22 two-bedroom units, and 19 one-bedroom units compared to the previous seven (7) three-bedroom units, 23 two-bedroom units, and 24 one-bedroom units. At the December 16, 2019, meeting, the LUPC directed staff to prepare a revised draft Zoning Amendment Bylaw and Development Permit for LUPC consideration. At the April 20, 2020, meeting Council gave first and second readings as presented. Council defeated the application at the June 29, 2020, meeting.

Bylaw, 2022, No. 2287, 2019 received two readings and was defeated at the June 29, 2020, meeting. Bylaw No.2287 is being abandoned and replaced with Bylaw, 2022, No. 2434 to reflect the new application.

2020 Application (Current)

The proposed townhouse project consists of 20 units which are 3-storey ground-oriented units with rooftop decks (figure 1) (ranging from 288 sq. ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Each unit has a double car garage and a den on the ground floor, living space on the second floor and bedrooms on the third floor.

The architectural aesthetics of the proposed project takes its cues from the surrounding neighbourhood. The materials combine elements such as wood tone lap siding, cementitious horizontal lap siding, and cementitious panels to bring texture, warmth, and character to the building façade. A balcony with corner posts overhangs the main entry door denoting the building entrance.

The new application was presented to the LUPC on October 26, 2020. The public information meeting was held on December 9, 2020, and went to the Advisory Design Panel (ADP) on July 20, 2021. At that time, the ADP deferred making a recommendation on the project pending the resolution of issues listed by the Panel and requested that the application be brought back for the applicant to speak to how the issues have been addressed. Accordingly, on May 15, 2022, the applicant presented the following revisions of the application:

- Removed 1 unit (21 units revised to 20 units) to reduce the density;
- Updated the site plan to accommodate the new outdoor amenity area (North of Block 2, in the center of the lot);
- Reconfigured the floor layout to create a new unit type in Block 2 of the site plan. (There are now 4 units in Block 2, previously there were 5 units);
- Revised the elevations and sections of Block 2 accordingly.
- Concerns about the play area being located next to Stayte Road. The play area's location has since been moved to address these concerns.
- Re-generated the shadow study for the latest site plan layout.
- Updated the design rationale and project data to reflect the above changes.



Figure 1 - Proposed Street Scape.

At the May 17, 2022 meeting, the ADP was overall in support of the design based on the revisions made by the applicant. The Committee resolved:

THAT the Advisory Design Panel supports the application for the development proposal at 1453 Stayte Road proceeding to Council, subject to the Council consideration about the future widening of Stayte Road.

There were concerns regarding the 2-metre road dedication required by Engineering along the Stayte Road frontage. The main concern was that if Stayte Road were to widen, it would impact the front units' form and character. Overall, there were concerns that the road would move closer to the development's front doors, leading to a reduced buffer between the street and the road. Thus, reducing the public realm.

In discussion with the Engineering Department, it was determined that the question raised by the ADP is not an issue. The long-term plans for Stayte Road do not include widening the road to two lanes on both sides of the road. Stayte Road is a north-south arterial road on the border with the City of Surrey. Stayte Road generally consists of one travel lane in each direction, with on-street parking pockets on the west side of the street in some locations. A multi-use pathway is provided on the west side of the roadway between North Bluff Road and Pacific Avenue. The multi-use pathway is entirely separated from the roadway by a treed boulevard. North Bluff Road is shared ownership between the City of Surrey and the City of White Rock, with White Rock's jurisdiction on the west half of the roadway. The Integrated Transportation And Infrastructure Master Plan (ITIMP) identifies North Bluff Road as a greenway corridor, including All Ages and Abilities bicycle facilities.

The cross-sections developed as part of the ITIMP focus on revising the City's portion of Stayte Road in the future based on a 20.12-metre cross-section (10.06-metre cross-section within White Rock). The plans for this road include upgrading the existing multi-use pathway to separated pedestrian and bicycle paths on the west side of the street (see Figure 2). A future 2.00-metre road dedication may be required to rebuild the sidewalk due to the current design of the pathway and parking pockets. Therefore, the additional 2.00-metre road dedication required by engineering is to rebuild the sidewalk due to the current design of the pathway and parking pockets.

The ITIMP improvements on Stayte Road can also be coordinated with several other infrastructure improvements, including drainage improvements between Pacific Avenue and Buena Vista Avenue (Year 4) and between Buena Vista Avenue and Russell Avenue (Year 5) and sewer improvements between Cliff Avenue and Buena Vista Avenue (Year 2). Pavement upgrades are also a medium priority between Columbia Avenue and Cliff Avenue. Two streetlight improvements have also been identified (Year 2 and Year 7). The date of this construction is not unknown but will be in the next 10 years.



Figure 2 Stayte Road Proposed Cross-Section

Other approval requirements will include confirmation of servicing and street upgrades, finalized through a Works and Services Agreement.

Neighbourhood Character

The property is close to a school, shops, and services. It is also near a bus transit route. In addition, Stayte Road is an arterial road constructed to a standard that can accommodate the proposed density of this development. Therefore, the amount of additional traffic generated by the proposal is not expected to impact the road system significantly. The site is located between North Bluff Road and Thrift Avenue. The surrounding neighbourhood consists of commercial mixed-use, duplexes, multifamily development, and single-family homes.



Figure 3 - Neighborhood Context.

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height, and other policy directions for development applications. The subject property is designated 'Urban Neighbourhood.' The objective of this land-use policy area is to enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial services, and provide the further transition from the Town Centre, Lower Town Centre, and Town Centre Transition Area.

This designation contemplates providing opportunities for more low-scale multi-unit residential buildings that build on the character of existing apartment areas. In reference to permissible densities and heights, OCP Policy 8.5.2 would allow a density of up to 1.5 FAR (gross floor area ratio) in buildings up to four storeys in height in the Urban Neighbourhood designation.

This site is within the Multi-Family Development Permit Area (DPA). The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance the quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Zoning Bylaw No. 2000

The subject property is currently zoned 'RS-1 One Unit Residential' in the White Rock Zoning Bylaw. The intent of this zone is to accommodate one-unit residential buildings on lots of 464 m² (4,995 ft²) or larger. Under the current zoning, the subject property would be permitted to construct a 17,000 ft² (excluding basement, garage, and other areas) single-family dwelling with a maximum height of 7.7 metres (25.26 feet). Development Permit Area - Multi-Family Development Permit Area Guidelines.

Traffic Impact Study

The traffic impact study (Attachment D) is for 23 units and this revised development is for 20 units. Due to the lower number of units staff did not feel it was necessary to have the application update the study. The overall impact of the development on current traffic patterns is low.

FINANCIAL IMPLICATIONS

The following fees would be collected if approved for rezoning and subdivision (Table 3). Note these fees are subject to change:

Table 1: Applicable Development Costs

	Fee (per unit)	Units Subject to Fee	Sub-Total
City of White Rock Development Cost Charges (DCCs)	\$11,253.27	20	\$225,066.00
TransLink DCCs	\$2,470.00	20	\$49,400.00
Metro Vancouver (Regional) DCCs	\$4,695.00	20	\$93,900.00
Surrey School District School Site Acquisition Charges (SSAC)	\$1,000.00	1	\$20,000.00
Total			\$388,366.00

This development does not meet the threshold for Community Amenity Contributions.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Public Information Meeting (PIM) for this proposal was held on December 9, 2020. Most questions and concerns from the residents were related to:

- Building height, size, density, privacy and noise.
- Green space, landscape and arborist reports, and grading.
- Traffic impact, visitor parking and pedestrian safety
- Fire safety
- Garbage & recycling

These concerns have been addressed to staff's satisfaction and meet the requirements of our bylaws and policies. A copy of the applicant's PIM Summary is included in Appendix C.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The zoning bylaw amendment application and development permit were referred to municipal departments for comments. Comments provided to the applicant have been addressed related to this stage of the rezoning proposal.

Approval of the final detailed (civil) designs and the execution of a "Works and Servicing Agreement" to the satisfaction of the Director of Engineering and Operations would be required as a condition of 3rd reading.

CLIMATE CHANGE IMPLICATIONS

The applicant has identified several building strategies to improve the environmental performance of the building and construction activities. These include:

- Each unit has large windows with high-performance glazing that meet North American Fenestration Specification (NAFS), with operable panes for natural ventilation and light penetration. At the same time, all the sliding doors are recessed to be sheltered from peak summer sun exposure.
- To reduce heat absorption and to improve energy efficiency, light coloured/reflective roofing is specified for the building roof.
- Higher 'R' values (insulation) for the building envelope and a tighter air barrier to reduce heat losses during winter and heat gains during summer, reducing HVAC requirements.
- An automatic high-efficient mechanical irrigation system will be specified to reduce water wastage.
- A site construction waste recycling program will be implemented in accordance with the Metro Vancouver construction recycling requirements.

The proposed development is located adjacent to TransLink bus services (the 361 and 363 community shuttles) that connect the site with local shopping, services, and the White Rock Centre Bus Exchange. It is also located within 400 metres of the 375 bus route to Guildford. As well, the Stayte Road cycle path provides convenient access for cycling to East Beach. The availability and proximity of these modes of travel would assist in reducing the need for residents and visitors to use personal vehicles.

The proposed development would be required to provide a minimum of four parking spaces with electric vehicle charging stations and another minimum four parking spaces 'roughed-in' for future connection.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

A total of 50 replacement trees are required per City of White Rock Tree Management Bylaw No. 1831. Cash-in-lieu of the on-site replacement of the trees, amounting to \$75,000, will be required prior to the issuance of a Tree Management Permit for any future work. A condition of third reading is ensure that the recommendations of the 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.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has expressed a desire to support a high quality of life in the City. The ability to support residential infill can help lessen the demand for sprawl while also making the best use of existing infrastructure.

OPTIONS / RISKS / ALTERNATIVES

The following options for Council's consideration are:

1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw,) Bylaw, 2022, No. 2434" and Development Permit No. 423 as presented, and direct staff to schedule the required public hearing; or
2. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), Bylaw, 2022, No. 2434" and Development Permit No. 423; or
3. Defer consideration of "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte RD), 2019,) Bylaw, 2022, No. 2434" and Development Permit No. 423 pending further information to be identified.

Staff recommends Option 1, which is incorporated into the recommendations at the beginning of this corporate report.

CONCLUSION

This application proposes to rezone the property from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 62" and issue a Development Permit for 1453 Stayte Road. If approved, it would enable the proposed townhouse project that consists of 20 units which are 3 storey ground-oriented units with a roof top deck (ranging from 288 sq.ft. to 808 sq.ft.). The size of the units ranges from 1,215 sq. ft. to 1,996 sq. ft. Overall, staff supports the proposal subject to the recommended conditions noted.

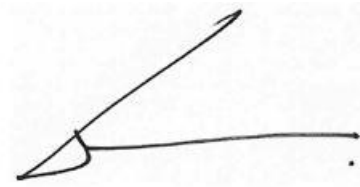
Respectfully submitted,



Anne Berry
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, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2434
- Appendix B: Draft Development Permit No. 423
- Appendix C: Public Information Meeting (PIM) Summary
- Appendix D: Traffic Impact Study for 1453 Stayte Road

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2434**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot B Section 11 Township 1 New Westminster District Plan 84401
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.62 CD-62 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2022, No. 2434*".

Public Information Meeting held this	7 th day of November,	, 2018
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Read a first time this	day of	, 2022
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Read a second time this	day of	, 2022
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Considered at a Public Hearing this	day of	, 2022
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Read a third time this	day of	, 2022
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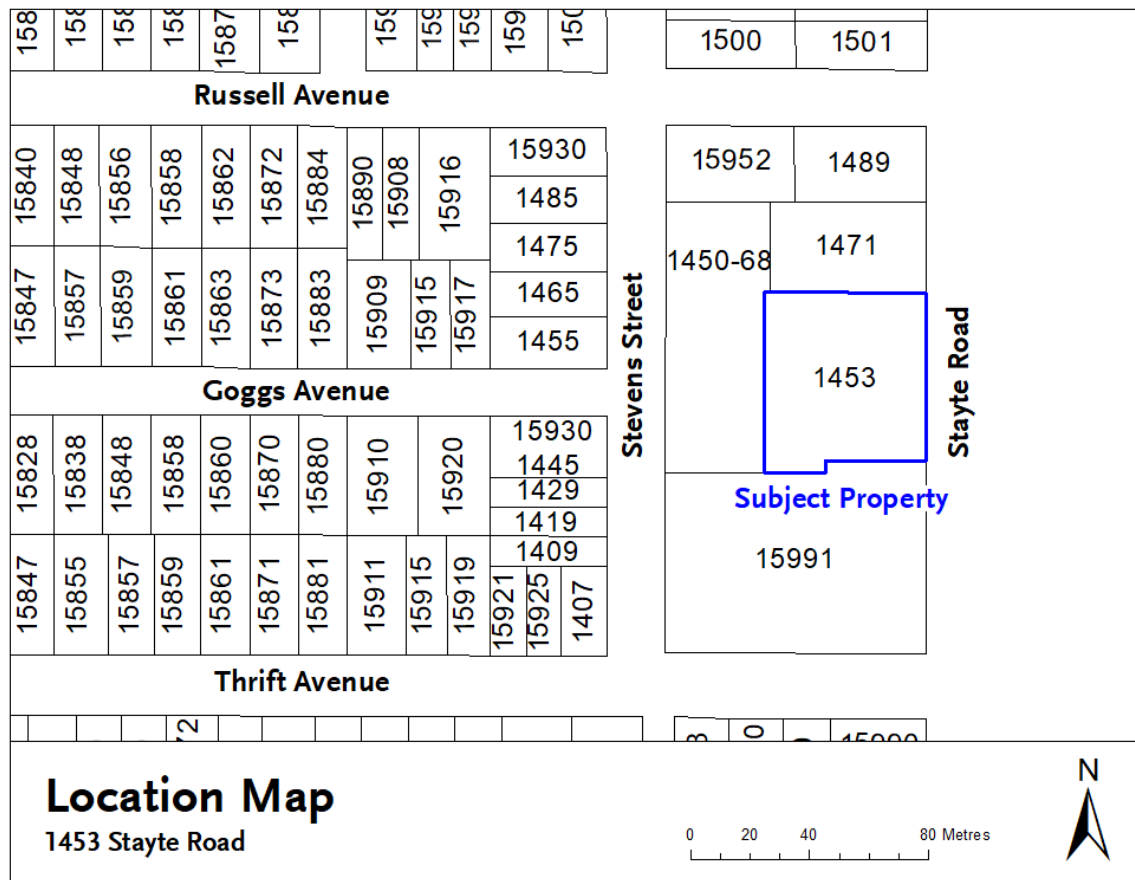
Adopted this	day of	, 2022
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Mayor

Director of Corporate Administration

DRAFT

Schedule “1”



7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of three-storey townhouse development on a site of approximately 3,163 square metres.

1. Permitted Uses:
 - (a) *Townhouse use*
 - (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
2. Lot Coverage:
 - (a) *lot coverage* shall not exceed 42%
3. Density:
 - (a) The maximum *gross floor area* shall not exceed 0.905 times the lot area.
 - (b) The maximum number of *dwelling units* must not exceed 20.
5. Building Height:
 - (a) The *principal building* shall not exceed a height of 73.5 metres geodetic.
 - (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.
6. Siting Requirements:
 - (a) Minimum setbacks are as follows:

(i) Setback from front (east) lot line	= 1.5 metres
(ii) Setback from rear (west) lot line	= 6.0 metres
(iii) Setback from interior side (north) lot line	= 4.0 metres
(iv) Setback from interior side (south) lot line	= 3.0 metres
 - (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (ii) Balconies may encroach by up 1’-6” (0.46 m) and roofs projecting 1’-0” (0.31 m) into the setback from front (east) lot line (Block 1).
 - (jj) Balconies may encroach by up 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the setback from interior side (north) lot line. (Block 4).
 - (kk) Balconies may encroach by 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the 3.0m Setback from interior side (south) lot line (Block 3).
 - (ll) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
 - (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated

February 21, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 2.0 metre distance from the front (east) lot line

7. Parking:

Parking shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of forty (40) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (c) A minimum of four (4) stalls must have electric charging capacity.
- (d) A minimum of four (4) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (a) A minimum of twenty (20) Class I spaces shall be provided
- (b) A minimum of four (4) Class II spaces shall be provided

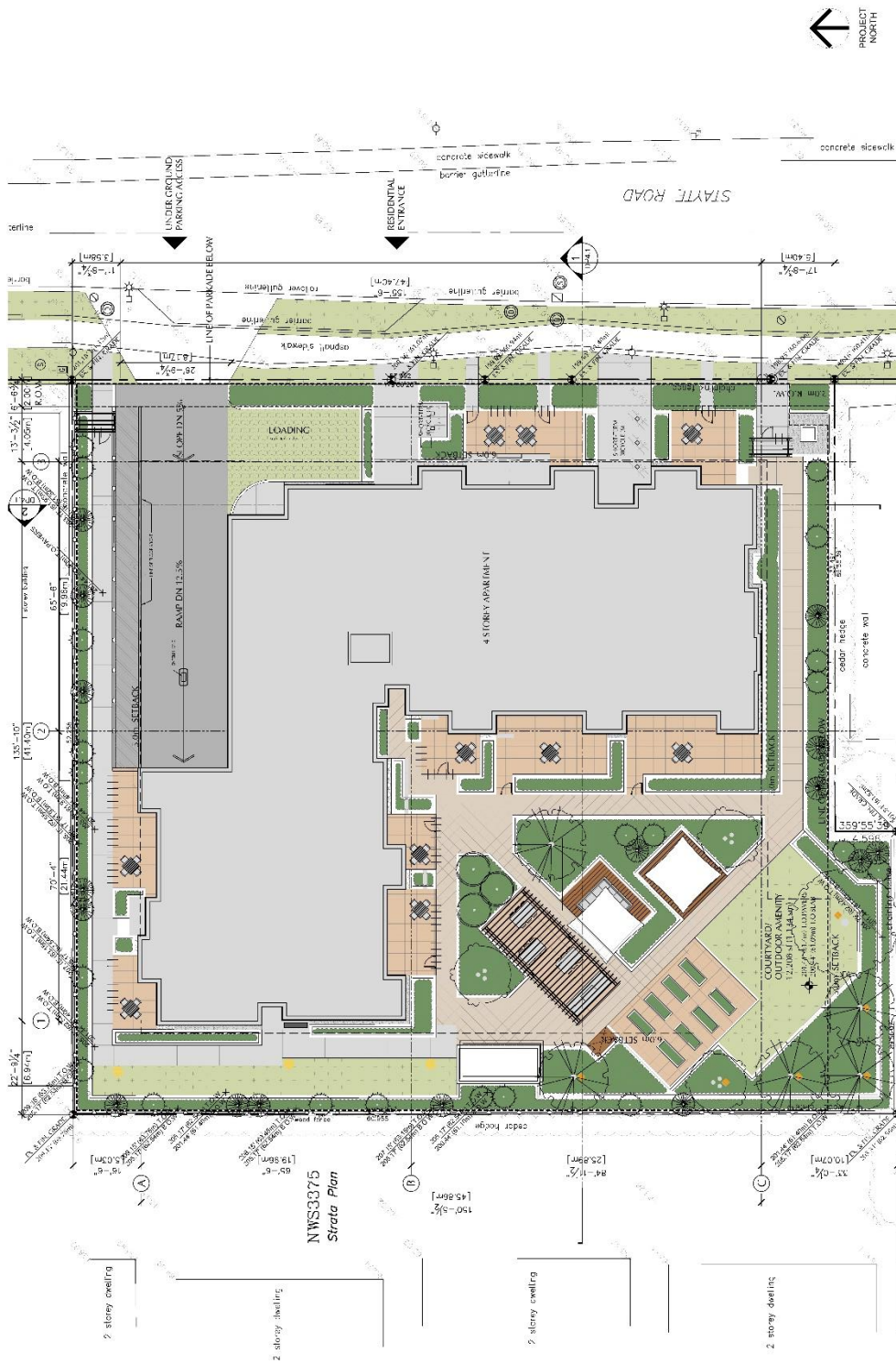
9. Loading:

- (a) One loading space shall be provided for the *multi-unit residential use* in accordance with Section 4.15

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Atelier Pacific Architecture dated February 2020 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit

DRAFT



DP 1.1

SITE PLAN

SCALE: 3/32"=1'-0"

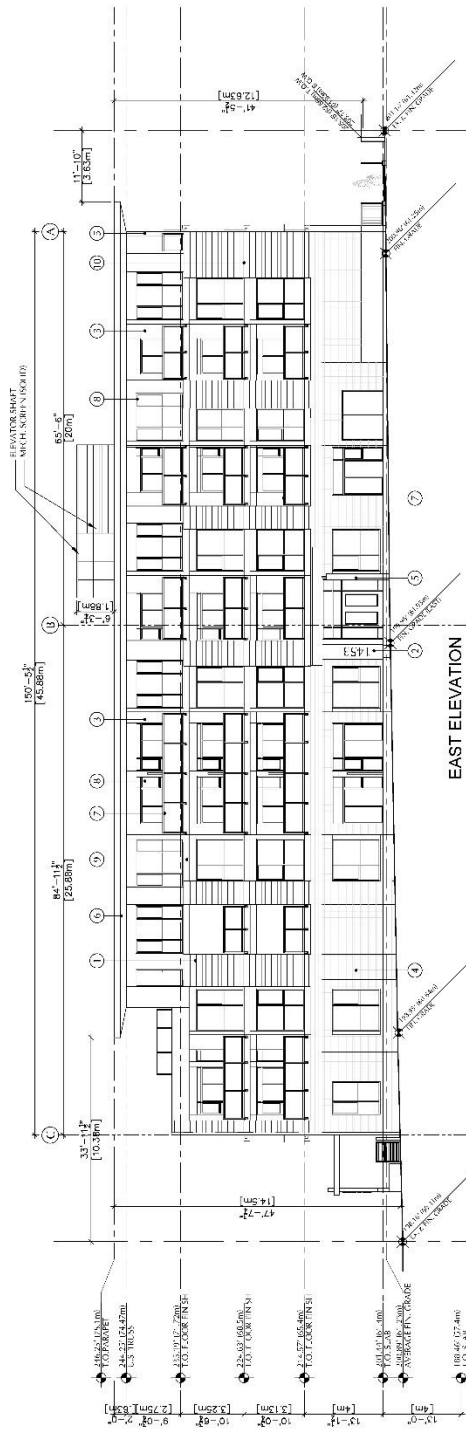
Proposed Residential Development

1453 STATE ROAD, WHITE ROCK, B.C.

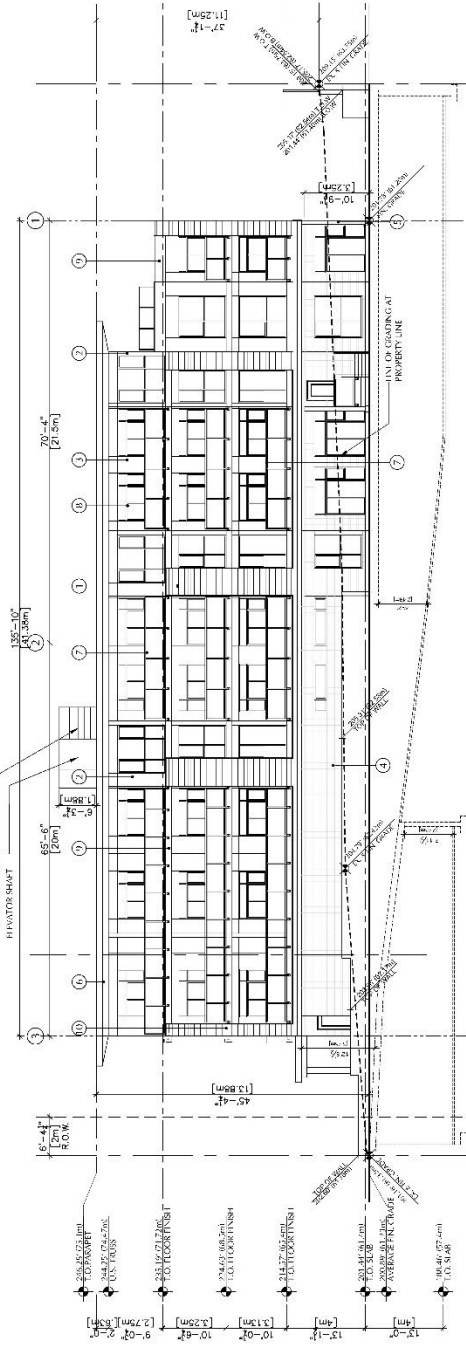
VANOWE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 20, 2020





EAST ELEVATION



NORTH ELEVATION

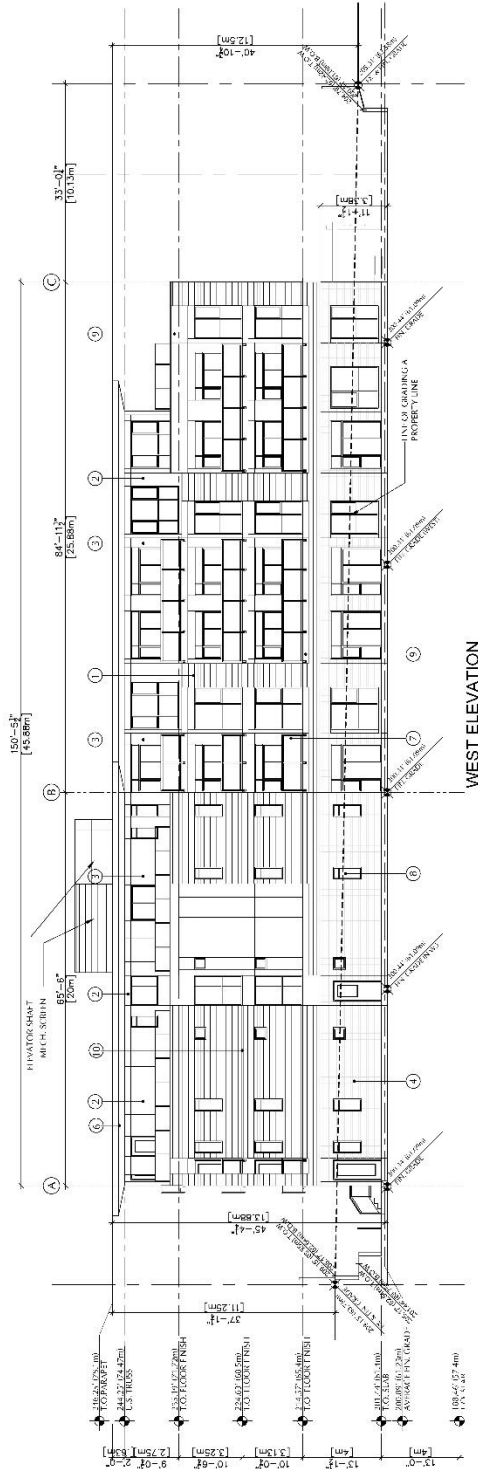
MATERIAL FINISHES LEGEND

1	WOODSTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODSTONE GUARD RAILS WITH GLASS
7	VINYL WINDOW (BLACK)
8	FASCIA BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

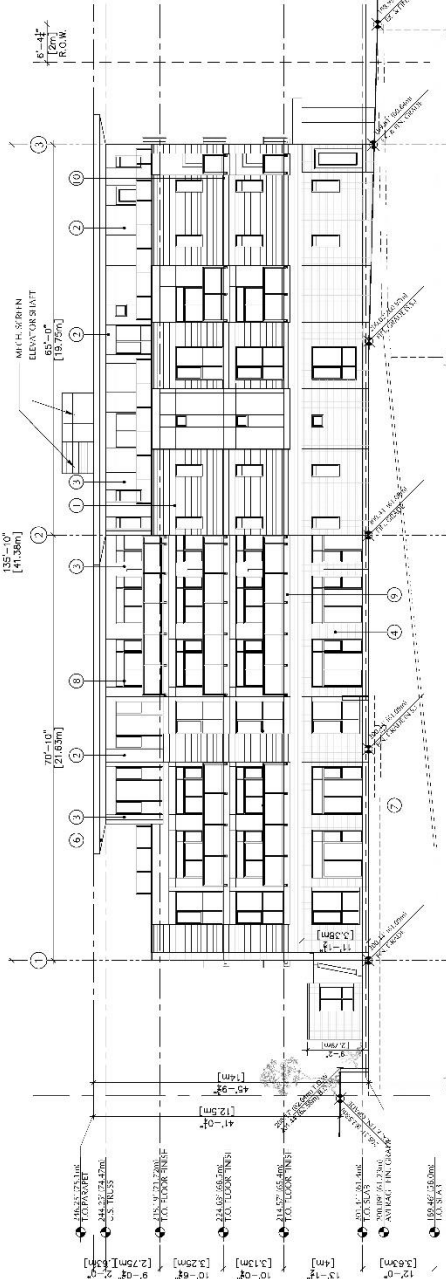
DP 3.1 ELEVATIONS



Proposed Residential Development
 1453 STAYE ROAD, WHITE ROCK, B.C.
 VANHOME PROPERTIES INC.
 ATELIER PACIFIC ARCHITECTURE INC.
 FEBRUARY 19, 2020



WEST ELEVATION



SOUTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCI BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020

DP 3.2

ELEVATIONS

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



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

DEVELOPMENT PERMIT NO. 423



1. This Development Permit No. 423 is issued to 1120578 B.C LTD as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot B Section 11 Township 1 New Westminster District Plan 84401
(1453 Stayte Road)

PID: 015-689-573

As indicated on Schedule A

2. This Development Permit No. 423 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015*, "*Chapter 1*" as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "*Chapter 1*" as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended that relate to the "Multifamily Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-62 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Atelier Pacific Architecture Inc. and van der Zalm + associates Inc. hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B
Schedule C

Site Plan
Building Elevations

Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$440,000.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
 - d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;
 - e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 20__.

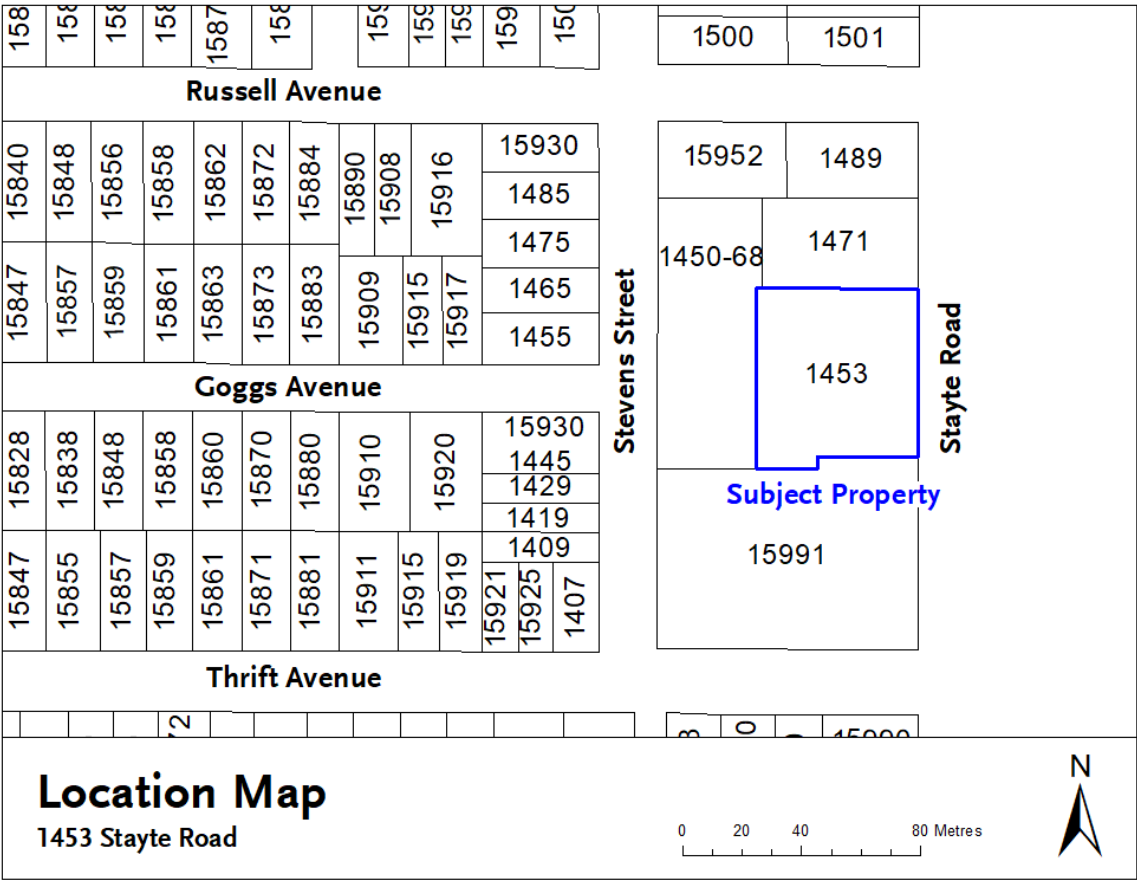
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

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

Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Schedule B – Site Plan



Schedule C – Elevations



Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.



DP 5.0

MATERIAL BOARD



1 [PS-1] 10' x 15' BLOCK 1 - WEST ELEVATION



3 [PS-3] 10' x 15' BLOCK 1 - SOUTH ELEVATION

MATERIAL LEGEND: (COLOR SCHEME-1)

- 1 CEMENTITIOUS LAP SIDING (WOODGRAIN, MONTE CARLO, SUMMIT, WHEAT) OR EQUIVALENT
- 2 CEMENTITIOUS SHIP-LAP SIDING (WOODGRAIN, COLOR, BAKED TERRAZZO) OR EQUIVALENT
- 3 CEMENTITIOUS SHIP-LAP SIDING (WOODGRAIN, COLOR, AGED SILVER) OR EQUIVALENT
- 4 CEMENTITIOUS PANEL BOARD (WOODGRAIN, MONTE CARLO, WHEAT)
- 5 CEMENTITIOUS LAP SIDING (WOODGRAIN, COLOR, STORM DART) OR EQUIVALENT
- 6 GLAZED DOOR / ENTRY DOOR (E.L.C. CLOSET DOOR) (COLOR: DARK GREY)
- 7 WINDOW, DOOR FRAME / RAILING FRAME (COLOR: BLACK)
- 8 GLAZING PANEL (TRANSPARENT)
- 9 WOOD ROOF PANTO DOOR (COLOR: WHITE)
- 10 CEMENTITIOUS SOFFITS (WOODGRAIN, FINISH, PAINTING, COLOR: (COLOR: MONTE CARLO) OR EQUIVALENT)
- 11 ASPHALT SHINGLES (COLOR: DARK GREY)



2 [PS-2] 10' x 15' BLOCK 1 - EAST ELEVATION



4 [PS-4] 10' x 15' BLOCK 1 - NORTH ELEVATION

Proposed Residential Development

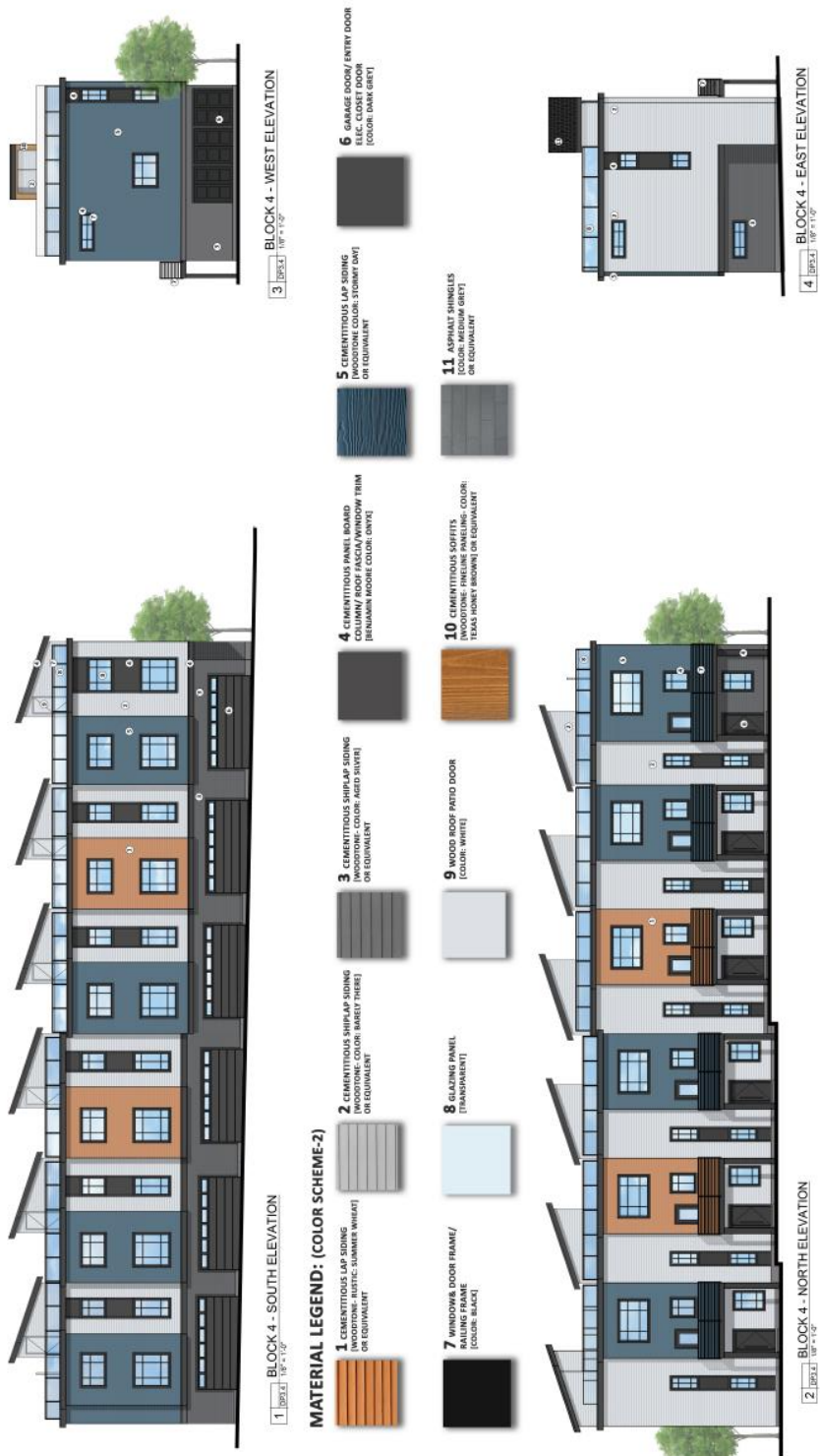
1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOVE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 15, 2023



DP 5.1
COLOUR ELEVATION
& MATERIAL LEGEND
COLOUR SCHEME -1

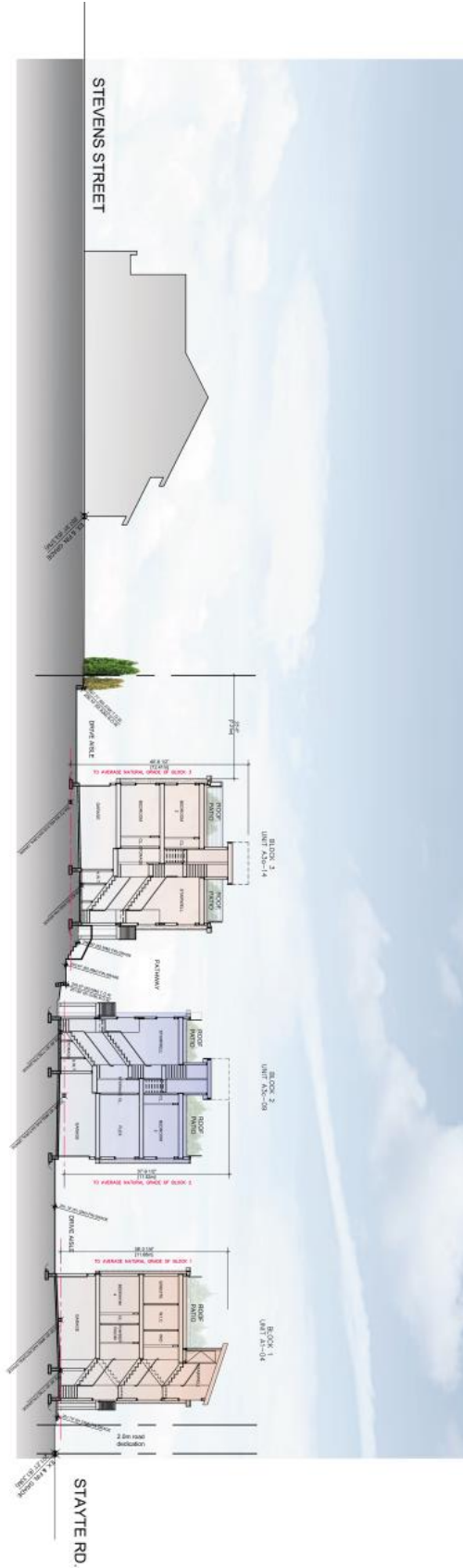


DP 5.2
COLOUR ELEVATION
& MATERIAL LEGEND
COLOUR SCHEME- 2

Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
VANHOUE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
March 15, 2022



1 SITE SECTION
1/8" = 1'-0"





1 PROPOSED STATE ROAD STREETSCAPE



2 PROPOSED STATE ROAD STREETSCAPE

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

YANPOKE PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

MARCH 15, 2022



DP 5.5
STREETSCALE
SITE SECTION

Schedule D – Renderings



PREPARED BY: atelier pacific architecture inc.



DEVELOPMENT PERMIT RE-SUBMISSION

Date: March 16, 2022

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

DP 0.0a
COVER PAGE



Schedule E – Landscape Plans



[illegible]





VDZ+A
 VANDER ZANDEN ARCHITECTURE
 1453 Stayte Road
 White Rock, B.C. V9B 5G6
 Tel: 604.942.1111
 Fax: 604.942.1112
 www.vdz.ca

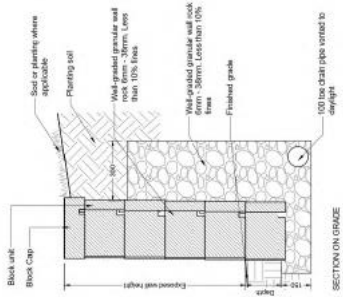
Drawing # **LS-02**
 Project # **DP2018-20**
SECTIONS
 Drawing Title

NO.	REV.	DESCRIPTION	DATE
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100	1	ISSUED FOR PERMIT	2018.03.15

[illegible]

Project:
1453 Stayite Road

Location:
1453 Stayite Road
White Rock, B.C.

[illegible]

SECTION ON GRADE

Notes:

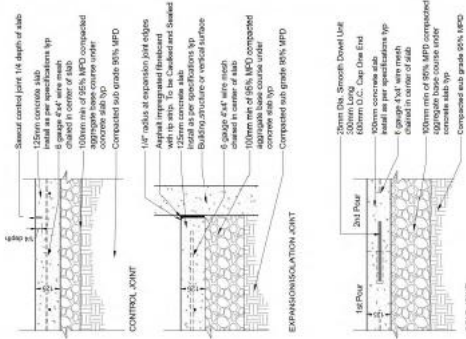
1. Refer to Geotechnical for all wall construction details.
2. Valley Stone.
3. Colour: Grey
3. Install with vertical batter setting.



Diagram illustrating the components of a mailbox assembly:

- Aluminum plate mounted to post
- Unit number to be laser cut out of Aluminum
- Strip lighting below aluminum plate to illuminate mailbox and path
- 6x8 timber post

Manufacturer: Ozarkim
Material: Cedar post mounted with brushed Aluminum plate.
Lead numbers laser cut into plate

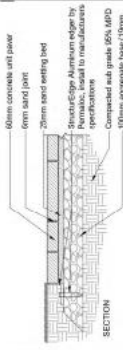
UNIT POSTS
8

3 CONCRETE JOINTS



Manufacturer: Forms and Surfaces or approved equals.
Model: Trio Bench

7 BENCHES

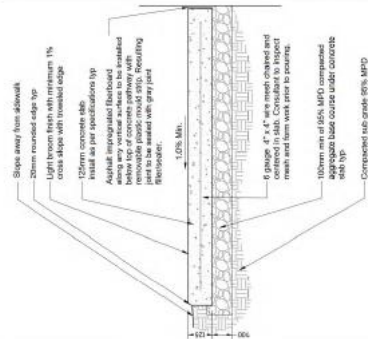


1. All testing send to meet ASTM C33 or CSA A23.1 FAL.
2. All joint sand to meet ASTM C144 or CSA A178.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum 3/4" paver.

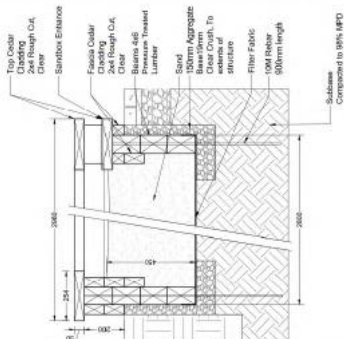
2 CONCRETE PAVERS



6 **RAISED DECK**



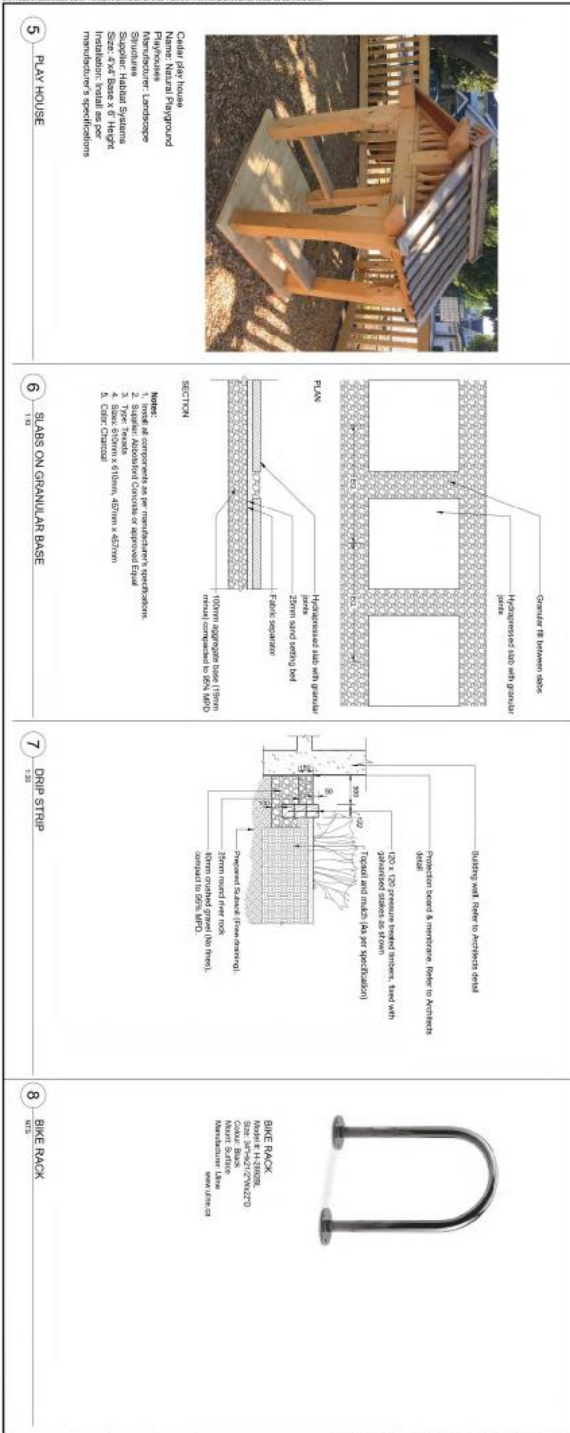
1. **Notes:**
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal section at 1000mm o.c. both ways unless shown otherwise. Refer to
3. **Curse** concrete on 150mm smooth finish or to match existing concrete pathway
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 2000mm o.c. both ways.
7. Contractor to contact Landline Architect for schedule approval prior to cutting.



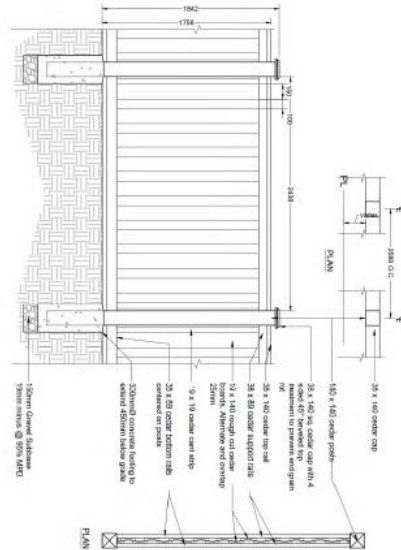
Notes:

1. All exposed decking and fascia to be sanded smooth.
2. Apply Sikours Cepol SFR to all Cedar elements. Colour: Oak.
3. All members to be fastened with hot dipped galvanized hardware.

5 SAND PIT



Sl. No.	Item	Quantity	Unit
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4	1.0000	1.0000	1.0000
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- Notes:
- 1. Fence to be constructed in accordance with the Major Creek Design Guidelines part 3.1.2.
 - 2. Fence all materials required to include any and all required permits or permits required.

1 PRIVACY FENCE

Scale: 1/2"

VDZ+A
VANDER ZANDER DESIGN & ARCHITECTURE
1453 STATE ROAD, WHITE ROCK, B.C.
V2021-01-17
1453 STATE ROAD, WHITE ROCK, B.C.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2021-01-17
2	ISSUED FOR PERMIT	2021-01-17
3	ISSUED FOR PERMIT	2021-01-17
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9	ISSUED FOR PERMIT	2021-01-17
10	ISSUED FOR PERMIT	2021-01-17

Drawing Title
DETAILS

VDZ Project #
DP2018-20

Drawing #
LD-03

Location:
1453 State Road
White Rock, B.C.

Drawn	Checked
MT	ET
ET	ET
CR	CR
TR	TR
VDZ	VDZ
AS	AS



atelier **pacific** architecture inc.

Jan 22, 2021

Planning and Development Services
City of White Rock
15322 Buena Vista Avenue,
White Rock, BC
V4B 1Y6

Attention: Greg Newman, Manager of Planning

RE: ZON & MJP No. 20-019 – 1453 Stayte Road, White Rock- Public Information Meeting

Dear Greg,

Please find enclosed, on behalf of our clients, the following:

1. Our minutes of the Public Information Meeting (PIM) dated December 9th, 2020 and copies of the boards displayed. These files can be found in the dropbox link below:
[https://www.dropbox.com/s/8vfvm2hy6bzsi0s/1453%20Stayte%20Road%2C%20White%20Rock-%20APA%26%20VDZ%20for%20PIM 2020-12-09.pdf?dl=0](https://www.dropbox.com/s/8vfvm2hy6bzsi0s/1453%20Stayte%20Road%2C%20White%20Rock-%20APA%26%20VDZ%20for%20PIM%202020-12-09.pdf?dl=0)
2. Our PIM Summary report in response to the questions and comments received during the PIM.

If the above are in order, we would like to proceed as soon as possible with the municipal approval process.

Yours very truly,

Brian Shigetomi, senior associate

Atelier Pacific Architecture Inc.
111- 3823 Henning Drive
Burnaby, BC V5C 6P3
VIA email: info@atelierpacific.com

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t 604.662.8689 | f 604.662.8655
info@atelierpacific.com | www.atelierpacific.com
brian shigetomi | senior associate



RE: ZON & MJP No. 20-019 – 1453 Stayte Road – Public Information Meeting

MINUTES OF THE PUBLIC INFORMATION MEETING

Minutes of the Public Information Meeting held online on Wednesday Dec 09, 2020 from 5:30pm to 7:15pm.

IN ATTENDANCE

- Kai Zhao of Vanhome Properties Inc.
- Michael Lu of Vanhome Properties Inc.
- Neil Deng of Vanhome Properties Inc.
- Greg Newman of City of White Rock
- Brian Shigetomi of Atelier Pacific Architecture Inc.
- Gloria Song of Atelier Pacific Architecture Inc.
- Travis Martin of Van Der Zalm and Associates Landscape Architecture Ltd.

ON DISPLAY

- A streetscape showing the proposed project and the neighbouring properties
- Site plans comparing the previous and current project proposal
- An optional roof plan proposing reduced roof decks@ Block 3 with visual screen, which will provide additional privacy for the neighbours to the west side.
- A site section showing the proposed buildings and their relationship to the natural grades
- Two pages of shadow analysis showing the impact of the proposed project on surrounding neighbours
- A colour map showing the alternating colour schemes
- Two building colour schemes indicating exterior finishes and materials
- Photos showing a reference project with similar roof top access stairwell and roof patio we did in city of Langley previously.
- Reference photos and rendering from two projects, in the City of Langley, showing a similar elevations and roof patios as our proposed projects.
- Coloured streetscapes showing the existing and proposed street streetscape.
- Coloured/ rendered site plan showing the proposed site treatment/ landscaping by the Landscape Architect together with various precedent images and typical section.



MEETING MINUTES

Prior to the online meeting, notices indicating the date/ time and purpose of the Public Information Meeting were posted online to the local residents and interested parties.

The majority of questions and concerns from the residents were related to:

- a) Building height, size, density, privacy and noise.
- b) Green space, landscape and arborist reports, and grading.
- c) Traffic impact, visitor parking and pedestrian safety
- d) Fire safety
- e) Garbage & recycling

The following is a list of concerns raised by the neighbours:

1. Some residents had concerns that the height of the project would lead to a loss of sunlight and privacy for adjacent properties. They would prefer visual barriers on the roof deck facing the west and south sides.
2. Some residents had concerns regarding the density. They would prefer 20 units instead of 23 units shown in the proposal.
3. Some residents had concerns that the proposal has a lack of green space and on-site outdoor amenity areas. They are hoping to see more trees and green space on the lot especially on the west side.
4. Some residents state that they would like to see more affordable housing.
5. Some residents would prefer duplexes or 2-storey townhouses (with roof top patios) over the proposed 3 storey townhouse (with stairwell access to a rooftop patio) as the proposal gives the appearance of a 4-storey townhouse. They are concerned that the proposal does not fit the character of the neighbour as the proposed height is higher than the neighbouring 2-storey dwellings. They are also concerned that the proposed height will obstruct the views from the neighbouring buildings.
6. Some residents inquired about the average square footage, the number of bedrooms, and the size of the basements (if any) in each unit. They were also interested in how the proposal considers the natural topography as outlined in the OCP.
7. Some residents inquired about the arrangement of garbage and recycling sorting and pick-up.
8. Some residents had concerns regarding the proposed amount of visitor parking stalls. They believe that 3 visitor parking stalls are insufficient to service the proposed number of units.



9. Some residents had concerns regarding the potential noise generated by the proposed units including the activity of residents playing on the internal roads.
10. Some residents questioned if there are coniferous trees on or near the property line and would like the setback required to protect those trees. They would like the developer to retain larger trees and remove the dangerous cotton woods. They had also requested that the city provide copies of the proposal's arborist report.
11. Some residents are concerned that the 46 cars from the proposed townhouse units will increase the traffic load to surround streets which are already crowded (etc. Stayte Road & 160 Ave.). Some residents also have concerns regarding pedestrian safety, for students commuting to school and the seniors visiting the senior's centre. Some residents have suggested a mirror or a speed bump just prior to exiting to Stayte road. Some residents believe that the driveway sightlines are inadequate and looking for a solution.
12. Some residents have concerns that the west setback is insufficient for fire separation. Some residents would like to know if owners would be allowed barbecues on the roof-top patio and if a sprinkler system will be installed to prevent fires if no firewalls are proposed between unit roof-tops? Some residents concerned that fire can spread from the unit's third floor to the rooftop.
13. Some residents feel that the proposed elevation and materials are not aesthetically pleasing.
14. Some residents would like to know if any E.V. charging stations are provided in the proposed garages.
15. Some residents would like to know the purpose of the structures, with double doors, on the side of the buildings. Some residents noted that the electrical closets seem to be located at the front of the building.
16. Some residents inquired about the proposed heating system and if any air conditioning will be provided?
17. Some residents would like to know if a builder/contractor been chosen. They would like to know the anticipated completion date of the project and if the city has approved this timeline. They would also like to know if the latest proposal has been reviewed by the Design Advisory Panel.
18. Some residents have noted that the current proposal fits the neighbourhood better than the previous proposal. The density is more suited to the neighbourhood and the shadows were considered.

The meeting ended around 7:15pm.



DEVELOPER'S RESPONSE/DISCUSSION

1. **PRIVACY**

- In terms of privacy at the roof top, the developer intends to pull back the roof deck on block 3 to create a buffer between rooftop activity and the adjacent neighbours to the west. A screen will be designed/installed visually separating the rooftop patio and west property line which will improve privacy for the neighbours to the west. Owners of the unit can have planters with small shrubs or gardens on the roof-top patio to provide additional screening.
- The same strategy will be applied on the westerly unit of Block 4. A screen will be installed (running north-south) to restrict access to the western portion of the roof and to give privacy to the neighbours to the west.
- On the ground level, planting will be provided along the west property line as a visual barrier.

2. **DENSITY**

- The proposed development is intended to conform to the development and design principal as defined in the Official Community Plan (OCP) Bylaw Consolidated as of March 18, 2019.
- The developer is intending to reduce the number of proposed units by 1-2 units to reduce the density to 21-22. Please note the current proposal has already reduced the unit count from 50, in the original application, to a 23 units proposal. Additional reductions in unit count would be detrimental to the project.

3. **GREEN SPACE**

- Given the layout of the town houses and the area required to provide access to them, there is limited area on the ground plane to propose green spaces. The green space that is proposed is located at the north west corner and is oriented to allow maximize sunlight and to provide a quiet and comfortable space for activities and a safe space for children to play.
- There are park areas in the neighbourhood within walking distance.
- The proposed roof-top patios provide significant outdoor space and is becoming more common in Canada. Roof-top patios receive more sunlight compared to the typical balcony or at-grade patios and can be used as garden spaces, or for outdoor activities.
- The developer is intending to reduce the number of units by 1-2 units from original proposal to provide more on-site at grade green space that can be programed as outdoor amenities.



4. AFFORDABLE

- The developer is open to work with the City of White Rock on future projects that will benefit the community and assist with growing families.
- This townhouse proposal provides an alternative, more affordable option compared to the current single-family dominated market especially for young families.
- Reducing the units to two storey units will make 3-Bedroom units infeasible and will not help growing family's who are the target market.
- The developer aims to provide more affordable housing options for families where single-family houses and duplexes are not financially accessible for everyone especially young families in White Rock. In addition, there are significant numbers of new single-family houses being brought on to the market but very few to no townhouse developments.

5. HEIGHT& STOREYS & STAIRWELLS

- The floor area at the top of the stairs will be designed to not exceed the minimum dimension requirements of a landing as per the BC Building Code to reduce the size of the stairwells. As per BCBC 9.10.4.4. [1][c] of the BC Building Code 2018, A roof-top enclosure shall not be considered as a storey in calculating the building height if the roof- top enclosure is provided for a stairway used for no purpose other than for access or egress.
- The floor height of the stairwell can be reduced by approx. 1'-0". The height of the parapet can be minimized, and a glazed guardrail proposed to reduce the visual height of the buildings. Additionally, partial of the flat roof will be changed to slope roof to reduce the visual height and the impact of shadows on neighbouring properties.

6. FLOOR PLAN SIZE& LAYOUT& DESIGN

- The proposal has 3-unit types. The floor area ranges from 1,172 sq.ft. to 1,556 sq.ft. (average sq.ft. of all units is approx. 1,400 sq.ft.). All units are 3-bedrooms except for a single unit (Unit type B) having 2 bedrooms.
- 3-bedroom units are ideal for growing families and family's aging in place. Private roof-top patios are a safe and open place for play especially for families with younger children.

7. GARBAGE& RECYCLING

- Curb pick-up service for each unit is proposed. Garbage and recycle containers will be brought out on the apron of driveway for pick-up.



8. VISITOR PARKING& BICYCLE PARKING

- The current City of White Rock off-street parking bylaw does not have a requirement for visitor parking stalls in townhouse projects. The current proposal provides 3 visitor parking stalls (2 small car stalls + 1 accessible stall).
- A report from ISL Engineering and Land Services (dated Sept 11, 2020) analyzed passenger car turning paths using AutoTURN software for the internal vehicle circulation and access to the visitor parking spaces. It was determined that the drive aisle configuration and the proposed visitor parking stall dimensions are adequate to accommodate mid-sized passenger cars.
- The developer is also intending to enlarge the 2 small car stalls to regular size stalls.

9. NOISE

- The 6-meter setback is proposed to mitigate the potential noise impact to the neighbors on the west. The yards are located on the east side of Block 3, to move the outdoor private play area away from the westerly neighbours. The strata road will not be used as often as the backyards, so will be quieted.
- The roof-top patio has been set back from the west property line for block 3 to reduce the impact of noise on the neighbors to the west.
- Walls will be designed to conform to BC building code STC requirements.

10. ARBORIST& LANDSCAPE

- There are existing hedges along the property line that will remain. We have proposed a fence and additional hedges to extend the existing hedge to act as a landscape buffer.
- The current proposal will not affect the root systems of the existing coniferous trees.
- We note the concerns regarding the existing trees; however, none of the existing tree on site could be retained. This proposal will provide replacement trees that will grow and mature with the site.
- In terms of Planting, a mix of trees were proposed throughout the project including Maple, Cedar and Pine trees.
- The green space proposed is located at the north west corner and is oriented to allow for ample sunlight, providing a comfortable space for activities and a safe space for children to play. This area is programed with a small playhouse and sandbox.



- Copies of the proposal's arborist report can be requested from the City of White Rock staff.

11. TRAFFIC IMPACT& PEDESTRIAN SAFETY

- The development proposes ground-oriented units with landscaping along Stayte Road considering Crime Prevention through Environmental Design (CPTED) principals, giving sightlines to the streets and public/private roads and sidewalks.
- The city will require a 2.0 meter dedication of land along Stayte Road to allow for future bicycle path and pedestrian walk way.
- Decorative pavers proposed at the crossing near the site entrance can be raised to encourage vehicles to slow down before turning on to Stayte road. A stop sign can also be installed at the crossing.
- The traffic study prepared for the current proposal has shown that there is no detrimental impact of the project on the current and future road services.

12. FIRE SAFETY

- The proposal is currently under internal review by the City of White Rock for technical aspects of the proposal as it pertains to the BC Building Code and Fire Code. APA as well as the City, will be analyzing/reviewing the proposal for the building permit application so that the proposal meets BC Building Code.
- The proposed project provides at least a 6.0m yard setback from the west property line (6.0m to the elec. closet of block 4 and 7.25m to the block 3) which is in accordance with the setback requirement of zoning bylaw (based on RM-2). Spatial separation of buildings will be designed to conform to Part 9 of the BC Building code.
- This townhouse will be constructed in accordance with Part 9 of the 2018 British Columbia Building Code (BCBC). Units in each building are 3 storeys in height, in a side-by-side arrangement with 1h vertical fire separations constructed between units as per Sentence 9.10.9.14. (3).
- Sprinklers are to be installed per municipal bylaw and BC Building Code.
- The underside the roof deck will be rated to separate the units and roof patio to address concerns of barbeques on roof tops.

13. ELEVATION & MATERIALS

- The proposed project incorporates modern architecture elements while responding to the material language of the surrounding neighborhood. It uses a combination of elements in materials such as wood tone lap siding,



cementitious horizontal lap siding, and cementitious panel to bring texture, warmth and character to the building facades.

- This proposal also provides 2 different colour schemes to provide more visual interest and distinction between the buildings. Blocks 1 and 3 are finished with warm natural wood tones, while blocks 2 and 4 are finished with cooler blue tones. All cladding is painted cementitious board providing a durable and non-combustible finish.

14. GARAGE & ELECTRIC CARS

- All units have a side by side double garage, providing space for a variety of car types and sizes which is convenient for growing families.
- The developer is intending to install a level 2 EV car charging stall in each garage plus one at a visitor parking stall.

15. OTHERS

- The contractor has not yet been selected.
- In response to the anticipated completion date after final adoption by the City:
 - 2.5 months to prepare building permit drawings.
 - 6 or 7 months for the building permit approval process
 - 1 month for tendering and awarding of construction contract
 - Depending on the market at the time of construction, the project may take a couple of years if the project is to be phased.
- The structure with double door at the end of each block is the electrical closet.
- The heating system has not yet been selected. Units may have air conditioning.
- The City of White Rock will be continuing with their internal review of the proposal. The Advisory Design Panel will be conducted after their review.

16. PUBLIC INFORMATION MEETING RECORD

A video recording of the Public Information Meeting can be viewed at the YouTube link below:

<https://www.youtube.com/watch?v=RguEAZqGQrg>

#201, 8506 - 200th Street, Langley, BC V2Y 0M1 T: 604.371.0091 F: 604.371.0098

September 11, 2020

Our Reference: 32096

Vanhome Properties
433 - 5811 Cooney Road,
Richmond, BC V6X 3M1

Attention: Mr. Kai Zhao, Project Manager (kai@vanho.ca)

Dear Sir,

Reference: **Traffic Impact Study for Residential Development at 1453 Stayte Road in White Rock, BC**

1.0 Introduction

1.1 Background

Vanhome Properties (Vanhome) retained ISL Engineering and Land Services (ISL) to undertake a Traffic Impact Study (TIS) to cover the transportation engineering services for the proposed development at 1453 Stayte Road in White Rock, British Columbia. The findings of this letter report could be used as part of a development rezoning application to the City of White Rock (the City).

Discussions with City staff were held and a Terms of Reference (ToR) for this TIS was developed and submitted on May 10, 2018 for review and approval. It was later updated based on the City's *Term of Reference for Traffic Study* (received on May 25, 2018) then resubmitted on May 28, 2018 (**Appendix A**). Previously, a four-storey multi-family residential building was proposed for this site, and ISL completed the TIS report (dated August 16, 2018) along with addendum letters and feedback reviews (prior to February 2020). The proposed housing type has been changed recently to a townhouse complex. It is expected that the 2018 ToR is still applicable to the updated site layout.

1.2 Study Objectives

The objectives of the traffic study are to estimate traffic generated by the proposed development, assess the performance of the nearby study intersections, evaluate potential traffic impacts to the surrounding road network, and recommend improvement measures, if required. Impacts on other transportation modes (transit commuters, pedestrians, and cyclists) as well as parking and loading requirements are discussed. All study findings (traffic surveys, intersection analyses, and potential recommendations) are summarized in this report.

1.3 Proposed Development

The proposed residential development will be located on the west side of Stayte Road between Russell Avenue and Thrift Avenue in White Rock. Based on the latest site plan (**Figure 1**) provided by Atelier Pacific Architect (dated September 10, 2020), the existing vacant lot will be developed into a 23-unit townhouse complex with outdoor common amenity space and three visitor parking stalls. Each unit will have three storeys, roof patio, and side-by-side garage. The development is expected to have approximately 31,700 square feet of residential area across 34,000 square feet of site area. The vehicular access to the townhouse complex will be on the north side off Stayte Road.

The development site is located in an urban neighbourhood, bounded by neighbourhood commercial building (north), duplex houses (west), a multi-family residential building (south), as well as single-family houses (east) on the City of Surrey side. According to the City's *2017 Official Community Plan (OCP)*, the land use area is intended for multi-family residential characteristics.



Figure 1 Proposed Development Preliminary Site Plan (dated on September 10, 2020)

1.4 Study Area

The development site is located along the municipal boundary with the City of Surrey, which refers to Stayte Road (White Rock) as 160 Street in Surrey. Upon agreement with the City, as shown in **Figure 2**, the following two intersections were identified with the existing intersection traffic control types shown in brackets:

- Stayte Road and Russell Avenue (STOP-controlled at the eastbound approach)
- Stayte Road and Thrift Avenue / 14 Avenue (signalized)

The proposed access roadway for the development site along Stayte Road was analyzed as a STOP-controlled (eastbound) T-intersection.

According to the City's 2014 *Strategic Transportation Plan (STP)*, Stayte Road is a north-south arterial and intersects the east-west streets of Russell Avenue (neighbourhood collector) and Thrift Avenue (primary collector). All roadways within the study area are two-lane (one-lane each direction) cross-section, and on-street parking is allowed along the east-west avenues. These roads provide accesses for single-family detached houses, multi-family residential buildings, as well as neighbourhood commercial area (mainly southwest quadrant of the Stayte Road and Russell Avenue intersection). Left-turn storage lanes are provided at the northbound and southbound approaches of the Stayte Road and Thrift Avenue / 14 Avenue intersection.

ISL staff conducted a site visit on May 16, 2018 to observe the traffic conditions and the surrounding neighbourhood. Photographs and illustration of the study area, intersections, and access are shown in **Figure 3**.

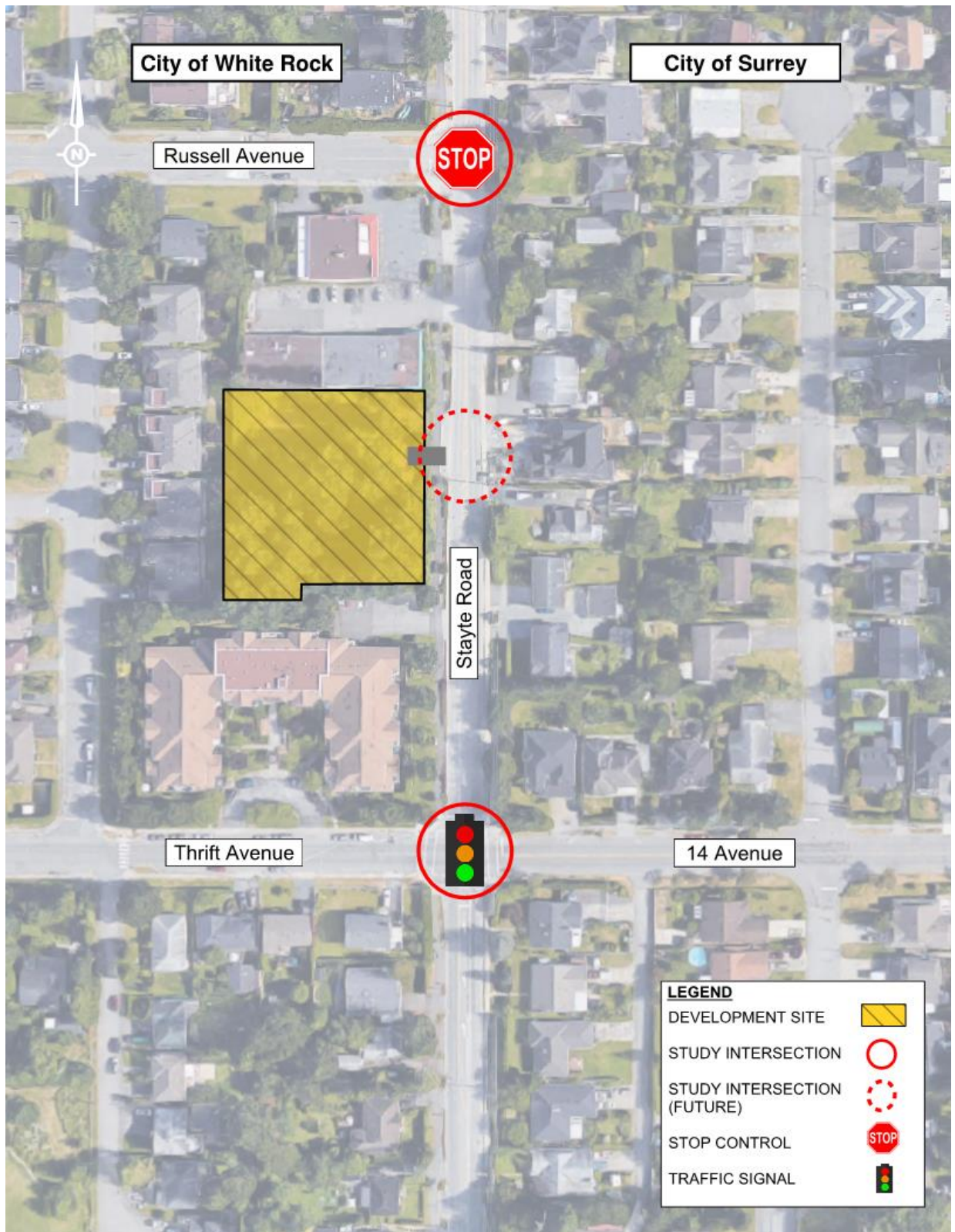


Figure 2 Study Area and Study Intersections



Figure 3 Site Visit Photographs

2.0 Background and Development Traffic

2.1 Background Traffic (2020)

Classified traffic count surveys (including cars, trucks, pedestrians, and bicycles) of two study intersections were conducted by ISL staff during a typical weekday (Wednesday, May 16, 2018). Peak periods of weekday AM (from 0730 to 0900 hours) and PM (from 1630 to 1800 hours) were collected at 15-minute intervals. The observed weekday AM and PM peak hours were found to be from 0800 to 0900 hours (8:00 to 9:00 AM) and from 1630 to 1730 hours (4:30 to 5:30 PM), respectively. The summary of traffic count survey results can be provided upon request.

To determine the background traffic volumes (2020), a 2% linear annual growth rate (agreed by the City) was applied to the 2018 surveyed traffic volumes. Due to such unprecedented times with COVID-19, some people shifted to a home-based workforce, so it is expected that the normal vehicle patterns might be affected. As shown in **Figure 4**, based on the estimated 2020 traffic volumes, through movements along Stayte Road were the major traffic flows in the study area. At the Thrift Avenue / 14 Avenue intersection, the eastbound and westbound through movements also experienced relatively high turning volumes during both peak hours. The overall heavy vehicle percentage was about 3% during the weekday AM and about 2% during the weekday PM peak hours.

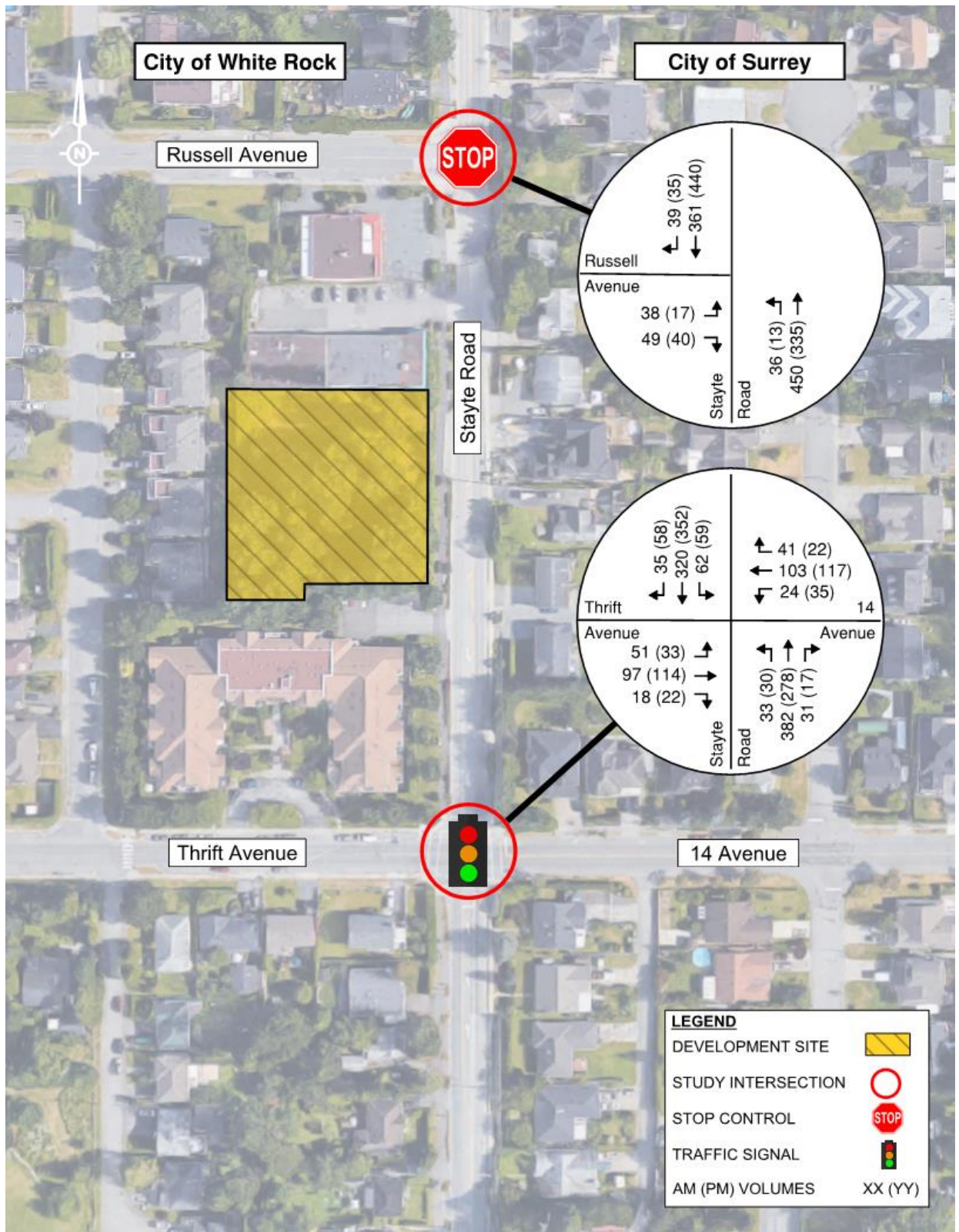


Figure 4 2020 Background Traffic Volumes

2.2 Proposed Development Traffic

As the proposed development is expected to be completed by 2022, three horizon years were considered in the traffic impact study, which were the opening year of 2022 (full build-out) and projected years of 2032 (10 years after full build-out) as well as 2045 (as requested to align with the City's OCP horizon year – *Imagine White Rock 2045*).

To forecast trips generated inbound and outbound from the proposed development during both peak hours, the *Institute of Transportation Engineers Trip Generation Manual – 10th Edition (ITE)* was used. Accordingly, mid-rise multifamily housing generally includes apartments, townhouses, and condominiums within the same building from three to ten levels (floors). However, due to the low dwelling units (23), higher *ITE* trips rates were established using Land Use Code 220 – Multifamily Housing (Low-Rise) to be considered as a conservative measure. The generated trips entering and exiting the proposed development during the weekday peak hours have been estimated in **Table 1**.

Table 1 Vehicular Trip Generations of the Proposed Development

Land Use	Classification [Land Use Code]	Unit	Extent	Peak Period	Trip Rate	Two-Way Trips	Directional Split		In	Out
							In	Out		
Residential	Multifamily Housing (Low-rise) [220]	DU	23	AM	0.46	11	23%	77%	3	8
				PM	0.56	13	63%	37%	8	5

Table 1 shows the summary of inbound and outbound generated traffic volumes during weekday AM and PM peak hours. It indicates that during the weekday AM peak hour, a total of 11 vehicle trips are expected to be generated – 3 inbound and 8 outbound; during the weekday PM peak hour, a total of 13 vehicle trips are expected to be generated – 8 inbound and 5 outbound. It is considered that the same trip generation is applied for all three horizon years.

Trips generated by the proposed development were distributed and assigned to the surrounding road network generally based on the latest traffic patterns (prior to the COVID-19 pandemic) and achievable traffic routes. It is expected that higher traffic volumes exit to the north in the AM peak and enter from the north in the PM peak. The trip assignment proportions and generated trip volumes are provided in **Figure 5** and **Figure 6**, respectively.

2.3 Combined Traffic (2022, 2032, and 2045)

Development traffic was added to background traffic to determine the combined traffic volumes at the study intersections for all horizon years (2022, 2032, and 2045). To consider other future background traffic growth within and outside (such as from the City of Surrey) of the study area that is not generated by the proposed development, a linear annual growth rate of 2% was agreed by the City in this study and applied – yielding 50% projection over 25 years (for 2045). The 2032 and 2045 combined traffic volumes for the weekday AM and PM peak hours are shown in **Figure 7** and **Figure 8**.

The percentage of development traffic denotes the percentage of traffic that is generated by the proposed development compared to the total expected traffic during the 2045 horizon year traffic. At the major study intersections, the development traffic is expected to constitute 0.2% to 0.5% of the total intersection entering traffic volumes in 2045 as shown in **Table 2**.

Table 2 Development Traffic as a Percentage of Total Intersection Entering Traffic Volume in 2045

Study Intersection (along Stayte Road)	Total Intersection Entering Traffic		Development Traffic		Development Traffic (Percent)	
	AM	PM	AM	PM	AM	PM
Russell Avenue	1,470	1,325	6	5	0.4%	0.3%
Thrift Avenue	1,820	1,720	5	8	0.2%	0.5%

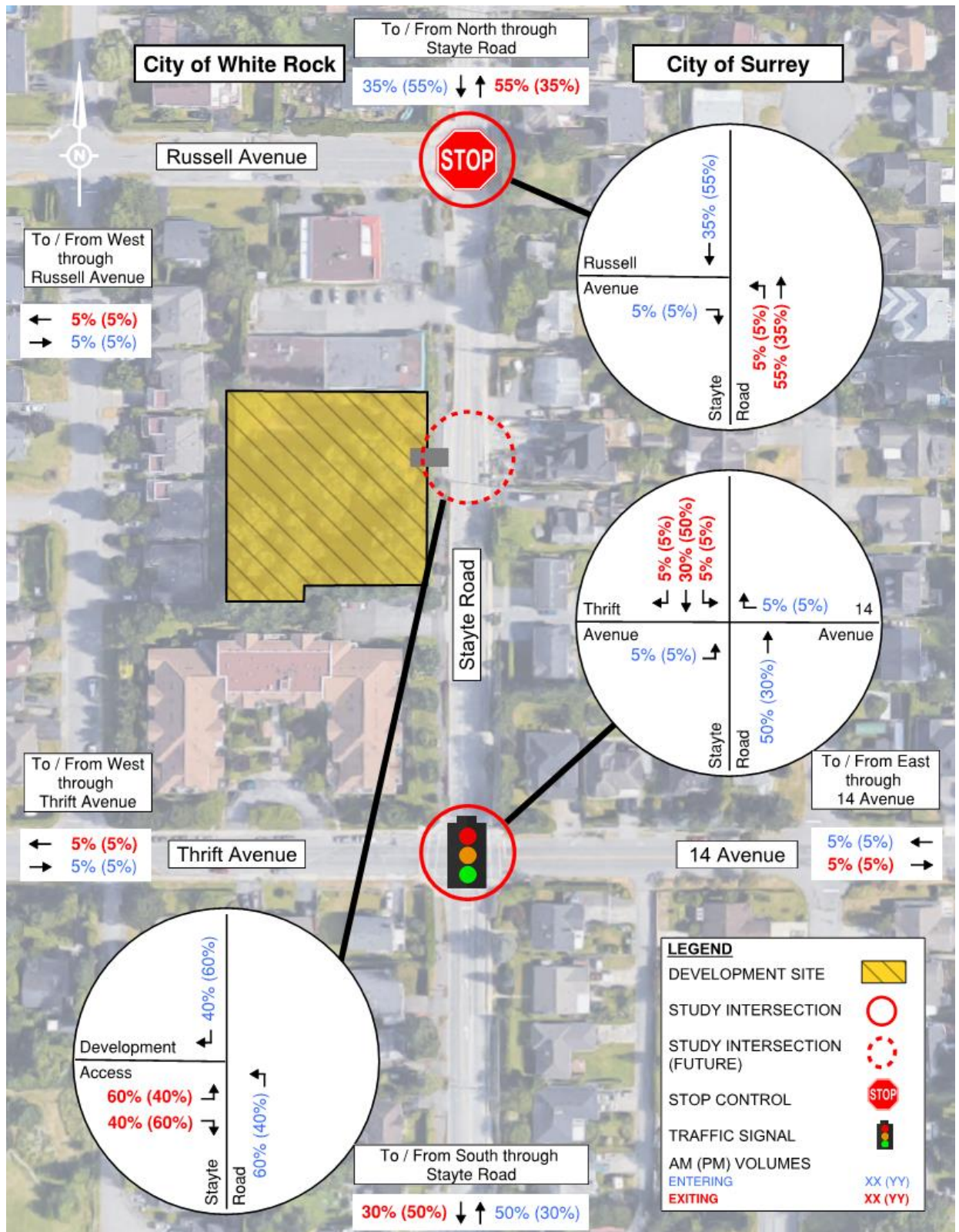


Figure 5 Generated Traffic Proportions

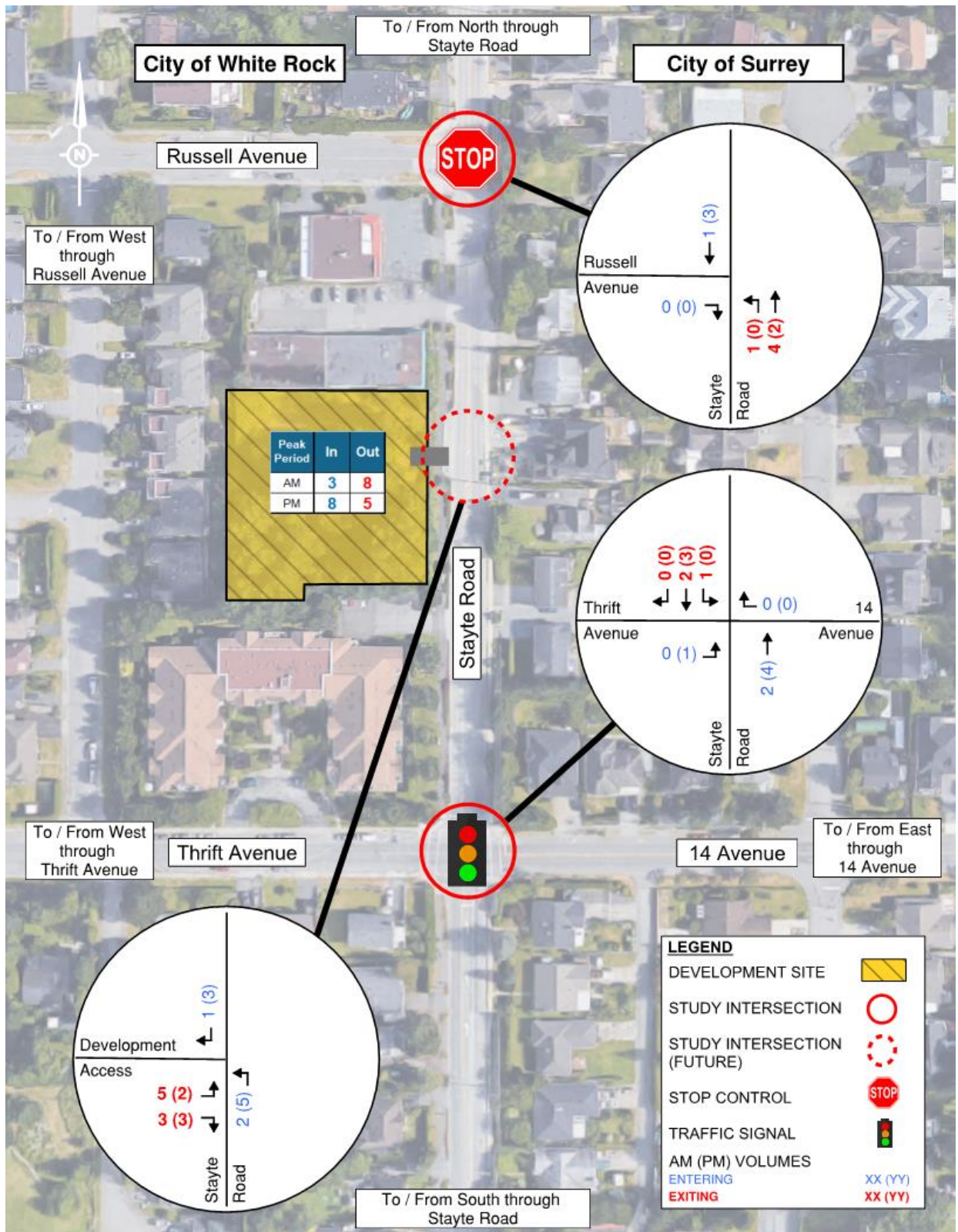


Figure 6 Generated Traffic Volumes

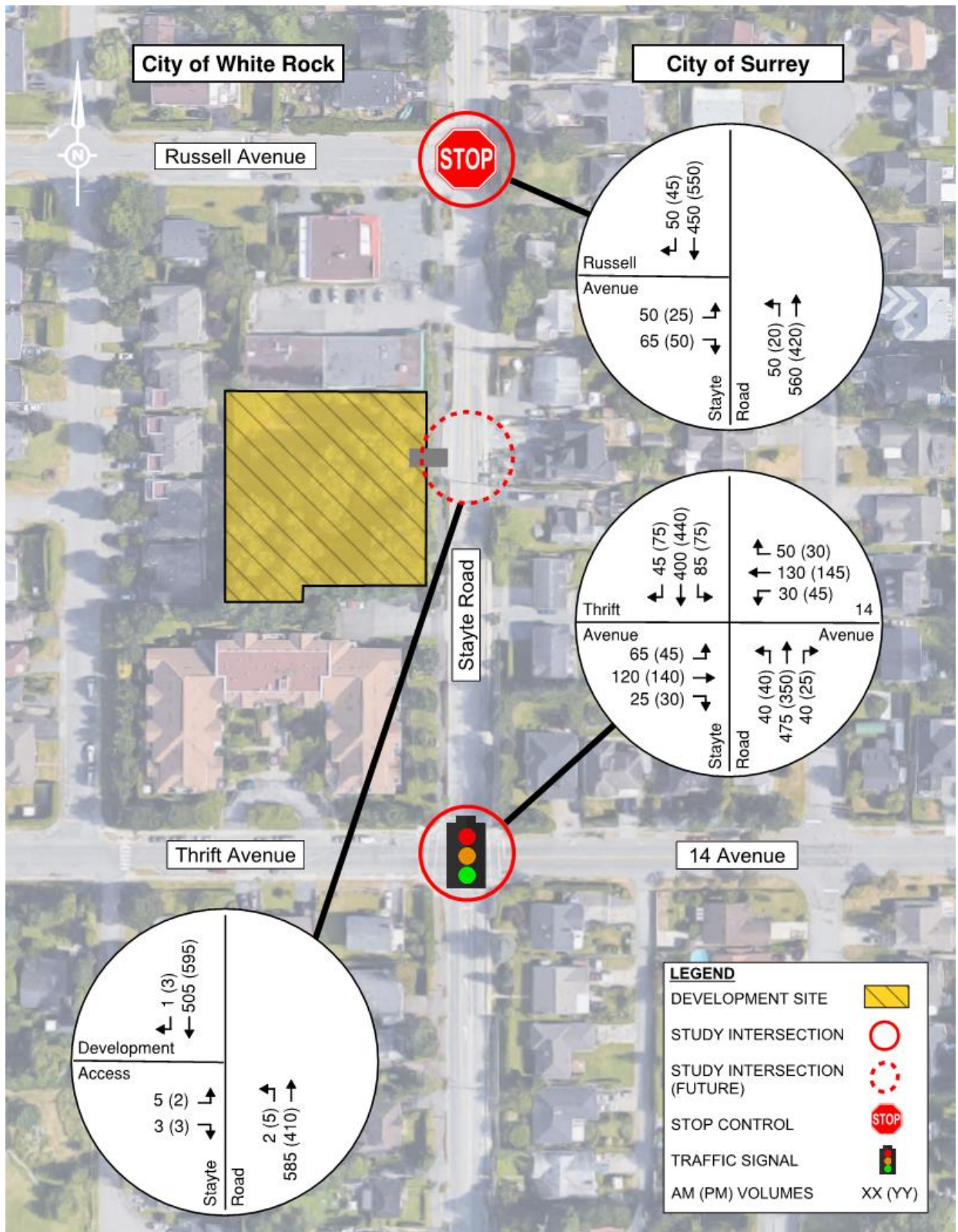


Figure 7 2032 Combined Traffic Volumes

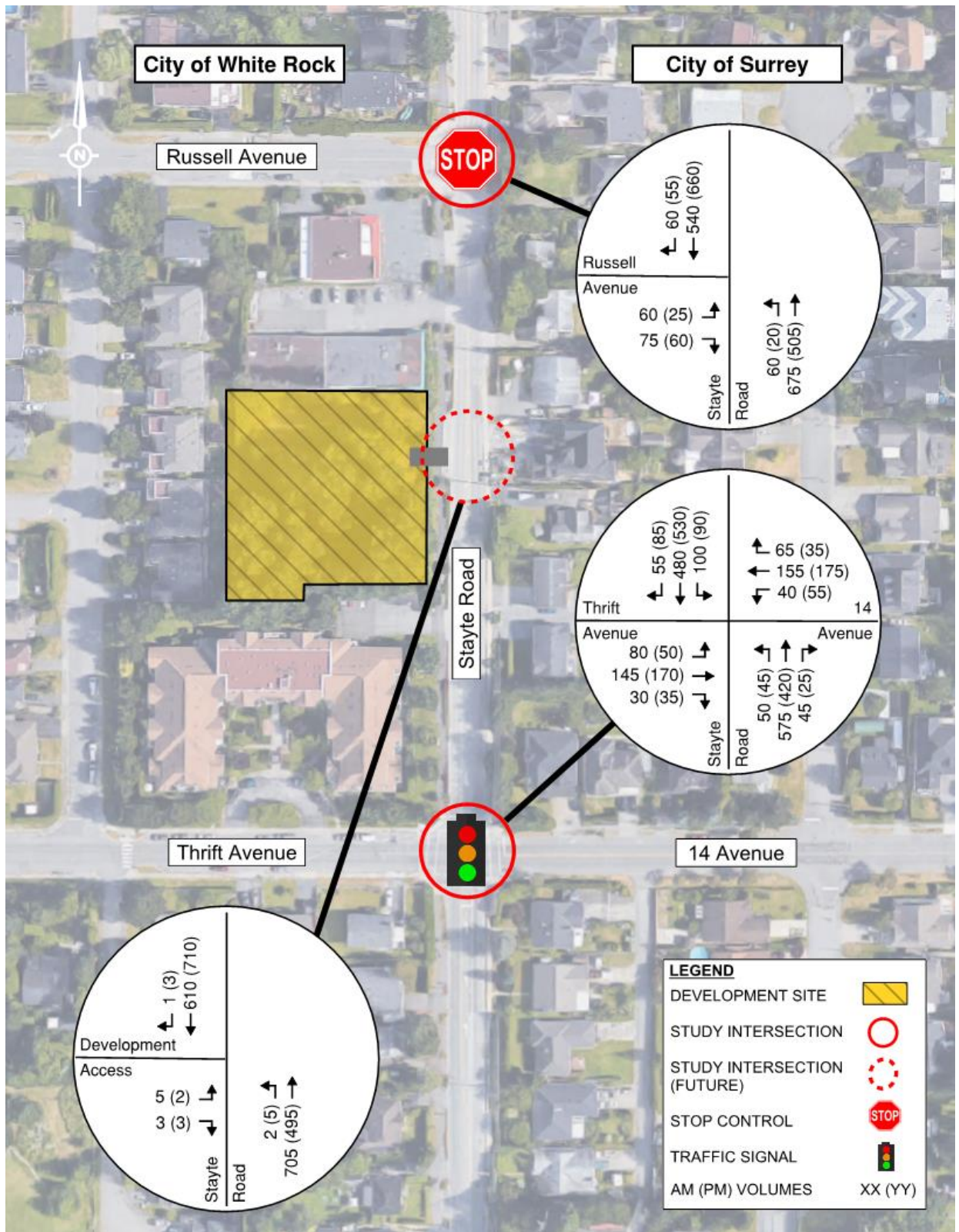


Figure 8 2045 Combined Traffic Volumes

3.0 Traffic Operations Analysis

Traffic operation performances for signalized and STOP-controlled intersections were analyzed using *Synchro Version 9 software*, which is based on the standard methods of the *Highway Capacity Manual (HCM)*. In *HCM*, measures of effectiveness were developed including control delay (seconds per vehicle) and Level of Service (LOS). LOS is defined based on the average control delay for different traffic controls (**Table 3**). In traffic operation analysis for an urban area, LOS D or better is generally considered as an acceptable performance for both signalized and STOP-controlled intersections. The Synchro results are summarized in the following sections and the output could be provided upon request.

Table 3 LOS Definitions for Signalized and Unsignalized Intersections in HCM

Traffic Control	LOS	A	B	C	D	E	F
Signalized	Delay (seconds per vehicle)	0-10	10-20	20-35	35-55	55-80	>80
Unsignalized		0-10	10-15	15-25	25-35	35-50	>50

Base (without proposed development traffic) and Combined (with proposed development traffic) traffic operations were analyzed and the results were summarized by peak hours and horizon years. The signal timings are estimated for this study, but signal timing optimization was applied for all traffic analyses.

For study intersections, the overall intersection delay (seconds per vehicle) and LOS, as well as critical movements (LOS E or F) are listed. For the critical movements, EB, WB, NB, and SB correspond to eastbound, westbound, northbound and southbound, respectively. L, R, and T imply left-turn, right-turn, and through movements, respectively. Lanes with shared movements are also indicated; for example, NBTR denotes as northbound movements with shared through-right lanes.

3.1 Existing Traffic Operations (2020)

Synchro analysis results for the existing traffic condition (2020) are summarized in **Table 4** and illustrated in **Figure 9**. It is found that under the existing conditions, both study intersections are operating at LOS B or better overall and no critical movements (LOS E or F) are found during both peak hours.

Table 4 Synchro Results for 2020 Background Traffic Conditions

Study Intersection along Stayte Road	Peak Hour	Base		
		Delay (s)	LOS	Critical Movement
Russell Avenue (STOP-controlled)	AM	2.1	A	-
	PM	1.1	A	-
Thrift Avenue (signalized)	AM	10.3	B	-
	PM	10.4	B	-

3.2 Opening Year Traffic Operations (2022)

The 2022 traffic analyses were undertaken to determine and compare the traffic performances in the expected opening year without the proposed development (Base) and with the proposed development (Combined). A summary of the traffic performance at the study intersections is shown in **Table 5**. Analysis results indicate that, similar to the existing conditions, all study intersections and individual movements will operate under acceptable conditions (LOS B or better) during both peak hours.

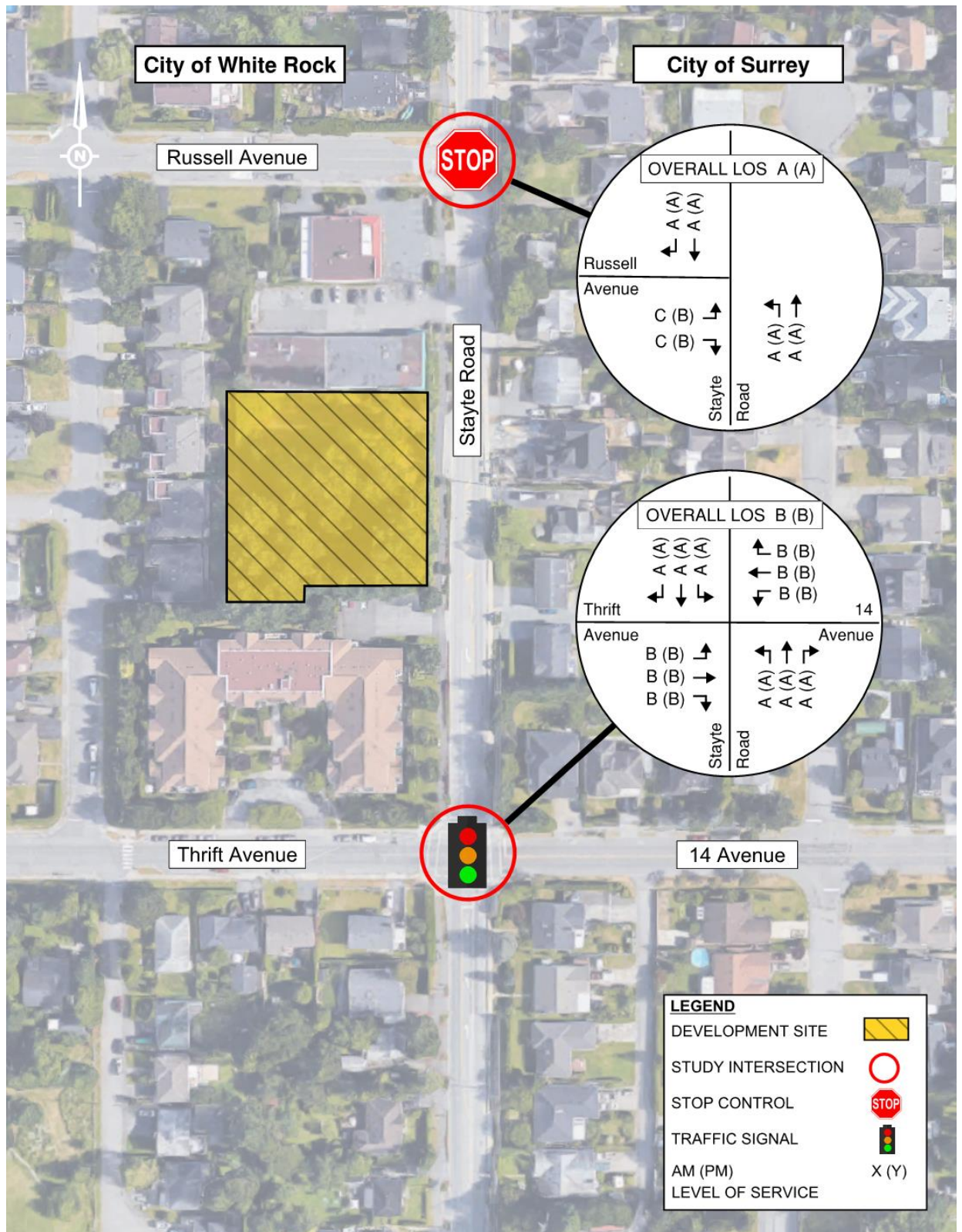


Figure 9 2020 Level of Service (Without Development)

Table 5 Synchro Results for 2022 Traffic Conditions

Study Intersection along Stayte Road	Peak Hour	Base			Combined		
		Delay (s)	LOS	Critical Movement	Delay (s)	LOS	Critical Movement
Russell Avenue (STOP-controlled)	AM	2.3	A	-	2.4	A	-
	PM	1.3	A	-	1.3	A	-
Thrift Avenue (signalized)	AM	10.7	B	-	10.7	B	-
	PM	10.8	B	-	10.9	B	-
Development Access	AM	-	-	-	0.2	A	-
	PM	-	-	-	0.1	A	-

3.3 Future Traffic Operations (2032)

The 2032 traffic analyses were undertaken to determine the traffic impacts of the proposed development 10 years after full build-out. Analysis results (similar to existing and opening years – LOS B or better overall and no critical movements) for the 2032 traffic condition are illustrated in **Figure 10** and summarized in **Table 6**.

Table 6 Synchro Results for 2032 Traffic Conditions

Study Intersection along Stayte Road	Peak Hour	Base			Combined		
		Delay (s)	LOS	Critical Movement	Delay (s)	LOS	Critical Movement
Russell Avenue (STOP-controlled)	AM	3.4	A	-	3.5	A	-
	PM	1.6	A	-	1.6	A	-
Thrift Avenue (signalized)	AM	12.1	B	-	12.2	B	-
	PM	12.2	B	-	13.2	B	-
Development Access	AM	-	-	-	0.2	A	-
	PM	-	-	-	0.1	A	-

3.4 Future Traffic Operations (2045)

Analysis results for the 2045 traffic analyses are illustrated in **Figure 11** and summarized in **Table 7**. Similar to previous traffic performances, they indicate that all study intersections will continue to operate at acceptable conditions (LOS B or better) during both peak hours. In both Base and Combined cases, critical movement (eastbound) was identified during the weekday AM peak hour for Russell Road, mainly due to relatively high eastbound left-turn volumes under STOP-controlled operations with limited crossing gaps on the north-south free flow of Stayte Road; however, this eastbound left-turn traffic will not be directly related to the development traffic.

Table 7 Synchro Results for 2045 Traffic Conditions

Study Intersection along Stayte Road	Peak Hour	Base			Combined		
		Delay (s)	LOS	Critical Movement	Delay (s)	LOS	Critical Movement
Russell Avenue (STOP-controlled)	AM	9.0	A	EBLR	9.9	A	EBLR
	PM	2.0	A	-	2.0	A	-
Thrift Avenue (signalized)	AM	17.1	B	-	17.1	B	-
	PM	16.4	B	-	16.8	B	-
Development Access	AM	-	-	-	0.2	A	-
	PM	-	-	-	0.1	A	-

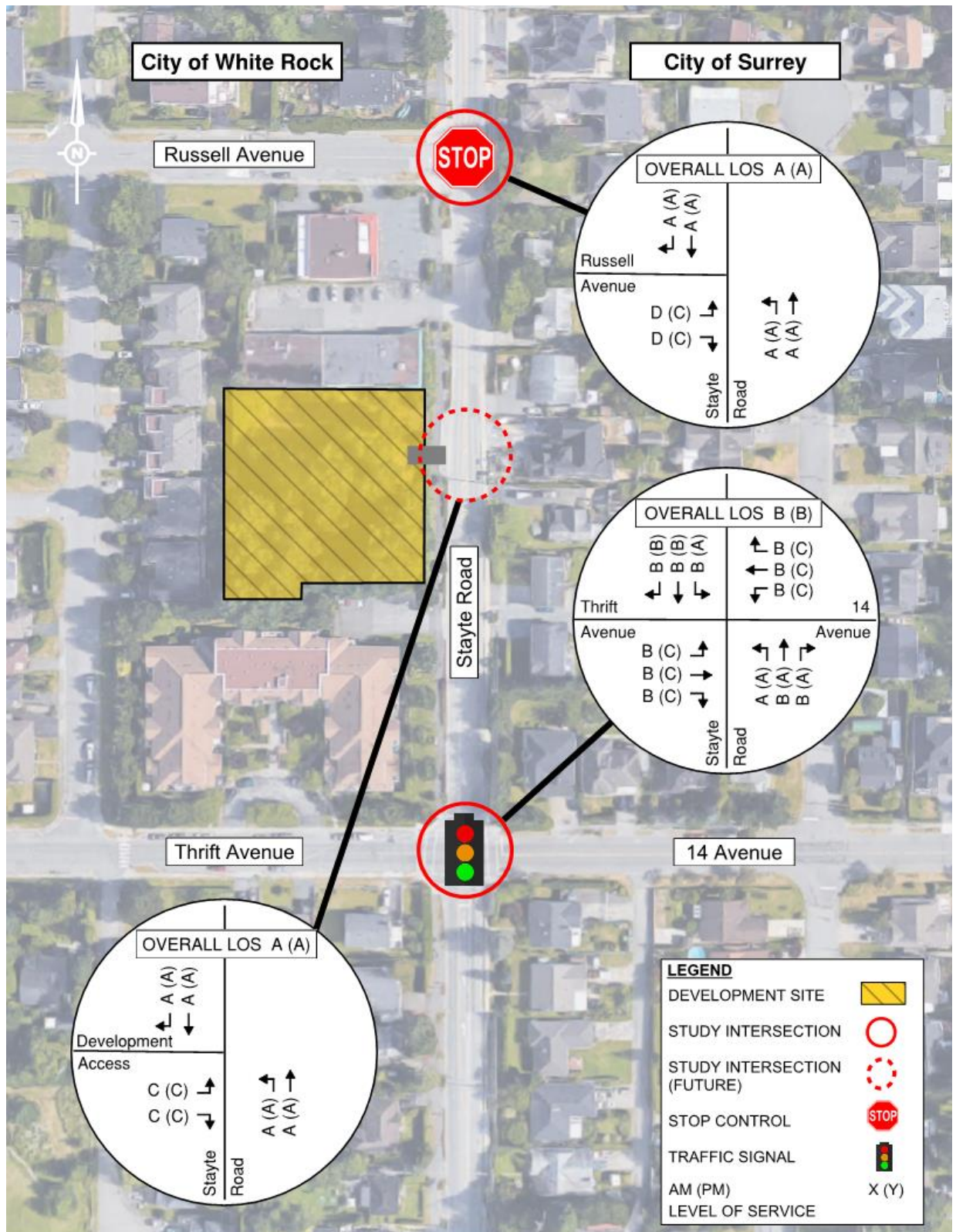


Figure 10 2032 Level of Service (With Proposed Development)

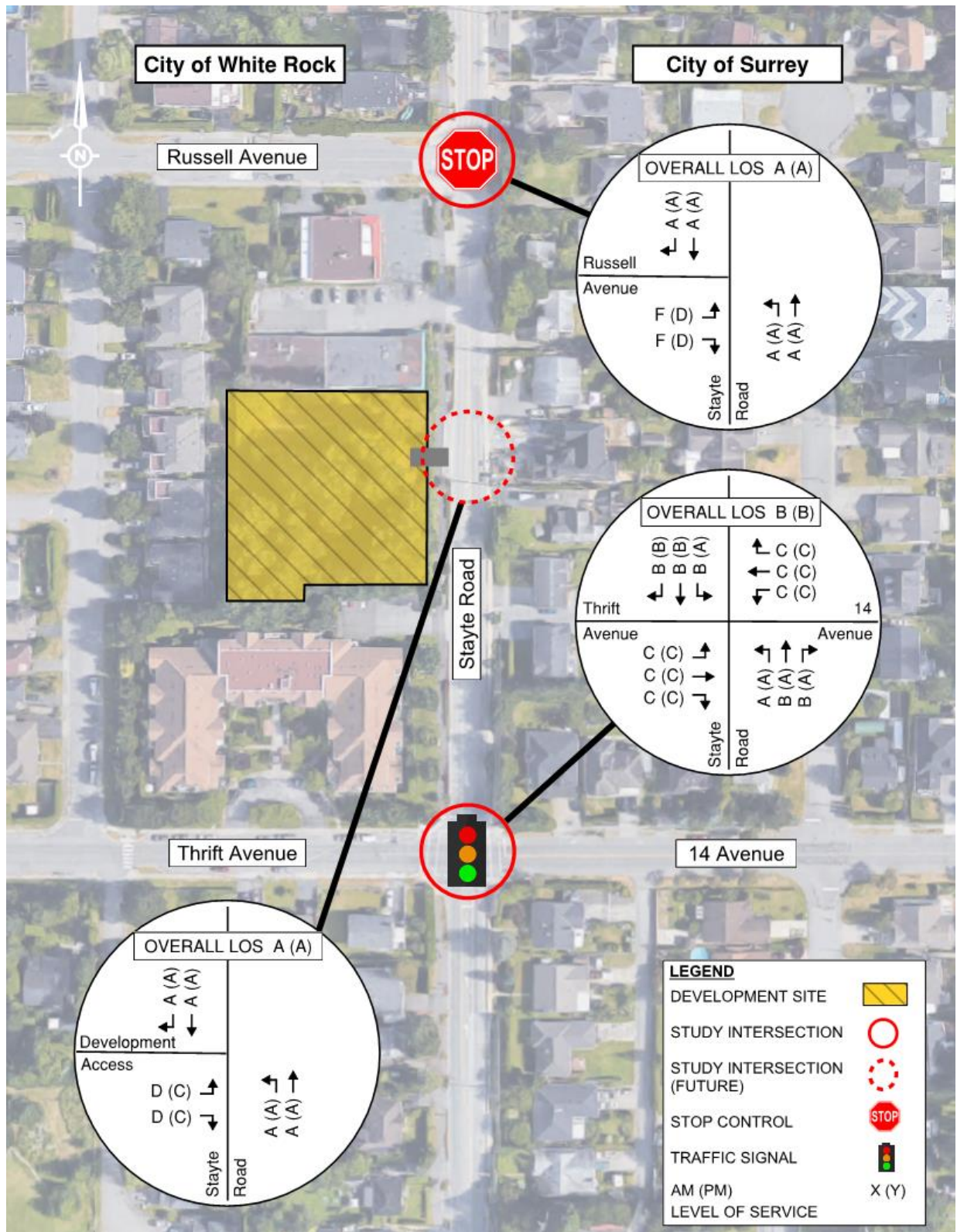


Figure 11 2045 Level of Service (With Proposed Development)

3.5 Development Access Roadway

As shown in **Table 5**, **Table 6**, and **Table 7**, the proposed development access with one lane each inbound and outbound direction off Stayte Road is expected to operate at LOS D or better for all scenarios (peak hours and horizon years). In 2045, the highest estimated vehicle delay was 29.9 seconds (half a minute) for outgoing vehicles (eastbound) during the AM peak hour. Estimated from SimTraffic (traffic microsimulation of Synchro), the maximum queue length (denotes the 95th percentile queue length) was 22.3 m (about five passenger cars) at the northbound approach, which is due to left-turn vehicles waiting for a crossing gap during the PM peak hour. The northbound and southbound queue lengths are within the spacing between the proposed development access and the adjacent building accesses. Therefore, no vehicle conflicts and traffic operation issues are expected accessing and egressing the proposed development access.

3.6 Traffic Operations Summary

All study intersections are expected to operate under LOS B or better during both peak hours in all horizon years. The only critical movement (eastbound) is expected during the AM peak hour in 2045 at the STOP-controlled intersection of Stayte Road and Russell Avenue. However, such traffic performance is expected even without development traffic. Furthermore, SimTraffic analysis results indicate the proposed development access will not generate any traffic operation issues to the adjacent buildings.

It should be noted that the development traffic makes up only less than 1% of the total entering traffic volumes at these major intersections during both peak hours in the future years of 2032 and 2045. These low percentages indicate that critical movement was mainly due to background traffic (annual growth) rather than the traffic generated by proposed development; noting 50% traffic growth from 2020 to 2045. Therefore, no intersection improvements are proposed for the traffic impact study.

4.0 Pedestrian, Cyclist, and Transit Review

It is understood that the overall Stayte Road will be constructed to the assigned road standards to become a Complete Street – *vibrant and amenable corridor supporting local trips by sustainable modes* – as per the City's STP.

PEDESTRIAN – All City's roads within the study area are provided with raised sidewalks. The raised sidewalk is used as a multi-use pathway on the frontage of the development site. With continuous sidewalks along streets fronting the proposed development and direct access close to the bus stops, walking will be encouraged for commuters to reduce short-distance vehicular trips. Marked pedestrian crosswalks are provided at both study intersections with pedestrian phases at the signalized intersection at Thrift Avenue / 14 Avenue. In the future, it is noted that the signalized intersection at Stayte Road and Thrift Avenue is to be upgraded with curb extension according to the City's STP, which will further improve the safety of crossing pedestrians with shorter crossing distance.

CYCLIST – It is clear that a safe, continuous, and convenient cycling network can encourage more people to bike more often, especially to school, work, communities, etc. According to the OCP, there are no bike lanes (existing and proposed) at the other roads within the study area. However, it is understood that there are currently plans by the City to provide bike lane connections to Stayte Road. Currently, a multi-use pathway is provided along the west side of Stayte Road and will be extended and connected to the south side of White Rock.

TRANSIT – Three major bus routes (Route 354, 361, and 363) are in the vicinity of the proposed development. Nearby bus stops are found along Stayte Road at Thrift Avenue / 14 Avenue (two north-south far-sided) and Russell Avenue (one westbound near-sided) for local community shuttles and peak period buses. It is expected some residents will take the public transit to their destinations; therefore, the actual traffic generated by the proposed development could be reduced. Based on the City's STP, local transit services on Russell Avenue is to be enhanced in terms of facility and frequency, routing to and from the community centre, hospital, etc.

5.0 Parking and Loading Requirements

OFF-STREET PARKING – The parking requirement for the development was verified using the City's *Zoning Bylaw No. 2000 (Bylaw)*. For townhouses, 2.0 parking spaces per dwelling unit for residents are required. In addition, one parking space for persons with disabilities is to be provided. The latest site plan indicates the proposed development will fulfil the City's *Bylaw* requirements. Moreover, three visitor parking stalls including one parking space for persons with disabilities are proposed. No parking reduction (Transportation Demand Management measures or Cash-in-lieu) are required and proposed. Passenger car turning path analysis was conducted using *AutoTURN software* for the internal vehicle circulation and accessing the visitor parking spaces. It was determined that the drive aisle configuration and the proposed visitor parking stall dimensions are adequate to accommodate mid-size passenger cars. Turning path drawings are provided in **Appendix B**.

OFF-STREET LOADING – For townhouse developments, no loading space is required as per the City's *Bylaw*. It is understood that the strata will engage a private waste disposal company to manage waste collection operations. Low profile compactors will move garbage/recycling/organic bins from each unit to the complex entrance for pickup.

BICYCLE PARKING – The City's *Bylaw* specifies a bicycle parking requirement of 1.0 spaces per dwelling unit for long-term secured (Class I) and 0.2 spaces per building for short-term (Class II). Thus, 23 Class I and 5 Class II bicycle parking spaces should be provided. Given the characteristic of the proposed housing type, it is expected that each townhouse can accommodate bicycle parking within their garage.

5.0 Conclusions

This letter report summarizes the study findings for the proposed development at 1453 Stayte Road in White Rock, British Columbia. At the full build-out (2022), the proposed residential development will consist of 23 townhouse units.

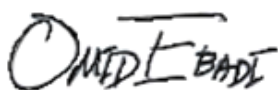
Traffic conditions for weekday AM and PM peak hours were analyzed for four horizon years – 2020 (existing), 2022 (full build-out), 2032 (10 years after full build-out), and 2045 (the City's *OCP* horizon year). Trip generation analysis indicates that a total of 11 and 13 two-way vehicle trips will be generated during the AM and PM peak, respectively.

All study intersections are expected to operate at LOS B or better during both peak hours in all horizon years. Critical movement (eastbound) was noticed at the STOP-controlled intersection of Stayte Road and Russell Avenue during the 2045 AM peak hour. Such performance is due to background traffic as the development traffic contributes less than 1% of the total entering traffic volumes at the nearby intersections. Major traffic issues are not expected along the stretch of Stayte Road as well as at intersections and accesses. Therefore, no intersection improvement measures are proposed from the results of this letter report.

Based on the City's *Zoning Bylaw*, the proposed development will fulfil the City's off-street parking requirements. Using *AutoTURN* software, the turning paths for passenger cars entering and exiting the complex were reviewed and anticipated to be satisfactory. No loading space is required as per the City's *Bylaw*, and a private waste disposal company with low profile compactors will manage the collection operations. It is also expected that each townhouse will accommodate bicycle parking within their garage.

If there are any questions or further information is required, please do not hesitate to contact the undersigned.

Yours truly,



Omid Ebadi, M.Sc., E.I.T.
Transportation Engineer



Alvin Tse, P.Eng.
Traffic / Road Safety Engineer

CC: Atelier Pacific Architect – Ms. Gloria Song, Intern Architect AIBC, RAIC (gloria@atelierpacific.com)

#201, 8506 – 200th Street Langley BC, V2Y 0M1 T: 604.371.0091 F: 604.371.0098

Terms of Reference

May 28, 2018

Our Reference: 32096

Attention: Carl Isaak, Manager of Planning, City of White Rock (cisaak@whiterockcity.ca)
Rosaline Choy, Manager of Engineering, City of White Rock (rchoy@whiterockcity.ca)

Dear Sir/Madam:

Reference: Traffic Engineering Services at 1453 Stayte Road Development, White Rock, BC***Background***

A proposed residential development is located on the west side of Stayte Road between Russell Avenue and Thrift Avenue in White Rock. It will be consisted of a four-storey multi-family residential building (about 55 dwelling units) with an outdoor common area. An underground parking level is proposed for the building and vehicular access to the parkade will be on the south side of the proposed development through Stayte Road. The development site is bounded by neighbourhood commercial area (north) and multi-/single-family residential buildings (other sides).

Within the study area, the road network consists of arterials (Stayte Road – Major Road Network) and collectors (Thrift Avenue and Russell Avenue). It is understood that Stayte Road will be constructed to the latest road standards to become a Complete Street – vibrant and amenable corridor supporting local trips by sustainable modes – in accordance with the City's Strategic Transportation Plan (STP). Currently, an off-street pathway is provided along the frontage of the development site. Bus stops are found along Stayte Road, Russell Avenue, and North Bluff Road. In the future, it is noted that the signalized intersection at Stayte Road and Thrift Avenue is to be upgraded with curb extension according to the City's STP. Local transit services along Russell Avenue is to be enhanced in terms of facility and frequency, which routes to/from community centre, hospital, etc.

Proposed Tasks

Existing Conditions:

- Collect weekday AM and PM peak hour turning volumes at study intersections:
 - Stayte Road at Thrift Avenue (4-legged signal)
 - Stayte Road at Russel Avenue (3-legged Stop-controlled)

Trip Generation:

- Appropriate trip rates based on Institute of Transportation Engineers Trip Generation Manual (10th Edition)
- Trip distribution / assignment based on reasonable assumptions and achievable traffic routes

Traffic Conditions:

- Intersection performance at 2018 (existing), 2021 (expected opening year), 2031 (ten years after the expected opening year), and 2045 (matching the City's Official Community Plan)
- Use 2% annual linear growth rate to estimate the future background traffic volumes – yielding 54% over 27 years (greater than 30%, which should be sufficient to take into consideration of approved and in progress developments in the City of Surrey side)

Design Criteria:

- Parking/loading requirements and arrangements
- Analyze access/egress operations
- Internal circulation on-site

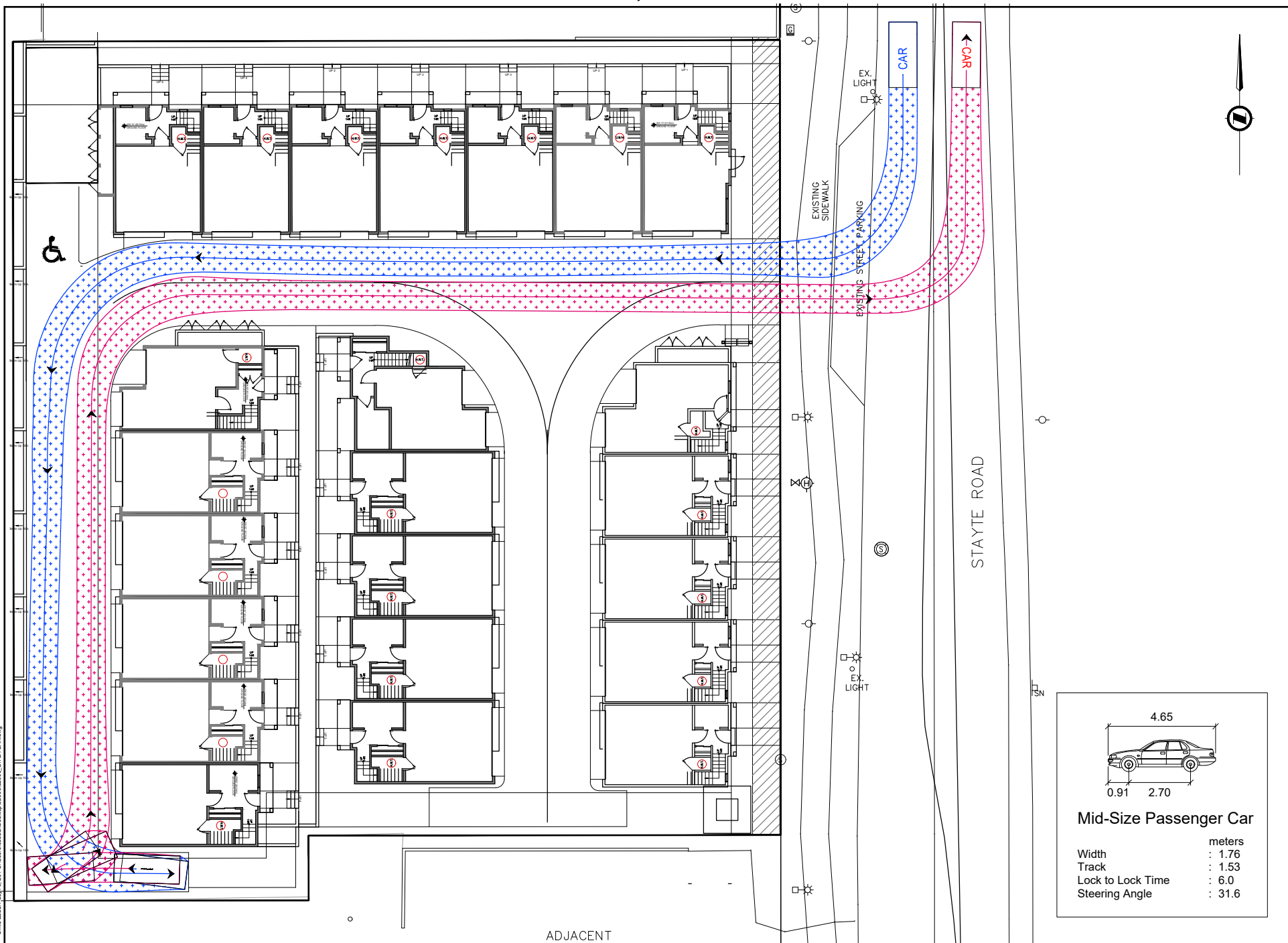
Other Users/Facilities:

- Pedestrians
- Cyclists
- Transit

Prepared by: Alvin Tse

Reviewed by: Borg Chan







Land Use and Planning Committee

Minutes

May 30, 2022, 6:00 p.m.

City Hall Council Chambers

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

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

ABSENT: Councillor Johanson

STAFF: Jim Gordon, Acting Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 3

1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The meeting was called to order at 6:00 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2022-LU/P-015 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for May 30, 2022 as circulated.

Absent (1): Councillor Johanson

Motion CARRIED (5 to 0)

3. ADOPTION OF MINUTES

Motion Number: 2022-LU/P-016 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the May 9, 2022 meeting as circulated.

Absent (1): Councillor Johanson

Motion CARRIED (5 to 0)

4. DEVELOPMENT VARIANCE PERMIT NO. 445 - 15385 SEMIAHMOO AVENUE (DVP 22-008)

Corporate report dated May 30, 2022 from the Director of Planning and Development Services titled "Development Variance Permit No. 445 - 15385 Semiahmoo Avenue (DVP 22-008)".

The Director of Planning and Development Services provided a PowerPoint presentation that outlined the application.

The following discussion points were noted:

- Concern with LED lights on the lettering and with the electronic sign board, possible impact on the nearby residents
- Staff noted there could be a condition regarding the sign lighting and the electric sign board placed within the Development Variance Permit
- It was confirmed that the sign has the ability to be dimmed or turned off
- The Applicant noted they would be willing to work with the neighbours to address concerns, the sign board is meant to be used for announcements (not playing video) of things taking place in the facility
- The sign location is on the church side of the building

Motion Number: 2022-LU/P-017 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

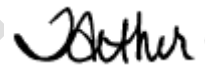
1. **Direct Planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given per Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners/occupants within 100 metres of the subject property; and**
2. **Following the electronic public meeting, recommend that Council consider approval of Development Variance Permit No. 445.**

Absent (1): Councillor Johanson

Motion CARRIED (5 to 0)

5. **CONCLUSION OF THE MAY 30, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:15 p.m.



Councillor Trevelyan, Chairperson

Tracey Arthur, Director of Corporate Administration



Economic Development Advisory Committee

Minutes

May 18, 2022, 4:00 p.m.

Via Microsoft Teams

PRESENT: Councillor Manning, Vice-Chairperson (non-voting)
Aroon Shah, Community Member
Adam Smith, Community Member
Doug McLean, Community Member (joined at 4:04 p.m.; left at 4:25 p.m.)
Grace Cleveland, Community Member
Michele Partridge, Community Member

GUEST: Mayor Walker

ABSENT: Councillor Trevelyan, Chairperson (non-voting)
Peter Zheng, Community Member

STAFF: Anne Berry, Director of Planning and Development Services
Carolyn Latzen, Economic Development Officer
Chloe Richards, Committee Clerk

Councillor Manning assumed the role of Chairperson.

1. CALL TO ORDER

The Chairperson called the meeting to order at 4:02 p.m.

2. **ADOPTION OF AGENDA**

Motion Number 2022-EDAC-039: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee adopt the May 18, 2022 meeting agenda as circulated.

Motion CARRIED

3. **ADOPTION OF MINUTES**

D. Mclean entered the meeting at 4:04 p.m.

Motion Number 2022-EDAC-040: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee adopt the April 20, 2022 minutes as circulated.

Motion CARRIED

4. **SISTER CITY AND FRIENDSHIP CITY AGREEMENTS**

Staff provided information on the original proposal of choosing LaConner as a Sister City, and as to whether a formal Sister City Agreement with LaConner is needed and what benefit there would be to having one. A roundtable discussion followed.

Motion Number 2022-EDAC-041: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee form a working group to assist the Economic Development Officer in drafting a Sister City Agreement with La Conner, Washington, and a Friendship City Agreement with Blaine, Washington.

Motion CARRIED

The following voting members have been appointed to the Sister City and Friendship City Working Group:

- Aroon Shah
- Michele Partridge

Motion Number 2022-EDAC-042: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee work towards forming a Friendship City Agreement with Blaine, Washington.

Motion CARRIED

5. WORKING GROUP UPDATE

The working group members (A. Smith, D. McLean, P. Zheng, and R. Khanna) provided a progress update on the following working group objectives:

- Having tech companies in White Rock;
- Underutilized City lands; and,
- Higher education institution satellite campuses.

For the following working group meeting, working group members and staff intend on walking around the city to identify back alley lanes that can be revitalized.

6. MARINE DRIVE TRANSIT DATA

Mayor Walker provided further information on the Marine Drive transit data for the area between Stayte Road and Oxford Road, which was recently provided by TransLink.

Committee members noted that the ridership information is from 2021 which may not reflect current public transit usage. Having access to current information would be beneficial.

It was noted that other modes of transportation are used to get from one place to another in White Rock as the current public transportation is not reliable. A proper re-mapping of the routes could be of benefit as, currently, two buses that run along Marine Drive are less than five minutes apart.

Motion Number 2022-EDAC-043: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee express support for Mayor Walker to pursue further conversation with TransLink to enhance public transportation in White Rock.

Motion CARRIED

D. McLean left the meeting at 4:25 p.m.

7. WORK PLAN PROGRESS UPDATE

Staff provided a progress update on the 2021-2022 Economic Development Advisory Committee Work Plan.

8. OTHER BUSINESS

None.

9. INFORMATION

The Economic Development Officer provided the following updates:

- The motion that the Arts and Cultural Advisory Committee put forward to Council at the April 25th Regular Council meeting is moving ahead as planned.
- The City has started the process of creating wayfinding signs along Highway 99 that would direct tourists and locals to the White Rock Pier.

9.1 COMMITTEE ACTION TRACKING

Corporate Administration provided the action and motion tracking document to the Committee for information. The attached document is updated after each meeting and provided to members for review.

Both recommendations from the previous meeting that went forward to Council were endorsed at the April 9, 2022 Regular Council meeting.

10. 2022 MEETING SCHEDULE

The Committee previously approved the 2022 meeting schedule as presented:

- June 15, 2022;
- July 20, 2022;
- September 21, 2022.

All meeting times are scheduled to take place on Wednesdays from 4:00 p.m. to 6:00 p.m.

11. **CONCLUSION OF THE MAY 18, 2022 ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 4:43 p.m.

Councillor Manning, Vice-
Chairperson



Chloe Richards, Committee Clerk

UNAPPROVED



Housing Advisory Committee

Minutes

May 24, 2022, 4:00 p.m.

City Hall Council Chambers

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

PRESENT: Councillor Manning, Chairperson (non-voting)
Councillor Trevelyan, Vice-Chairperson (non-voting)
Stephen Crozier, Community Member (joined at 4:02 p.m.)
Greg Duly, Community Member
Brian Hagerman, Community Member
Chris Harris, Community Member
Abhishek Mamgain, Community Member
Gary Quinn, Community Member
Marie Sabine, Community Member

GUEST: Mayor Walker

STAFF: Anne Berry, Director of Planning and Development Services
Alex Wallace, Manager of Planning
Chloe Richards, Committee Clerk

1. **CALL TO ORDER**

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

2. **ADOPTION OF AGENDA**

Motion Number 2022-HAC-032: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the agenda for May 24, 2022 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number 2022-HAC-033: It was MOVED and SECONDED

THAT the Housing Advisory Committee adopts the minutes of the May 11, 2022 meeting as circulated.

Motion CARRIED

4. 2021-2022 WORK PLAN UPDATE

The Chairperson provided updates and facilitated a roundtable discussion regarding the three (3) priority items highlighted in the Committee's 2021-2022 Work Plan document:

1. Review and provide feedback on the Draft Housing Needs Report;
2. Provide input on Draft Amendments to the City's Zoning Bylaw as they relate to housing; and,
3. Evaluate strategies to address areas regarding housing needs, following the final approval of the Housing Needs Report.

S. Crozier joined the meeting at 4:02 p.m.

Councillor Manning, Chairperson, re-visited the original Housing Needs Report, put together by CitySpaces Consulting, that was presented last year. A roundtable discussion followed.

5. CAC FUNDING AND SENIOR HOUSING PROJECTS

5.1 CAC FUNDING FOR SENIOR HOUSING PROJECTS

Staff provided an overview on how the Community Amenity Contributions (CACs) can be used and how they can be collected.

Motion Number 2022-HAC-034: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommend Council to consider waiving or reducing CACs and DCCs for non-market housing projects, for example senior housing and special needs housing.

Motion CARRIED

5.2 PARTNERING WITH A NON-PROFIT AGENCY FOR SENIOR HOUSING PROJECTS

Item 5.2, *Partnering with a Non-Profit Agency for Senior Housing Projects*, was primarily discussed under Item 5.1, *CAC Funding for Senior Housing Projects*.

Councillor Manning noted that the following motion was made at the May 9, 2022 Regular Council meeting:

Motion Number 2022-202: THAT Council direct the City's Housing Advisory Committee to focus on partnering with non-profit organizations and utilizing the funding and grants as outlined at the Affordable Housing workshop, held April 2022, in furtherance of affordable seniors housing. CARRIED

6. HOUSING STRATEGY ACTION PLAN UPDATE

Staff provided an update on the Housing Strategy Action Plan. The discussions that took place during this meeting will be taken into consideration as the Housing Action Strategy Action Plan is re-focused.

The Committee provided further feedback on the Housing Strategy Action Plan.

Motion Number 2022-HAC-035: It was MOVED and SECONDED

THAT the Housing Advisory Committee recommend Council endorse non-market housing projects to be inclusive, incorporating seniors, people with disabilities and other below-market groups.

Motion CARRIED

ACTION ITEM: Committee Clerk to coordinate with M. Sabine, Committee member, on setting up a tour of UNITI's Chorus inclusive rental housing building, located in South Surrey, prior to the following meeting.

ACTION ITEM: Staff to share with the Committee a recent City of Pitt Meadows affordable rental housing project.

7. OTHER BUSINESS

The Committee briefly discussed the letter Committee member, B. Hagerman, provided to Council.

8. INFORMATION

8.1 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.

9. 2022 MEETING SCHEDULE

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

- June 28, 2022;
- July 26, 2022; and
- September 27, 2022.

All meeting times are scheduled to take place from 4:00 p.m. to 6:00 p.m.

10. CONCLUSION OF THE MAY 24, 2022 HOUSING ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:33 p.m.

Councillor Manning, Chairperson


Chloe Richards, Committee Clerk

SETTING SHORT-TERM PRIORITIES AND ORGANIZING FOR EFFECTIVE ACTION ON CLIMATE CHANGE

In January 2020, Council adopted [Resolution 2020-20](#), highlighting the threats climate change poses for regional ecosystems, city infrastructure and the well-being of White Rock's citizens and requesting the EAC to review of the City's climate change mitigation and adaptation strategies. Over the next two years the COVID19 crisis and demands of other priorities (including the related Tree Protection review exercise) precluded initiation of a comprehensive review, and only limited attention was dedicated to the challenge of climate change. Since more regular committee meetings resumed in March 2022, the pace of work has picked up a bit, with a focus on selected mitigation measures viewed as ripe for action.

All told, progress to date has included the following:

- a) In March 2021, Council referred an EAC-proposed update of the City's official GHG reduction targets to staff for a "possible timeline of when and how it can be done." ([Resolution 2021-169](#)). As such targets are a required element of the City's OCP, this update should be incorporated into the next review of that document.
- b) On 11 April 2022, Council endorsed an EAC recommendation that it should expeditiously approve publicly consulted Zoning Bylaw amendments concerning [Landscape Open Space](#) and [Electric Vehicle Parking](#). Staff is presumably preparing these amendments for Council approval at an early opportunity. ([Council Motion 2022-142](#))
- c) At the same time, Council directed that "the City move expeditiously to adopt the Energy Step Code in the zoning or building bylaw to align with the City of Surrey (align to step 3 level in the next year)." This too will require Staff preparation of appropriate documentation for Council adoption. ([Council Motion 2022-143](#))
- d) Finally, on 9 May 2022, Council endorsed an EAC recommendation that the City "phase out the City's use of equipment that use fossil fuels where there are effective non-fossil fueled alternatives pending a review of this by staff," as well as a recommendation that bylaws be adopted "to phase out single-use plastic items in the same, or a similar, way as is being done in other surrounding municipalities (such as the City of Surrey) pending review by staff." ([Minutes not yet issued.](#))

Despite the unavoidable disruptions and constraints of the past two years, the "climate emergency" recognized by Council in January 2020 has not abated. The latest science and policy pronouncements from all higher levels of government (*) have underscored the growing seriousness of the challenge. Recent extreme weather events have particularly demonstrated the urgent need for more effective preparedness and adaptation measures.

While time is running out for major initiatives in Council's current term, the EAC urges Council and Staff, working in their respective spheres, to commit to some near-term priorities and consider some organizational measures to strengthen their engagement on the climate change file. The Committee is convinced that sustained, proactive attention from City officials and elected representatives will be crucial to the effectiveness of White Rock's climate change mitigation and adaptation efforts going forward.

Notes:

[* Metro Vancouver's [Climate 2050 Strategic Framework](#) (July 2019) and [Climate 2050 Roadmaps and Discussion Papers](#) (2020-22); the province's [CleanBC Roadmap to 2030](#) (October 2021); Canada's [2030 Emissions Reduction Plan](#) (March 2022)]

Specifically, **the EAC recommends:**

1. That Council direct Staff to complete during Council's current term implementation of its directives on Bylaw and Policy amendments concerning Landscape Open Space and Electric Vehicle Parking (Council Motion 2022-142), the Energy Step Code (Motion 2022-143), Fossil Fuel Based Equipment and Single-Use Plastics (May 9 Council minutes yet to be released) .
2. That Council direct staff to:
 - a) prepare, as a matter of priority, a Climate Vulnerabilities Report identifying current and prospective vulnerabilities, risks and potential costs of climate change to public health and safety, private and public property and infrastructure in White Rock; and
 - b) initiate work on a Climate Change Adaptation Strategy Report suggesting short- and medium-term priorities for action to address or adapt to the challenges identified in the Climate Vulnerabilities Report, including appropriate operational, infrastructural, policy or bylaw measures.
3. That Council direct Staff to give priority to identifying any governmental or extra-governmental programs or funds that might be accessed to help inform or support the pursuit of the above priorities as well as any other climate change-related measures.¹
4. That Council direct the CAO to establish appropriate organizational measures to facilitate completion of the above priorities and promote more systematic and sustained focus on the climate change priority in ongoing policy and operational processes.²
5. That Council directs Staff to keep Council regularly apprised of developments regarding the City's climate change challenges and responses and that a staff report on the City's climate change mitigation and adaptation efforts be presented at least annually to a regular meeting of Council.³

Notes:

1. Resolution 2020-20 called on Staff to keep Council apprised of external programs and resources available to support the City's climate change efforts. With both the provincial and federal governments having recently announced new mechanisms to support community climate action, this is a key time to canvas such facilities. (See especially [CleanBC Roadmap to 2030](#), [BC Local Government Climate Action Program](#), the [B.C. Community Climate Funding Guide](#), the [FCM Municipalities for Climate Innovation Program](#).)

2. Resolution 2020-20 also directed staff to mainstream climate change considerations into decision-making and operations across all departments. The inclusion of climate change impact assessments in all reports and recommendations to Council has been a useful step in that direction. Additional ways to reinforce the mainstreaming prerogative might include: designating a staff climate change policy coordinator; establishing an inter-departmental climate change policy committee or making climate change a regular/periodic agenda item for management meetings; including climate change management among the corporate goals on which basis CAO performance is assessed. Such steps need not entail additional costs, but considering the importance of this priority, the Committee urges that modest incremental resources be allocated to it.

3. Resolution 2020-20 also requested staff to keep Council regularly informed of challenges and progress in addressing climate change, including through briefings on the City's annual reports to the Province's Climate Action Revenue Incentive Program (CARIP). CARIP has now been replaced by the [BC Local Government Climate Action Program](#) requiring annual reports that might serve as a vehicle to help keep Council informed and active in driving the City's climate change efforts.

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2431**



A Bylaw to adopt a Financial Plan for 2022 to 2026

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 2026.

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" and "B" attached hereto and forming part of the "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2428", are hereby repealed and replaced by the Schedules "A" and "B" attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the "White Rock Financial Plan (2022-2026) Bylaw, 2022, No. 2328, Amendment No. 1, 2022, No. 2431".

RECEIVED FIRST READING on the	day of	, 2022
RECEIVED SECOND READING on the	day of	, 2022
RECEIVED THIRD READING on the	day of	, 2022
ADOPTED on the	day of	, 2022

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule 'A' to Byaw No. 2431, 2022

Consolidated Budget Summary

	2021	2022	2023	2024	2025	2026
Revenue						
Property Taxes and Parcel Taxes	\$ 24,893,400	\$ 26,511,200	\$ 28,205,900	\$ 29,234,100	\$ 30,288,800	\$ 31,443,400
Regional Library Levy	990,100	1,015,300	1,035,600	1,056,300	1,077,400	1,098,900
Business Improvement Levy	343,000	352,800	357,000	364,000	371,300	378,700
Local Improvement Parcel Tax	5,200	5,200	-	-	-	-
Grants In Lieu of Taxes	261,700	286,800	292,500	298,400	304,400	310,500
Sales of Service and Other Revenues	15,318,800	16,637,100	18,122,200	19,066,300	20,131,800	21,281,200
Development Cost Charges	937,100	849,500	954,200	815,800	908,900	1,011,400
Other/Own Sources	13,935,200	13,042,300	9,605,400	8,881,600	8,741,800	8,666,000
Government Grants	16,620,900	9,335,000	1,369,500	2,141,000	2,384,700	2,212,100
Total Revenue	\$ 73,305,400	\$ 68,035,200	\$ 59,942,300	\$ 61,857,500	\$ 64,209,100	\$ 66,402,200
Expenses						
Council and Office of the CAO	\$ 870,700	\$ 950,500	\$ 945,500	\$ 964,400	\$ 983,700	\$ 1,018,900
Corporate Administration	1,511,400	1,663,700	1,578,300	1,609,900	1,642,100	1,763,700
Human Resources	739,200	1,020,000	732,100	746,700	761,600	776,800
Finance	1,944,900	2,056,500	2,128,600	2,188,200	2,214,600	2,259,000
Fiscal Services	1,433,300	1,232,300	1,293,800	1,361,800	1,431,600	1,512,000
Information Technology	1,252,300	1,304,600	1,305,800	1,331,900	1,358,500	1,396,900
Police	6,322,400	7,016,000	7,267,100	7,539,000	7,864,000	8,208,500
Fire Rescue	4,474,900	4,541,900	4,652,700	4,797,600	4,942,500	5,088,600
Planning and Development	4,033,400	4,145,500	4,165,100	4,268,000	4,343,400	4,420,200
Engineering and Operations	7,359,600	7,613,600	7,809,000	7,964,800	8,123,500	8,285,400
Recreation and Culture	3,271,000	3,851,600	4,218,700	4,303,200	4,389,200	4,476,800
Solid Waste	1,183,300	1,071,500	1,037,600	1,007,500	1,027,700	1,048,300
Sanitary Sewer	2,211,100	2,207,000	2,517,000	2,922,500	3,458,400	4,141,600
Drainage	375,400	354,900	362,000	369,100	376,500	384,000
Water	3,367,300	3,622,700	3,191,500	3,242,600	3,958,500	3,347,300
Total Operating Expenses	\$ 40,350,200	\$ 42,652,300	\$ 43,204,800	\$ 44,617,200	\$ 46,875,800	\$ 48,128,000
Add:						
Transfer from Reserves	41,642,900	42,662,300	19,721,000	15,088,200	16,005,400	14,516,000
Deduct:						
Capital Expenditures	60,219,000	52,609,000	20,846,000	16,776,000	18,620,000	17,495,000
Debt Repayment	725,400	782,500	807,800	816,000	826,500	837,100
Transfer to Reserves	13,653,700	14,653,700	14,804,700	14,736,500	13,892,200	14,458,100
Total Budget For the Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN
Schedule “B” To Bylaw No. 2431, 2022

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue proposed 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.

Fees and charges represent 24% of planned revenues. The most significant of these are water, sanitary sewer, drainage and solid waste user fees 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 represent 35% of the 2022 budgeted revenue. They include sale of services, interest and penalties, government grants, contributions, pay parking and building permit fees. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Property Value Taxes	41%
Fees & Charges	24%
Other Sources	35%

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.

Class 1 Residential	92.33%
Class 2 Utility	0.19%
Class 5 Light Industry	0.03%
Class 6 Business & Other	7.43%
Class 8 Recreational & Nonprofit	0.02%

Use of Permissive Tax 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 exemptions are 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 exemptions which are reviewed on a case-by-case basis.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2434**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

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

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot B Section 11 Township 1 New Westminster District Plan 84401
PID: 015-689-573

(1453 Stayte Road)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to the 'CD-62 Comprehensive Development Zone.'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:
 - (1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.62 CD-62 Comprehensive Development Zone';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.62 CD-62 Comprehensive Development Zone'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-62 – 1453 Stayte Road) Bylaw, 2022, No. 2434*".

Public Information Meeting held this 7th day of November, , 2018

Read a first time this day of , 2022

Read a second time this day of , 2022

Considered at a Public Hearing this day of , 2022

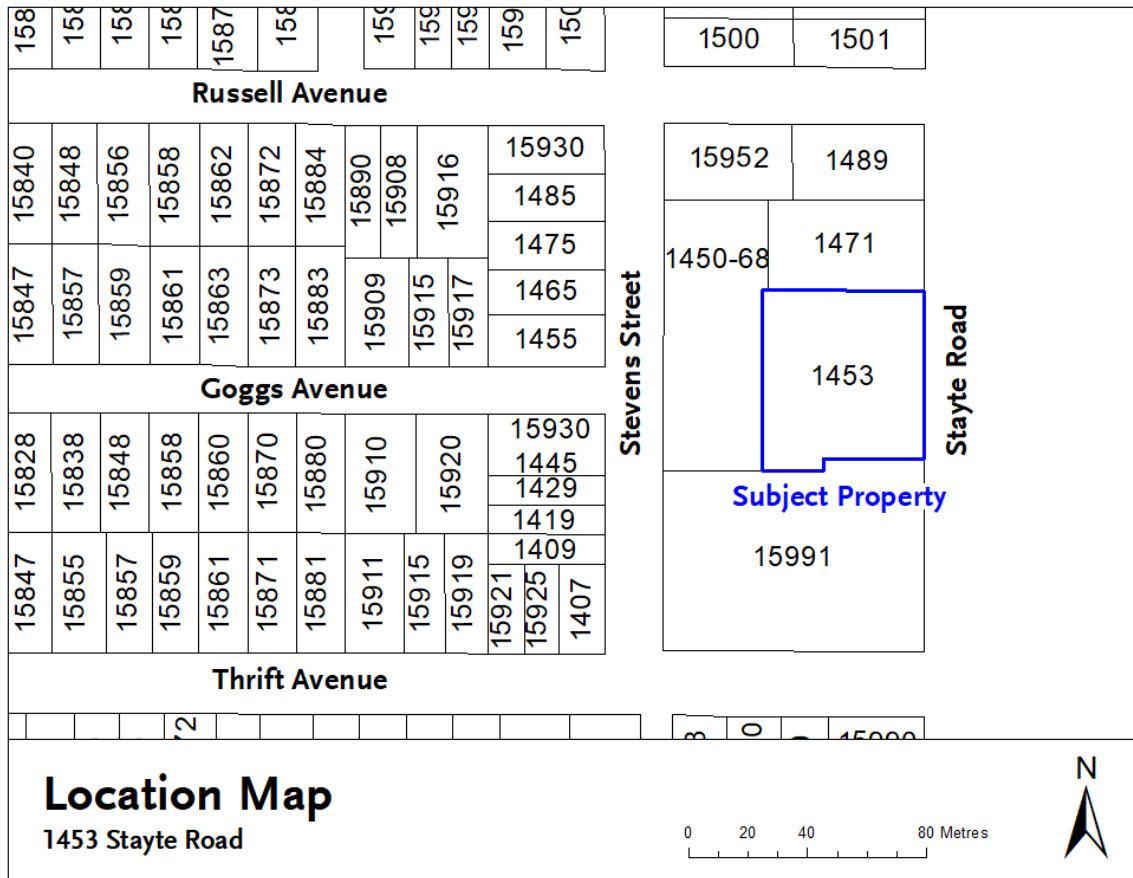
Read a third time this day of , 2022

Adopted this day of , 2022

Mayor

Director of Corporate Administration

Schedule "1"



7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of three-storey townhouse development on a site of approximately 3,163 square metres.

1. Permitted Uses:
 - (a) *Townhouse use*
 - (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
2. Lot Coverage:
 - (a) *lot coverage* shall not exceed 42%
3. Density:
 - (a) The maximum *gross floor area* shall not exceed 0.905 times the lot area.
 - (b) The maximum number of *dwelling units* must not exceed 20.
5. Building Height:
 - (a) The *principal building* shall not exceed a height of 73.5 metres geodetic.
 - (b) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.
6. Siting Requirements:
 - (a) Minimum setbacks are as follows:

(i) Setback from front (east) lot line	= 1.5 metres
(ii) Setback from rear (west) lot line	= 6.0 metres
(iii) Setback from interior side (north) lot line	= 4.0 metres
(iv) Setback from interior side (south) lot line	= 3.0 metres
 - (b) Notwithstanding the above, the following siting exemptions are permitted:
 - (ii) Balconies may encroach by up 1’-6” (0.46 m) and roofs projecting 1’-0” (0.31 m) into the setback from front (east) lot line (Block 1).
 - (jj) Balconies may encroach by up 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the setback from interior side (north) lot line. (Block 4).
 - (kk) Balconies may encroach by 3’ (0.92 m) and roofs projecting 1’-0” (0.31 m) into the 3.0m Setback from interior side (south) lot line (Block 3).
 - (ll) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
 - (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated

February 21, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 2.0 metre distance from the front (east) lot line

7. Parking:

Parking shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

- (a) A minimum of forty (40) spaces shall be provided for the *multi-unit residential use*
- (b) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and shall be clearly marked in accordance with the B.C. Building Code Requirements.
- (c) A minimum of four (4) stalls must have electric charging capacity.
- (d) A minimum of four (4) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (a) A minimum of twenty (20) Class I spaces shall be provided
- (b) A minimum of four (4) Class II spaces shall be provided

9. Loading:

- (a) One loading space shall be provided for the *multi-unit residential use* in accordance with Section 4.15

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Atelier Pacific Architecture dated February 2020 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



PROJECT NORTH

SITE PLAN

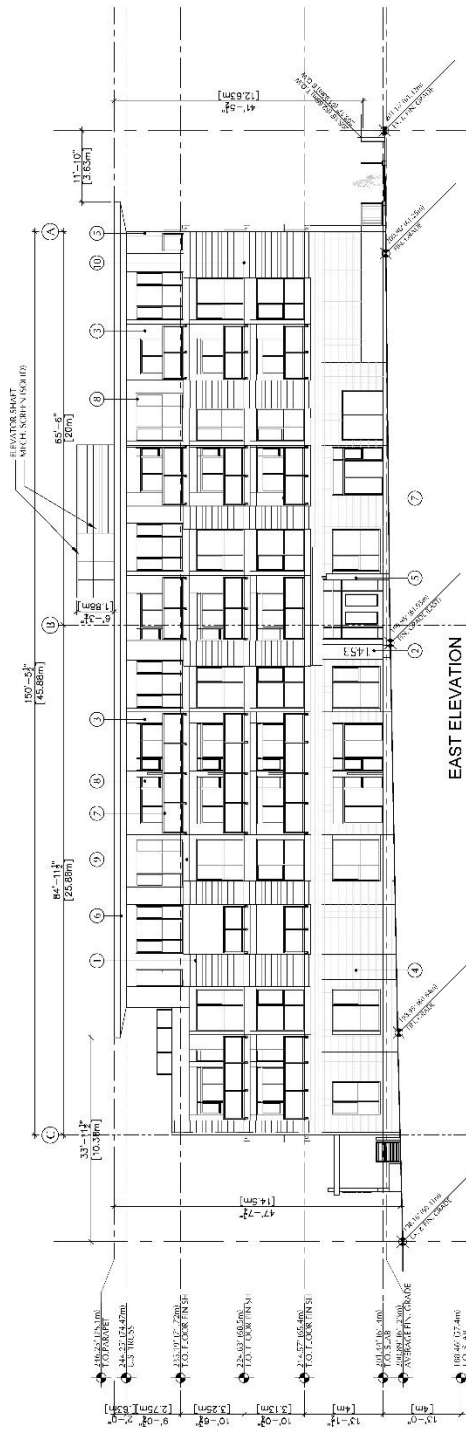
SCALE: 3/32" = 1'-0"



1453 STAYTE ROAD, WHITE ROCK, B.C.

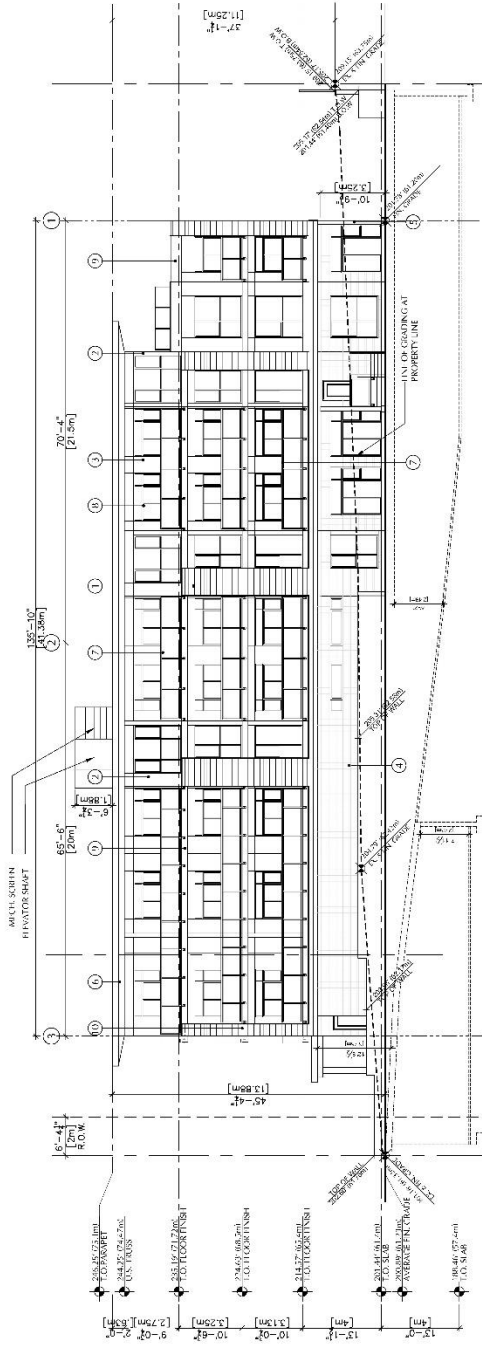
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 20, 2020



MATERIAL FINISHES LEGEND

1	WOODSTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODSTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCIA BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

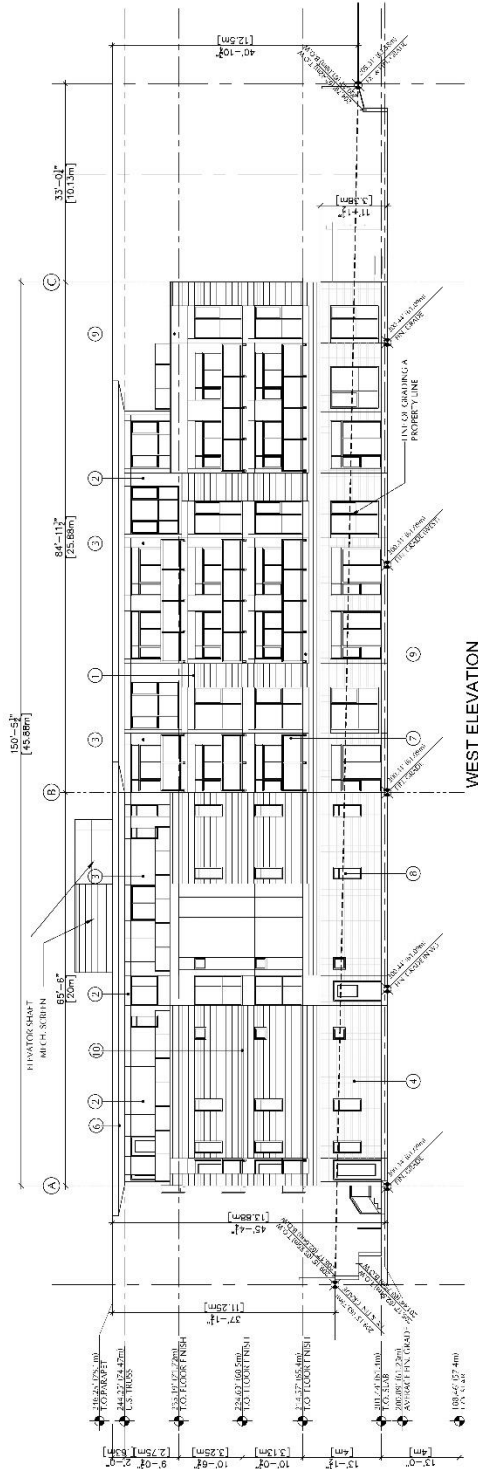


NORTH ELEVATION

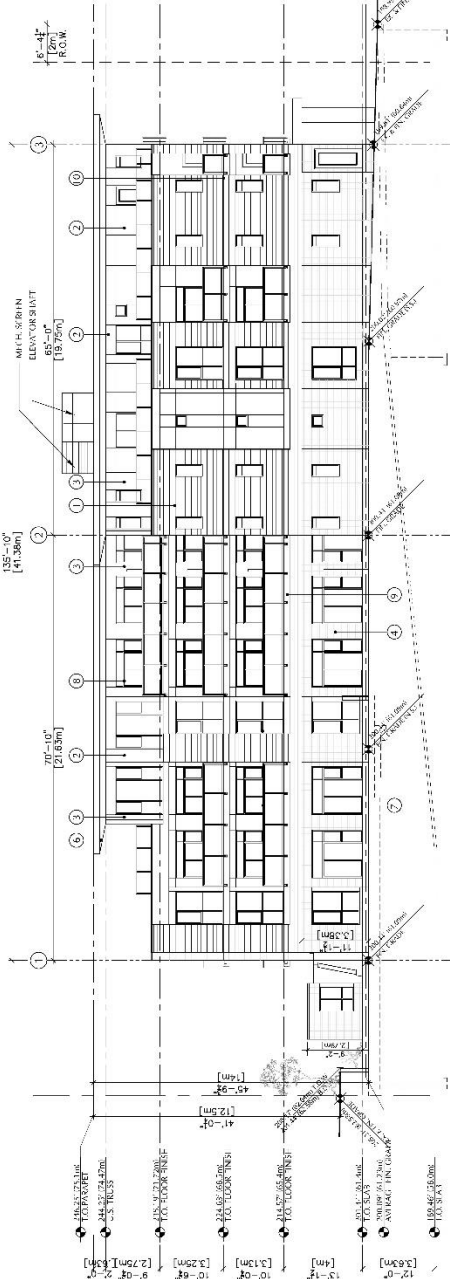
DP 3.1
ELEVATIONS



Proposed Residential Development
 1453 STAYE ROAD, WHITE ROCK, B.C.
 VANHOME PROPERTIES INC.
 ATELIER PACIFIC ARCHITECTURE INC.
 FEBRUARY 19, 2020



WEST ELEVATION



SOUTH ELEVATION

MATERIAL FINISHES LEGEND

1	WOODTONE FIBER CEMENT SIDING
2	FIBER CEMENT PANEL (WHITE)
3	FIBER CEMENT PANEL (BEIGE)
4	BRICK VENEER (DARK GRAY)
5	STAINED CEDAR COLUMNS
6	WOODTONE FIBER CEMENT SOFFIT
7	ALUMINUM GUARD RAILS WITH GLASS
8	VINYL WINDOW (BLACK)
9	FASCI BOARD (DARK GRAY)
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 19, 2020

DP 3.2
ELEVATIONS

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



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2432**

A bylaw to amend the Mail Ballot and Procedures for Elections bylaw.



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

1. CITATION

- 1.1 This Bylaw may be cited as “*Mail Ballot Authorization and Procedure Bylaw, 2022, Bylaw 2427, Amendment No. 1, 2022 No. 2432*”.

2. SECTION 5. MAIL BALLOT ACCEPTANCE OR REJECTION

- 2.1 Section 5.8 be deleted and the following be inserted:

As soon as possible after all of the secrecy envelopes have been placed in the designated portable sealed ballot box, in the presence of at least one (1) other person and any candidate representatives, the Chief Election Officer or Designate shall supervise:

- a) the opening of the designated portable sealed ballot box;*
- b) the opening of the secrecy envelopes and*
- c) run the ballots through the automated voting machine.*

RECEIVED FIRST READING on the	th	day of	June, 2022
RECEIVED SECOND READING on the	th	day of	June, 2022
RECEIVED THIRD READING on the	th	day of	June, 2022
ADOPTED on the	th	day of	June, 2022

DARRYL WALKER, MAYOR

TRACEY ARTHUR, DIRECTOR OF CORPORATE
ADMINISTRATION

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2429**



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 420 Section 11 Township 1 New Westminster District Plan 37606
(15916 Russell Avenue)
PID: 002-732-955

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'.

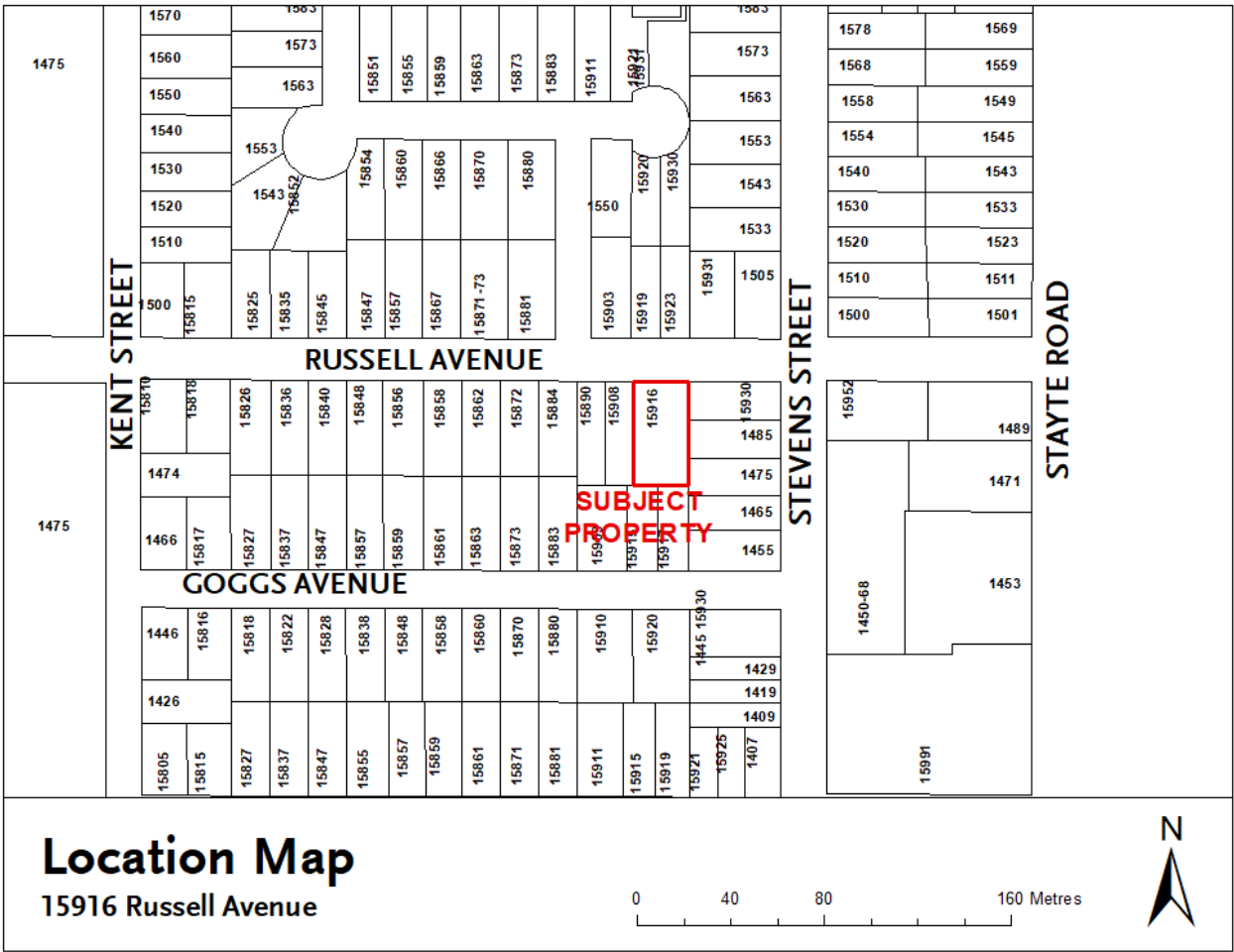
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15916 Russell Avenue) Bylaw, 2022, No. 2429".

PUBLIC INFORMATION MEETING on the	9 th	day of	June, 2021
RECEIVED FIRST READING on the	9 th	day of	May, 2022
RECEIVED SECOND READING on the	9 th	day of	May, 2022
PUBLIC HEARING held on the	6 th	day of	June, 2022
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule "1"



For Metro Vancouver meetings on Friday, May 27, 2022

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@metrovancover.org.

Metro Vancouver Regional District**E1.1 Overview of the Declaration on the Rights of Indigenous Peoples Act Action Plan, 2022–2027****RECEIVED**

This report summarizes the *Declaration on the Rights of Indigenous Peoples Act Action Plan, 2022–2027*, which was released by the Province on March 30, 2022. In addition to providing background on the *Declaration Act* and related *Action Plan*, this report highlights actions relevant to local governments, and discusses both implications for and ongoing items already addressed by Metro Vancouver. The *Action Plan* will affect local governments, including advancing First Nations' participation in regional district boards, increasing support for urban Indigenous organizations, and reviewing the naming of municipalities and regional districts. The Province will produce annual reports on progress made to implement the *Action Plan*. In the meantime, the next steps for Metro Vancouver will be to disseminate this report to internal departments, and to educate and speak with staff about various actions in the *Action Plan* and their applicability to the work of the regional district.

The Board received the report for information.

E1.2 External Agency Status Report for the Katzie Treaty Negotiation Table**RECEIVED**

This report provides an overview of the Katzie treaty table negotiation efforts over the past six months including: background on Katzie First Nation, information on the First Nation's Statement of Intent area, the status of negotiations, and the roles and responsibilities of the local government representative sitting at the treaty table.

The Board received the report for information.

E2.1 2021 Statement of Financial Information**APPROVED**

The Financial Information Act is provincial legislation that requires local governments to annually submit to the Board for approval the *Statement of Financial Information Report* (SOFI). The SOFI consists of a series of statements and schedules, three of which are an integral part of the 2021 annual audited financial statements which were approved by the Board on April 29, 2022. These schedules include payments of remuneration and expenses for elected officials and employees, and payments to suppliers for goods and services.

The remuneration for elected officials in 2021 was \$1.4 million, 9.9 per cent lower than the prior year, as the prior year included retroactive adjustments to remuneration calculated from January 2019.

Total remuneration for employees in 2021 was \$185.5 million, 11.1 per cent higher than 2020, largely a result of general labour adjustments from collective agreement settlements, including two years of retroactive pay calculated from January 2020.

The Board approved the *Statement of Financial Information* for the year ended December 31, 2021 as presented.

E2.2 Electronic Meeting Participation Policy

APPROVED

An updated Board policy was presented to formalize the procedures that have taken place over the course of the past two years. It establishes procedures for the administration of, and participation at, electronic Board and committee meetings, addressing attendance and quorum; remote location requirements; how to obtain the floor; voting; confidentiality and unauthorized access; conflict of interest; and technology issues.

The Board approved the *Electronic Meeting Participation Policy* as presented and rescinded the *Electronic Meetings and Participation by Members Guideline*.

E2.3 External Organization Appointment Policy

APPROVED

At its May 12, 2022 meeting, the Finance Committee considered a draft policy setting out the process for Board appointments to external organizations. It outlines the two types of organizations to which Metro Vancouver appoints, nomination methods to do so, and requirements for eligibility, term limits, equity, reporting, and privacy. It confirms the Board makes appointment decisions, and lays out the process to follow.

E2.4 Sponsorship Policy Amendments

APPROVED

A report presented to the April 29, 2022 Board meeting directed staff to bring forward proposed amendments to the *Sponsorship Policy* in response to Invest Vancouver's unique role as an economic development leadership service. The proposed amendments would exempt Invest Vancouver from the application and review procedure for sponsorships with a total value of more than \$1,500 and sponsorships with a total value of \$1,500 or less, provided that Invest Vancouver partnership and collaboration efforts fall within the Invest Vancouver budget, as approved by the Metro Vancouver Board during the annual budget process.

The Board approved the revised *Sponsorship Policy*, as presented.

E2.5 Award of Contract Resulting from Request for Proposal (RFP) No. 21-266: Supply and Delivery of Light and Medium Duty Vehicles

APPROVED

The Board approved award of a five-year contract in the estimated amount of \$6,500,000 (exclusive of taxes) to Metro Motors Ltd. resulting from RFP No. 21-266: *Supply and Delivery of Light and Medium Duty Vehicles*, subject to final review by the Chief Administrative Officer.

E3.1 Initial Engagement to Develop an Approach for Managing Greenhouse Gas Emissions from Large Buildings in Metro Vancouver

APPROVED

Buildings emit one-quarter of regional GHG emissions, primarily through burning natural gas for space and water heating. The *Clean Air Plan* and *Climate 2050 Buildings Roadmap*, both approved by the Board in 2021, call for “greenhouse gas performance requirements for existing large buildings” as a pivotal action measure to achieve regional climate targets, which would also reduce health-harming air emissions. Such requirements would address a current policy gap related to emissions from existing large buildings and complement provincial and local government action. Given the longevity of building stock in the region and the need for transparency to best allow building owners to plan for emission reductions and improvements, it is recognized that comprehensive research and engagement will be critical for successful program design and implementation. Accordingly, staff believe early signaling of long-term future emission limits for GHG and other air emissions to building owners will allow them to plan for necessary changes, and to work with Metro Vancouver staff to design optimum approaches for phased implementation.

The Board authorized staff to proceed with an initial phase of engagement to develop an approach for managing greenhouse gas emissions from large buildings as presented.

E3.2 Engagement on Proposed Amendments to GVRD Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008

APPROVED

This report sought authorization from the Board to proceed with engagement on proposed amendments to *GVRD Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008*, coordinated with the preliminary engagement on managing greenhouse gas emissions from large buildings, recognizing that there is some overlap in the stakeholder audience. Under the current bylaw, Metro Vancouver regulates the discharge of air contaminants from boilers and process heaters. In November 2019, the Board adopted stricter ambient air quality objectives for nitrogen dioxides that align with national standards. Metro Vancouver staff seek to engage on proposed amendments to the bylaw to continue to meet the ambient air quality objectives as they become more stringent, thereby enabling continuous improvement in air quality. The proposed amendments include stricter emission limits for nitrogen oxides, additional requirements for dispersion modelling and responses when modelling indicates exceedance of air quality objectives, and additional requirements for emission stack design to reduce impacts near boilers and process heaters.

The Board directed staff to proceed with engagement on the proposed amendments to *Regional District Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008* as presented.

E4.1 Regional Parks 2021 Annual Report

RECEIVED

In 2021, Metro Vancouver worked to keep regional parks open and visitors safe during the continuing COVID-19 pandemic and multiple extreme weather events. There were 16.3 million visits to regional parks — a 37 per cent increase from visitation in 2019. Staff demonstrated flexibility and creativity to continue the delivery of park programs safely. As a result, 23,670 people were able to take part in 822 programs, events, and outreach activities while 3,751 volunteers contributed 11,606 hours to stewardship, education, and interpretive programs. Nearly 76 hectares of land were added to the regional parks system while staff advanced numerous planning, design, and asset management initiatives.

The Board received the report for information.

E5.1 Process to Consider Stronger Climate Action Language and Policy for Metro 2050

RECEIVED

The Board recently directed staff to explore stronger policy directions in *Metro 2050* with regards to GHG emission reductions and regional resilience, driven in part by the unprecedented climate change-related impacts the region and surrounding areas suffered in 2021 including the heat dome, wildfires, landslides, and flooding. Consistent with the recently released Intergovernmental Panel on Climate Change report, scientific experts recognize that further and faster action is needed to assist in reducing climate change impacts. This report presents a proposed scope of work and engagement plan to explore opportunities for stronger climate action language and policy for *Metro 2050*.

The schedule to adopt *Metro 2050* will proceed as directed by the MVRD Board, with possible consideration of bylaw adoption in July 2022. Given that land use intersects with many issue areas and the actions of other Metro Vancouver management plans, staff will concurrently be preparing the draft *Climate 2050 Land Use and Growth Management Roadmap*.

Over the latter half of 2022, staff will engage with the Regional Planning Advisory Committee, Regional Planning Committee, Climate Action Committee, and other standing committees, as well as with stakeholders and subject matter experts on the policy directions and the *Roadmap*, and will prepare recommendations for enhanced policies to be considered by the Board in 2023.

The Board received the report for information.

E5.2 Regional Parking Strategy – Scope of Work

RECEIVED

Regional Planning is initiating a *Regional Parking Strategy* that builds on the apartment parking studies completed in 2012 and 2018. The *Regional Parking Strategy* will develop policy guidance aimed at reducing the amount of under-utilized parking and, as a result, the construction cost of new housing. The strategy will provide best practices and guidance on:

- Developing new and amended parking policies and regulations
- Reducing the supply of both parking spaces and vehicles
- How best to pursue greater land efficiency and housing affordability through reduced construction costs

Member jurisdictions have requested that the project scope emphasize strategic planning and the provision of guidance, rather than simply data collection. The strategy will feature a demand-side (pricing-based) element and be steered by a technical working group. The project will be completed by the end of 2023.

The Board received the report for information.

E5.3 Social Equity in Regional Growth Management Phase 3 Study – Project Scope

RECEIVED

This report provided an overview of the scope and timeline for Phase 3 of the Social Equity in Growth Management project. Regional Planning staff will pilot the use of the social equity baseline indicator mapping analyses from the 2020 phase 2 report in a series of case study “mini projects” to help support local planning efforts. This project will include a review of the draft policies of *Metro 2050* to identify ways to enhance social equity outcomes through potential future amendments of the regional growth strategy and/or the accompanying implementation guidelines. This phase of work will also involve promoting the indicator data and other resources associated with the project among local planning practitioners. Finally, this project will involve updating the social equity indicator maps with 2021 Census data in early 2023 after the required data becomes available.

The Board received the report for information.

E5.4 2022 Agriculture Awareness Grant Recommendations

APPROVED

Programs and outreach that support local sustainable food production are important contributions toward increasing awareness across the region. The funding provided through the Agriculture Awareness Grants is particularly valuable now for those community organizations doing public outreach on the value of producing or buying food close to home.

The Board awarded the annual Agriculture Awareness Grants to the following 14 non-profit organizations:

- Fraser North Farmers Market Society, for the “Nibble Network” project in the amount of \$2,500
- Hives for Humanity Society, for “Stories and Sounds of Connection around Beekeeping and Gardening” in the amount of \$2,000
- Immigrant Link Centre Society, for the “‘From Pollution to Solution’ Educational Cartoon” project in the amount of \$5,500
- See-emia Cultural Studies Society, for the “Sovereign Seedlings” project in the amount of \$4,750
- Urban Bounty/Richmond Food Security Society, for “From Field to Fork” in the amount of \$5,000
- Delta Farmland & Wildlife Trust, for “Day at the Farm” in the amount of \$4,500
- BC Agriculture in the Classroom, for “Take a Bite of BC” in the amount of \$3,000
- Earthwise Society, for the “Tomato Festival” in the amount of \$2,500
- Public Health Association of BC, for “Farm to School BC” in the amount of \$3,500
- The Sharing Farm Society, for the “12th Annual Garlic Festival” in the amount of \$2,000
- BC Association of Farmers Markets, for the “PechaKucha: Local Food and Agriculture” project in the amount of \$3,000
- FarmFolk/CityFolk, for the “Visioning a Sustainable Food System in BC” project in the amount of \$4,250

- Pacific Immigrant Resources Society, for the “Local Food Literacy for Immigrant and Refugee Women in Metro Vancouver” project in the amount of \$5,500
- Growing Chefs Society, for “Edible Education Programming” in the amount of \$2,000

E5.5 Request for Sanitary Service Connection at 13179 224 Street, Maple Ridge

APPROVED

The City of Maple Ridge submitted an application to extend sewer service to a parcel to provide servicing to allow for the expansion of an existing restaurant at 13179 224 Street. The property is outside of the Fraser Sewerage Area, on land with a *Metro 2040* agricultural land use designation, and outside of the Urban Containment Boundary. Staff review found that the application is generally consistent with *Metro 2040* given that:

- The Agricultural Land Commission has confirmed that the *Agricultural Land Commission Act* does not apply to the parcel given its size
- An on-site septic system is not feasible for the proposed use
- The connection will not result in the expansion of the existing uses on the site
- The proposal will not impact the surrounding agricultural uses
- Sewerage infrastructure is located under 224 Street, across the frontage of the property

The Board resolved that the extension of sewerage services in the City of Maple Ridge is consistent with the provisions of *Metro 2040*, and forwarded the request to the GVS&DD Board for consideration.

E6.1 Renewal of MVRD Internal Financing of MVHC Mortgages

APPROVED

The approval of continuing to provide first mortgage financing for Semlin Terrace, Grandview Gardens, Kelly Court, Earle Adams, and Euclid Square for a five-year term at a variable interest rate based on MVRD’s estimated internal rate of return on investments, is recommended. The estimated rate for 2022 is 1.7 per cent, well below current institutional rate of 2.52 per cent. MVRD has provided first mortgage financing for these properties since 2017 and this will be the last renewal term for these mortgages. As there continues to be global uncertainty in the economy, and with anticipated interest rates hikes, financing these mortgages through MVRD provides MVHC with the greatest flexibility and financial savings. The risk of rising interest rates is somewhat mitigated in that MVHC earns the same internal rate on its reserve funds held by MVRD.

The Board approved continuing to provide first mortgage financing on five MVHC properties, and directed the Corporate Officer to publish in the newspaper, pursuant to requirements the *Local Government Act*, Metro Vancouver’s intention to lend money to the MVHC.

E7.1 Metro Vancouver External Agency Activities Status Report – May 2022

RECEIVED

The Board received for information reports from Metro Vancouver representatives to the following external organizations:

- Board of Trustees of the Sasamat Volunteer Fire Department

- Delta Heritage Airpark
- Fraser Basin Council, Lower Mainland Flood Management Strategy Leadership Committee
- Katzie Treaty Negotiation Table
- Lower Mainland Local Government Association
- Municipal Finance Authority of BC
- Ocean Watch Action Committee
- Pacific Parklands Foundation
- Union of British Columbia Municipalities
- Western Transportation Advisory Council
- Zero Emission Innovation Centre Board of Directors

G1.1 MVRD Concrete and Concrete Products Industries Emission Regulation Amending Bylaw No. 1341, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under GVRD *Concrete and Concrete Products Industries Emission Regulation Bylaw No. 1084, 2008*, with information that would result in increases of \$50 to each facility's annual fees. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the Board updated the fees when it adopted MVRD *Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. This bylaw updates brings fees into alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second, and third readings to the *Concrete and Concrete Products Industries Emission Regulation Amending Bylaw*, then passed and finally adopted said bylaw.

G1.2 MVRD Gasoline Distribution Emission Regulation Amending Bylaw No. 1342, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under GVRD *Gasoline Distribution Emission Regulation Bylaw No. 1085, 2008* with information that would result in increases to annual fees ranging from \$50 for most facilities to a few thousand dollars for bulk and terminal facilities. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the MVRD Board updated the fees when it adopted *Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. An amended bylaw brings fees in alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second, and third readings to the *Gasoline Distribution Emission Regulation Amending Bylaw*, then passed and finally adopted it.

G1.3 MVRD Boilers and Process Heaters Emission Regulation Amending Bylaw No. 1343, 2022 **APPROVED**

Engagement on updates to air quality management fees took place from January to April 2021. Emails were sent to all facilities regulated under *Boilers and Process Heaters Emission Regulation Bylaw No. 1087, 2008* with information about proposed increases in fees ranging from about \$500 to \$5,000 in each facility's annual fees. Metro Vancouver heard no concerns from these regulated facilities. On October 29, 2021, the

MVRD Board updated the fees when it adopted the *Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. Updates to *Bylaw 1087* update fees in alignment with the changes proposed during engagement and reflects the updated fee rates in *Bylaw 1330*.

The Board gave first, second and third readings to the *Boilers and Process Heaters Emission Regulation Amending Bylaw* then passed and finally adopted it.

G2.1 Metro Vancouver Regional District Election Bylaw 1340

APPROVED

The Local Government Act permits local governments to establish certain electoral procedures by bylaw. Staff brought forward a new *Election Bylaw* to reflect recent changes to provincial legislation, in particular in relation to the mail-in ballot voting process, as well as general housekeeping amendments.

The Board gave first, second, and third readings to *Election Bylaw No. 1340, 2022*, then passed and finally adopted the aforementioned bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

Indigenous Committee – May 11, 2022

Information Items:

5.3 Quarterly Report on Reconciliation Activities

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past few months as well as information on upcoming events and activities over the next few months.

Performance and Audit Committee – May 12, 2022

Information Items:

5.1 Metro Vancouver Quarterly Financial Report – March 31, 2022

This was the first quarterly financial report for 2021. The information presented in this package is the first of these quarterly reports, representing financial information as of March 31, 2022. The results of the first quarter of 2022, indicates that Metro Vancouver's quarter-to-date operating budgets are on target compared to budget.

Capital spending is lower than expected; however, it is early in the year and it is expected that construction will ramp up in the remainder of the year as projects previously delayed move forward. Cash flow projections and accounts receivable collections are on target and remain positive in both the likely and pessimistic scenarios.

5.2 Improving Metro Vancouver Financial Standing – Update

At the April 14, 2021 meeting of the Performance and Audit Committee, staff brought forward a report outlining the actions to enhance both the effect and the perspectives of Metro Vancouver’s financial management approach. This work includes reviewing key policies and enhancing transparency through improved and more frequent reporting.

While Metro Vancouver continues to maintain a solid financial position with a strong balance sheet and good indicators of financial health, these actions pursue opportunities to increase the level of sophistication of its financial policies and processes in order to match the challenging environment in which it operates, and the constantly evolving issues that need to be addressed. This work is even more important now than it was a year ago due to the uncertain macro-economic environment and growth in the capital program.

Finance Committee – May 12, 2022

Delegation Summaries:

3.1 Roderick V. Louis: TransLink’s 2022 Investment Plan and Proposed Increase in Borrowing Limit

Climate Action Committee – May 13, 2022

Delegation Summaries:

3.1 Dr. Larry Barzelai, Chair of the BC branch of the Canadian Association of the Physicians for the Environment: Proposed Tilbury LNG Plant Expansion

Metro Vancouver Housing Corporation

E1.1 Construction Cost Escalation Since 2020

RECEIVED

Construction costs have seen unprecedented increases over the past two years, a trend that is significantly impacting the development of new housing and, in particular, affordable rental housing.

This report provides an overview of construction cost escalation trends since 2020, highlighting how the COVID-19 pandemic and other global challenges have impacted supply chains, material and labour shortages, and increased market unpredictability. Metro Vancouver Housing will continue to assess projections for escalation rates moving forward and return to the Committee and Board to advise how this will impact housing development projects and budgeting.

The Board received the report for information.

E2.1 Change of Address for MVHC Registered Office

APPROVED

In fall 2021, Metro Vancouver changed its address to 4515 Central Boulevard in Burnaby. Pursuant to the *Business Corporations Act*, the MVHC directors must authorize this change in address, which must be kept up to date with the BC Registrar of Companies.

The Board authorized the change of the mailing address and delivery address of the corporation's registered office to c/o Metro Vancouver Regional District, 4515 Central Boulevard, Burnaby, BC, V5H 0C6, and authorized the Corporate Officer to undertake all necessary actions to complete the address change.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

Housing Committee – May 19, 2022

Information Items:

5.2 Status of Metro Vancouver Housing Corporation Capital Expenditures to December 31, 2021

The capital expenditure reporting process provides for regular status updates on capital expenditures. This is the year-end report for 2021 and compares capital spending for the 2021 fiscal year to the annual budget. In 2021, annual capital expenditures for MVHC were \$13.9 million compared to a capital budget of \$49.1 million. The capital underspend in Housing Services is primarily due to additional lead time required for the design for Welcher Avenue that has, in turn, delayed the construction to 2022 and construction delays related to Kingston Gardens - Phase 1 due to permitting delays. This underspend will be partially utilized for these projects in 2022. Any additional capital funding surplus will remain with Housing Reserves to fund future capital.

Greater Vancouver Water District

E1.1 Award of Contract Resulting from Request for Proposal No. 22-015: Supply and Delivery of Sodium Hypochlorite

APPROVED

Sodium hypochlorite is used by Water Services for drinking water disinfection at the Seymour Capilano Filtration Plant, Coquitlam Water Treatment Plant, and the secondary disinfection facilities. Liquid Waste Services uses sodium hypochlorite for effluent disinfection at the Annacis Island, Lions Gate, and Lulu Island Wastewater Treatment Plants.

The Board approved award of a contract for an estimated value of \$11,992,000 (exclusive of taxes) to Brenntag Canada Inc., for an initial three-year term, resulting from RFP No. 22-015: Supply and Delivery of Sodium Hypochlorite, subject to final review by the Commissioner.

E1.2 Award of Contract Resulting from Request for Proposal No. 21-468: Newton Pump Station No. 2 – Reservoir Tunnelling and Outlets

APPROVED

To meet future water supply demands, Metro Vancouver is replacing the existing Newton Pump Station in the City of Surrey with the Newton Pump Station No. 2. The project is being delivered in two phases: construction of new outlets on the existing Newton Reservoir, followed by the construction of the new pump station.

An increase in project budget is required to complete this work; however, with permanent savings realized from other projects, there will be no increase to the overall approved GVWD capital budget.

The Board authorized an increase of the project budget in the amount of \$8,000,000 for the Newton Pump Station No. 2 project, bringing the revised total project budget to \$53,000,000, and approved award of a contract in the amount of up to \$12,362,769 (exclusive of taxes) to Michels Canada Co., subject to final review by the Commissioner.

E1.3 State of the Assets Report - Water

RECEIVED

This report provides a summary of the asset inventory, condition, replacement value, and forecast long-term investment needs of the nine water asset classes. The overall condition has been assessed as “good” for water assets. Current analysis indicates that the *2022–2026 Financial Plan* contains sufficient funding to adequately maintain these existing assets. Key drivers going forward creating pressure on future budgets are growth, resilience, and regulatory changes which are not considered in this report and will be addressed separately. Confidence in the accuracy and repeatability of the data used to generate the report ranges from uncertain (asset valuation) to reliable (asset inventory, asset condition). Continuous improvement of asset data, information technologies, and business practices is ongoing to better enable evidence based decision making and sustain targeted service levels.

The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

Water Committee – May 11, 2022

Information Items:

5.1 Lower Seymour Conservation Reserve Management Plan 2022

The LSCR plays an important function in current water utility operations and future water supply planning. Home to a variety of water supply-based infrastructure including the Seymour Capilano Filtration Plant, and 10 kilometres of the Seymour water main, the LSCR also provides an excellent ecological buffer between the urban region and the water supply area. As was originally contemplated when the area was set aside, a second dam at mid-valley remains as a long-term water supply option.

The *Lower Seymour Conservation Reserve Management Plan* was updated this year. The new 2022 plan expresses a long-term vision to guide the operations of the reserve over a 10-year horizon and is based on the existing programs and uses. This report highlights high-level objectives of the 2022 plan and provides links to the *Drinking Water Management Plan* and public and agency engagement. Through the 2022 plan update process, it was determined that the original goals and principles were still substantially relevant and required only minor updates to modernize them and expand the management vision over the next decade. Primary updates were focused within the strategies and goals to better reflect current challenges and newly discovered initiatives.

5.2 Water Services Wildfire Preparedness Update

An integral component of the provision of water services is protection of the forested lands surrounding Capilano, Seymour and Coquitlam reservoirs. This objective is primarily achieved by restricting public access to eliminate pollution, reduce wildfire risk, and ensure the areas are solely used for drinking water supply. As a result, the water supply areas have a historically low incidence of wildfire with the primary remaining cause being lightning strikes during periods of moderate or higher fire danger. Real-time lightning detection, staff patrols, and local air traffic reports ensure fires are discovered and extinguished quickly.

The Water Services Protection Program has staff with expertise in wildfire management, an array of weather monitoring stations, equipment available for strategic deployment, and a provincial resource sharing agreement to ensure readiness for the 2022 fire season. Further, the protection team has developed several strategic interagency relationships, including the new Watershed Wildfire Strategic Partners Working Group, and together with our Corporate Security and Emergency Preparedness team hosted a *Metro Vancouver Regional Wildfire Symposium* in March 2022.

Greater Vancouver Sewage and Drainage District

E1.1 State of the Assets Report - Liquid Waste

RECEIVED

This report provides a summary of the asset inventory, condition, replacement value, and forecast long-term investment needs of the eight liquid waste asset classes. The overall condition has been assessed as “good” for liquid waste assets. Current analysis indicates that the *2022–2026 Financial Plan* contains sufficient funding to adequately maintain these existing assets. Key drivers going forward that are creating pressure on future budgets are growth, resilience, and regulatory changes which are not considered in this report and will be addressed separately.

Confidence in the accuracy and repeatability of the data used to generate the report ranges from uncertain (asset valuation) to reliable (asset inventory, asset condition). Continuous improvement of asset data, information technologies, and business practices is ongoing to better enable evidence based decision making and sustain targeted service levels.

The Board received the report for information.

E1.2 Environmental Risk Management Policy for Liquid Waste Services

APPROVED

Liquid Waste Services is developing an Environmental Management System (EMS) based on ISO 14001:2015. A key aspect to its success is the development and adoption of a Board-approved environmental policy.

Establishment of the *Environmental Risk Management Policy* formalizes the utility’s commitment to achieving excellence in environmental performance, provides a framework for further development of the EMS, and drives LWS decision-making to support ongoing priority risk mitigation. LWS has been working in conjunction with Water Services to develop EMS components beneficial to both utilities.

The Board approved the *Environmental Risk Management Policy* for Liquid Waste Services, as presented.

E1.3 Grant Funding Application for Northwest Langley Wastewater Treatment Plant Renewable Natural Gas Project

APPROVED

On January 17, 2022, the governments of Canada and British Columbia committed up to \$134 million towards a third intake of the Green Infrastructure – CleanBC Communities Fund, which is part of the federal government’s Investing in Canada Infrastructure Program, to support cost-sharing of infrastructure projects in communities across the province. This intake supports projects starting in 2023 and completing by March 2027.

The proposed Northwest Langley Wastewater Treatment Plant renewable natural gas project will reduce regional greenhouse gas emissions and generate ongoing revenues, in support of *Climate 2050* and *Integrated Liquid Waste and Resource Recovery Plan* goals. The project will install infrastructure that will clean up excess biogas at the new plant, and recover heat from treated effluent to increase excess biogas availability. The cleaned biogas will be sold to FortisBC as renewable natural gas for use throughout the region, reducing regional greenhouse gas emissions.

This grant application for \$13,400,000 from the CleanBC Communities Fund will help fund the design and construction of the project, which has a total cost of \$27.1 million, excluding owner’s costs and risk reserve.

The Board supported the application for grant funding of \$13,400,000 for the Northwest Langley Wastewater Treatment Plant renewable natural gas project to CleanBC Communities Fund, as presented.

Subject to successful grant funding, the Board would approve financing of eligible costs until the provincial government contributions are received, and approve funding for any ineligible and potential project cost overruns.

E1.4 Award of Contract Resulting from Request for Proposal No. 22-015: Supply and Delivery of Sodium Hypochlorite

APPROVED

Sodium hypochlorite is used by Water Services for drinking water disinfection at the Seymour Capilano Filtration Plant, Coquitlam Water Treatment Plant, and the secondary disinfection facilities.

Liquid Waste Services uses sodium hypochlorite for effluent disinfection at the Annacis Island, Lions Gate, and Lulu Island Wastewater Treatment Plants.

The Board approved award of a contract for an estimated value of \$11,992,000 (exclusive of taxes) to Brenntag Canada Inc., for an initial three-year term, resulting from RFP No. 22-015: Supply and Delivery of Sodium Hypochlorite, subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 355, 2022

APPROVED

This *Development Cost Charge (DCC) Expenditure Bylaw* provides authority for 2021 annual funding applied for growth capital debt servicing amounts and growth capital project expenditures.

In total, \$42.2 million of DCCs were applied for the 2021 year over the four defined sewerage areas. Total DCCs held in deferred revenue reserve balances as at December 31, 2021 were \$258.6 million.

The Board gave first, second, and third readings to the *Development Cost Charge Reserve Fund Expenditure Bylaw No. 355, 2022*; 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.

Performance and Audit Committee – May 12, 2022

Information Items:

5.3 Semi-Annual Report on GVS&DD Development Cost Charges

Total GVS&DD Development Cost Charges (DCCs) collected in 2021 was \$85.1 million, up from \$62.9 million in the prior year. Development in the region continued to be strong despite COVID-19. Development activity in the region for 2021 was relatively steady with January to December 2021 building permit values approaching close to \$10 billion (2020 - \$10.2 billion). The vast majority of the building permit activity in 2021 (72 per cent) was in the residential development sector (2020 - 70 per cent). Affordable housing development cost charge (DCC) waivers were approved in 2021 for a total of 2,223 units (2020 – 415 units) in the four sewer areas of Fraser, Vancouver, Lulu Island and North Shore representing close to \$4.3 million (2020 - \$1.1 million) in forgone DCC collections.

Total DCCs held in deferred revenue reserve balances as at December 31, 2021 were \$258.6 million (December 31, 2020 - \$213.1 million). DCCs will now be updated annually as part of the budget process to ensure that Metro Vancouver stays current and maximized this revenue stream to reduce rate impacts of the capital program.

Zero Waste Committee – May 13, 2022

Information Items:

5.1 2021 Waste Composition Data

Metro Vancouver's waste composition program includes a series of annual studies to learn about the types and quantities of waste disposed in the region. In 2021, both a full-scale study examining waste disposed from all sectors and a multi-family sector specific study were completed. Results from the full-scale study indicate that waste composition in 2021 was similar to 2018, with 2020 being an outlier year due to the COVID-19 pandemic. Key similarities in 2018 and 2021 waste composition include quantities of organics and building material disposed. Single-use item disposal increased in 2021 compared to 2020, but is lower overall than pre-pandemic levels. Personal protective equipment disposal, particularly masks, also increased in 2021. Multi-family waste composition demonstrates that compostable organics remain the

largest component of multi-family waste and a key opportunity for waste diversion in this sector. Waste composition results help identify priorities for solid waste management plan update and inform behaviour change campaigns such as “Food Scraps Aren’t Garbage.”

5.2 Single-Use Item Reduction Regulatory Update

Since the Board approved the *Regionally Harmonized Approach to Municipal Single-Use Item Reduction Bylaws* on November 26, 2021 the Government of Canada, the Government of BC, and member jurisdictions have implemented or announced plans to implement single-use item reduction regulations. While the proposed regulations largely align with the regionally harmonized approach, there are some proposed additions such as banning plastic ring carriers at the federal level and banning compostable foodservice ware at the provincial level. The proposed regulations for Canada and BC, once enacted, will provide a high level of harmonization. At the same time, the flexibility of the proposed BC regulations will allow municipalities to pursue new policies to address single-use waste that go beyond the scope of the provincial and federal government regulations. Five of Metro Vancouver’s member jurisdictions have bylaws and three have received direction to work on bylaws. In addition, recent changes to *the BC Food Safety Act* allow customers to bring containers to be filled by restaurants.

5.3 2022 Food Scraps Recycling “Food Scraps Aren’t Garbage” Results

The 2022 “Food Scraps Aren’t Garbage” campaign ran from January 3 to March 6, 2022. The campaign’s primary objective is to increase the diversion of organic waste into the green bin. New in 2022 were two target audience segments: those on the fence about using the green bin (men age 18–44), and those who can further improve by reducing contamination (women age 45–65). A new key message making the connection between composting and climate change was added. Residents who have seen the campaign feel that reducing production of methane is the most important benefit of food scraps recycling (27 per cent vs 17 per cent unaware of advertising). This is likely a direct result of the new message. The campaign performed strongly, with 31 million impressions, two million reach, and over 16,000 webpage visits. There were 12,700 likes, comments, and shares on social media, which is well above average. The campaign will run again in early 2023.

Climate Action Committee – May 13, 2022

Information Items:

5.3 2022 Update on Liquid Waste Sustainability Innovation Fund Projects

This report provides an update on eight projects that were approved for funding in 2017 through 2021 under the Sustainability Innovation Fund. Of the eight projects, two are highlighted for significant milestones:

- Genomics Approach to Anaerobic Digestion Optimization. The United States Patent and Trademark Office granted a patent titled “Syntrophic Enrichment for Enhanced Digestion Processes” to Metro Vancouver in March 2022.

- Hydrothermal Processing – Biofuel Demonstration Facility. The contract for design of the hydrothermal processing unit was awarded in January 2022.

Descriptions of the other six projects that are progressing are included in the report.

From: [Candy Keillor](#)
To: [Clerk's Office](#)
Subject: Invitation to Proclaim June 19th, 2022 The Longest Day of SMILES®
Date: April 10, 2022 10:57:01 AM
Attachments:

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 **Darryl A Walker**,

In these unprecedented times, Operation Smile Canada recognizes the importance of engaging community members in ways that enable them to use their passion and creativity to encourage positive change.

Which is why we are inviting you as the Mayor of White Rock to proclaim June 19th, 2022 as the Longest Day of SMILES® in your community.

The Longest Day of SMILES® encourages community ambassadors to raise awareness and funds to help a child born with a cleft condition smile and change their life with free, safe, cleft surgery and comprehensive care. From sun-up to sun-down, from coast to coast to coast, Canadians are dedicating June 19th, 2022, and the time leading up to it, to helping children SMILE.

Operation Smile Canada is a volunteer-delivered global medical charity that exists to ensure everyone has access to safe, effective surgery that they need wherever they live in the world. Surgery that will change a child's life forever... help families, communities, countries, regions and yes, the world.

By proclaiming June 19th, 2022, as the Longest Day of SMILES® in White Rock and challenging other communities to do the same, you can provide waiting children with exceptional cleft care and a hopeful future with a new smile.

Our Community Engagement & Fundraising team is happy to support you and your community should you choose to participate with us.

To confirm your participation or to request more info, please email Candy Keillor, Community Engagement Specialist candy.keillor@operationsmile.org

To learn more about the transformational impact of Operation Smile Canada, visit: operationsmile.ca

We look forward to collaborating with you and your team to make this the best Longest Day of SMILES® yet! Together we can make a difference one smile at a time!

Keep Smiling,

Candy Keillor (she/her)
Community Engagement Specialist

May 24, 2022

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

RECEIVED

MAY 27 2022

CITY OF WHITE ROCK
ADMINISTRATION

Dear Mayor Walker:

Re: 2022 LMLGA Resolution(s)

UBCM is in receipt of the attached resolution(s) endorsed by your Council. Your resolution(s) received endorsement at the 2022 LMLGA Spring Convention.

As such, the resolution(s) will be included in UBCM Resolutions Book for the 2022 UBCM Convention in September.

Please contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process, email: jjustason@ubcm.ca.

Sincerely,



Councillor Laurey-Anne Roodenburg
UBCM President

Enclosure

Ethics Commissioner

White Rock

Whereas Bill 26 – 2021: Municipal Affairs Statutes Amendment Act (No. 2), 2021 does not require a local government to adopt a Code of Conduct for Council members;

And whereas many local governments in British Columbia cannot afford or do not have an independent non-partisan Ethics Commissioner to review and resolve allegations of misconduct:

Therefore be it resolved that LMLGA and UBCM call upon the provincial government to immediately create an Office of the Municipal Ethics Commissioner within the Ministry of Municipal Affairs that will:

- 1) respond to allegations of misconduct by an elected official of a municipal government and conduct an inquiry if warranted,
- 2) review decisions imposed on an elected official of a municipal government and conduct an inquiry if warranted, and
- 3) require local governments to adopt a “code of conduct” for council members.

Convention Decision:



Ottawa, Canada K1A 0P8

Joanne Vanderheyden
Federation of Canadian Municipalities
24 rue Clarence Street
Ottawa, Ontario K1N 5P3
president@fcm.ca

Dear Ms. Vanderheyden:

Thank you for your correspondences of July 28, 2021, October 8, 2021, January 5, 2022, and January 28, 2022 where two of the letters were addressed to my predecessor, Honourable Bill Blair - Minister of Public Safety and Emergency Preparedness - regarding the collective agreement between the Treasury Board of Canada and the National Police Federation (NPF) for Royal Canadian Mounted Police (RCMP) Regular Members (below the rank of inspector) and Reservists (RM). Please accept my sincerest apologies for the delayed response.

Further to our meeting on May 3, 2022, where we discussed the ongoing retroactive repayment and the Government of Canada's policing agenda, I want to thank you for continuing to advocate for Federation of Canadian Municipalities (FCM) members.

I recognize that all communities are challenged by the growing policing costs and pressures on our officers who keep us safe. I am proud of the day-to-day work by the RCMP to provide policing services across Canada, including much of rural Canada, the Canadian North, many towns and large urban areas. As a result of the collective agreement, RCMP salaries are now consistent with other police services across Canada.

Negotiations between the NPF and the Government of Canada were confidential to ensure that the outcome was not impacted by the untimely release of information on either side. Since 2018, Government of Canada representatives were careful to consult with the Contract Management Committee (CMC), including provincially-designated municipal associate members, while also ensuring the inclusion of potential pay raise estimates in the RCMP's financial documents.

Officials from Public Safety Canada and the RCMP are currently engaging provinces, territorial and municipal governments, where interested, to discuss the implementation of the collective agreement, their individual situations and needs, and the impact of retroactive payments in their

respective jurisdictions. These engagements will allow the Government to better understand contract partners repayment needs and abilities, in advance of billing. The Government will not seek payment until a decision has been reached on the request from contract partners for flexibility on retroactive costs.

Going forward, my officials are committed to continuing to engage and communicate with all our contract partners and their representatives on this issue, and on our shared responsibility and accountability for the overall management and administration of the Police Service Agreements.

I would also like to take this opportunity to acknowledge and thank you for the important contributions the FCM has made in ensuring prompt communication with municipalities on this issue, and I look forward to your continued collaboration with my officials in this role moving forward.

Thank you again for taking the time to write.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'M. Mendocino', with a long horizontal line extending to the right.

The Honourable Marco Mendocino, P.C., M.P.
Minister of Public Safety

Cc: Brenda Lucki, RCMP Commissioner

Rob Stewart, Deputy Minister, Public Safety and Emergency
Preparedness Canada

Talal Dakalbab, CMC Co-Chair, Assistant Deputy Minister, Crime
Prevention Branch, Public Safety and Emergency Preparedness Canada

Marlin Degrand, CMC Co-Chair, Assistant Deputy Minister, Public
Security Division, Ministry of Justice and Solicitor General, Province of
Alberta

Provincial, Territorial and Municipal Contract Policing Jurisdictions