The Corporation of the
CITY OF WHITE ROCK

Regular Council Meeting
POST-MEETING AGENDA

Monday, February 8, 2021, 7:00 p.m.

City Hall Council Chambers

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

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

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 February 8, 2021 as amended to add an Item for consideration under Section 8.2. Permits as follows:

Consideration of additional Sunday work for the uncompleted tower crane installation at 1588 Johnston Road by MetroCan Constructors on Sundays between February 21, 2021 and March 21, 2021 between the hours of 7:30 a.m. and 7:00 p.m., until the installation of the crane is complete.

3. ADOPTION OF MINUTES

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

- January 25, 2021 Regular Council minutes; and,
- February 1, 2021 Public Hearing minutes for Bylaw 2361 (14234 Malabar Avenue), Bylaw 2366 (15496 Thrift Avenue), Bylaw 2365 (15570 Oxenham Avenue), DVP 433 (1122 Vidal Street)

4. QUESTION AND ANSWER PERIOD

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

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

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

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. February 8, 2020, **including "On-Table"** information provided with staff responses that are available at the time.

5. DELEGATIONS AND PETITIONS

5.1. DELEGATIONS

5.1.a. Resham Mann: Landscape Issues on Cliff Avenue

Resham Mann appearing as a delegation to speak to landscape issues (grade changes and tree pruning) at 15708 Cliff Avenue.

Note: Council may wish to refer to Corporate report 6.2.a - "Review of Approaches to Measuring Building Heights and Managing Soils" in relation to this item.

5.1.b. Cheryl Kendrick - Request to Amend Animal Control Bylaw

Cheryl Kendrick appearing as a delegation to request amending the Animal Control Bylaw to allow poultry on White Rock city lots.

5.1.c. White Rock South Surrey Baseball Association

Mark Koropecky, Ray Persaud and Randy McKinnon to appear as a delegation to discuss their proposal for a new baseball batting and training facility.

5.2. PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1. PRESENTATIONS

6.1.a. SCOTT BOOTH AND ANDREW CRAM - WHITE ROCK FIREFIGHTERS' UNION RELOCATION OF ANTIQUE FIRE TRUCK

S. Booth and A.Cram were asked to attend to provide information in regard to the City's request to move the antique fire truck from the City parks maintenance yard.

6.1.b. STAFF SERGEANT KALE PAULS - 2020 WHITE ROCK RCMP ANNUAL REPORT

Staff Sergeant Pauls to provide a presentation regarding the 2020 White Rock RCMP Annual Report.

6.1.c. ALEX NIXON - WHITE ROCK BUSINESS IMPROVEMENT ASSOCIATION (BIA) 86

Alex Nixon, Executive Director of the White Rock BIA to provide a presentation regarding April 2021 - March 2022 Fiscal Year Activities.

6.2. CORPORATE REPORTS

6.2.a. COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief to provide a verbal report regarding the COVID-19 Global Pandemic.

6.2.b. REVIEW OF APPROACHES TO MEASURING BUIILDING HEIGHTS AND MANAGING SOILS 100

Corporate report dated February 8, 2021 from the Director of Planning and Development Services titled "Review of Approaches to Measuring Building Heights and Managing Soils".

RECOMMENDATION
THAT Council direct staff to incorporate the consideration of alternative approaches to measuring building heights into the review of single-family home zones in the Zoning Bylaw Update anticipated in fall 2021.

6.2.c. COMMUNITY EMERGENCY PREPAREDNESS FUND APPLICATION 108

Corporate report dated February 8, 2021 from the Fire Chief titled "Community Emergency Preparedness Fund Application".

RECOMMENDATION
THAT Council support the submission of an application to the Community Emergency Preparedness Fund by way of a resolution and direct staff to provide overall grant management.

6.2.d. COVID-19 REGIONAL STAFFING RESPONSES 111

Corporate report dated February 8, 2021 from the Director of Human Resources titled "COVID-19 Regional Staffing Responses".

RECOMMENDATION
THAT Council receives for information the corporate report dated February 8, 2021 from the Director of Human Resources, titled “COVID-19 Regional Staffing.”

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1. STANDING AND SELECT COMMITTEE MINUTES

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

- History and Heritage Advisory Committee Meeting - January 6, 2021
- Water Community Advisory Panel Meeting - January 12, 2021
- Economic Development Advisory Committee Meeting - January 13, 2021
- COVID-19 Recovery Task Force Meeting - January 19, 2021

7.2. STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a. History and Heritage Committee (Council Representative - Councillor Chesney)

7.2.a.a. Recommendation #1 - Historic Recognitions - The Komagata Maru

RECOMMENDATION
THAT Council recognize the Komagata Maru as a priority project once the memorial policy is reviewed.

7.2.b. Economic Development Advisory Committee (Council Representative - Councillor Manning)

7.2.b.a. Recommendation #1 - Update on 2020 Festival of Lights

RECOMMENDATION
THAT the Economic Development Advisory Committee is in support of the Festival of Lights.

8. BYLAWS AND PERMITS

8.1. BYLAWS

8.1.a. BYLAW 2376 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CR-1 TOWN CENTRE REVISIONS) BYLAW, 2021, NO. 2376 133

Bylaw 2376 - A bylaw to amend Schedule A - Text of the Zoning Bylaw by deleting the existing Section 6.16 CR-1 Town Centre Area Commercial / Residential Zone in its entirety and replacing it with a new Section 6.16 CR-1 Town Centre Area Commercial / Residential Zone. This item was introduced earlier at the February 8 Land Use and Planning Committee meeting. The bylaw is presented for consideration of first and second reading at this time.

RECOMMENDATION

THAT Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376".*

RECOMMENDATION

THAT Council:

1. Direct staff to schedule the public hearing for *"White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376*"; and
2. Direct staff, in addition to arranging the required newspaper notification of the public hearing, to mail notifications of this public hearing to the property owners of the 18 non-stratified properties in the Town Centre identified in this corporate report, despite this mailed notification not being required by the *Local Government Act* (per section 466(7)).

8.1.b. BYLAW 2373: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD65-14401 SUNSET DRIVE) BYLAW, 2020, NO. 2373 139

Bylaw 2373 - A bylaw to amend the Zoning Bylaw by adding to the Table of Contents for Schedule B (Comprehensive Development Zones CD-65) and by adding to Schedule "2" Schedule B (Comprehensive Development Zones CD-65), 14401 Sunset Drive. This item was introduced earlier at the February 8 Land Use and Planning Committee meeting. The bylaw is presented for consideration of first and second reading at this time.

RECOMMENDATION
THAT Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*"

RECOMMENDATION
THAT Council:

1. Direct staff to schedule the public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*"; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
3. Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2373 is given third reading after the public hearing:
   a. ensure that all engineering requirements and issues including servicing agreement completion and dedication of a 2.0 m x 2.0 m corner cut on the corner of Archibald Road and Sunset Drive are addressed to he satisfaction of the Director of Engineering and Municipal Operations; and
   b. demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
   c. process registration of a Section 219 restrictive covenant to prohibit secondary suites on each of the lots.

8.1.c. BYLAW 2370 - FEES AND CHARGES BYLAW, 2020, NO. 2369, AMENDMENT NO. 1, 2021, NO. 2370 144

Bylaw 2370 - A bylaw to amend the Fees and Charges bylaw, Schedule "G" in regard to facility rental fees for Kent Street Activity Centre. The bylaw is presented for consideration of first and second reading at this time.

Note: This bylaw is scheduled to be introduced at the February 3, 2021 Finance and Audit Committee.

RECOMMENDATION
THAT Council give first, second and third reading to the *"Fees and Charges Bylaw, 2020, No. 2369 Amendment No. 1, 20221, No. 2370*".

8.1.d. BYLAW 2365: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RT-1-15570 OXENHAM AVENUE) BYLAW, 2020, NO. 2365 145

Bylaw 2365 - A bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" as amended to rezone the property from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex. The project/ bylaw was given first and second reading at the November 9, 2020 Regular Council meeting. The public hearing was held February 1, 2021. The bylaw is presented for consideration of third reading at this time.

RECOMMENDATION

THAT Council give third reading to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365".*

RECOMMENDATION

THAT Council direct staff to resolve the following issues prior to final adoption of *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365"*:

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

8.1.e. BYLAW 2366: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RT-15496 THRIFT AVENUE) BYLAW, 2020, NO. 2366 147

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

RECOMMENDATION
THAT Council give third reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366".*

RECOMMENDATION
THAT Council direct staff to resolve the following issues prior to final adoption of "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366":*

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

8.1.f. BYLAW 2361: WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (RT-14234 MALABAR AVENUE) BYLAW, 2020, NO. 2361 149

Bylaw 2361 - A bylaw to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. The project/ bylaw was given first and second reading at the November 9, 2020 Regular Council meeting. The public hearing was held February 1, 2021. The bylaw is being presented for consideration of third reading at this time.

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

8.1.g. BYLAW 2374 - STREET AND TRAFFIC BYLAW, 1999, NO. 1529, AMENDMENT NO. 7, BYLAW 2021, NO. 2374 151

Bylaw 2374 - A bylaw to replace Schedule B and Schedule D of the Street and Traffic Bylaw with a new Schedule B showing Street Classifications and Speed Limits. The bylaw received first, second and third reading at the January 25, 2021 Regular Council meeting and is placed on the agenda for consideration of final reading at this time.

RECOMMENDATION
THAT Council give final reading to the *"Street and Traffic Bylaw, 1999, No. 1529, Amendment No. 7, Bylaw 2021, No. 2374".*

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

Bylaw 2375 - A bylaw to permit temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former “Giraffe” restaurant). This application was presented earlier at the February 8, 2021 Land Use and Planning Committee meeting. The bylaw is now presented for consideration for first and second reading.

RECOMMENDATION

THAT Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375".*

RECOMMENDATION

THAT Council:

1. Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use permit) 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;
2. Direct planning staff to resolve the following issues prior to final adoption:
    a. Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City’s road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
    b. That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
3. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to

the inclusion of the following conditions within the license:

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

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	23:00	23:00	23:00	23:00	23:00	23:00	23:00

b. Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.

c. The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.

4. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
   a. Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.

   b. The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;

   c. The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area; and

   d. The owner shall remove all structures which encroach into the City’s boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

8.2. PERMITS

8.2.a. APPLICATION FOR LIQUOR LICENSE REFERRAL (LOUNGE ENDORSEMENT) AND DEVELOPMENT VARIANCE PERMIT, 1122 VIDAL STREET 154

Development Variance Permit 433 if approved would allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a “licensed establishment” (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock’s Land Use and Planning Committee on January 11, 2021.A combined Public Hearing (liquor license referral) and Public Meeting (Development Variance Permit) took place for this item on February 1, 2021.

RECOMMENDATION

THAT Council approve of the issuance of Development Variance Permit No. 433 for 1122 Vidal Street.

8.2.b. REVISED APPLICATION FOR MAJOR DEVELOPMENT PERMIT APPLICATION - 14947 BUENA VISTA AVENUE (MJP 19-021) 157

Development Permit 430 for 14947 Buena Vista Avenue to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). This variance was previously denied by Council on October 5, 2020. The Applicant has amended the application to remove the height variance and the proposal is now fully compliant with the Zoning Bylaw. No variances are required. The specific alteration to the design, made in order to comply with maximum building height, included a reduction in the floor to ceiling height of both the garage (9 inch reduction) and the kitchen / pantry area (13 inch reduction). Alterations were also made to the grading of the driveway to ensure compliance with the requirements of the City’s Streets Bylaw.

The revised application was introduced earlier at the February 8, 2021 Land Use and Planning Committee meeting.

RECOMMENDATION

THAT Council approve the issuance of Development Permit No. 430 for 14947 Buena Vista Avenue.

8.2.c. WHITE ROCK NOISE CONTROL BYLAW, 2013, NO. 2018

Further time on a Sunday is required for the uncompleted crane installation. Whereas it is impracticable to allow a road closure on the 1500-block of Johnston Road between Monday and Saturday due to impacts to traffic, bus routes, and business access, and given that the crane installation previously authorized was unable to be completed due to weather conditions.

RECOMMENDATION
THAT Council in accordance with section 7.4 of the *"White Rock Noise Control Bylaw, 2013, No. 2018*," authorizes the remainder of the installation of a tower crane at 1588 Johnston Road by MetroCan Constructors on Sundays between February 21, 2021 and March 21, 2021 between the hours of 7:30 a.m. and 7:00 p.m., until the installation of the crane is complete.

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 correspondence circulated in the agenda as Item 9.1.a.

9.1.a. MOMS STOP THE HARM - OPIOID CRISIS

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Information received from Moms Stop the Harm (https://www.momsstoptheharm.com/actions).

As you may know, the opioid crisis continues to be one of the most devastating public health emergencies of our lifetime, with a death taking place about every two hours on average and an overall death toll of 17,602 (January 2016 to June 2020). As if this wasn't bad enough, COVID-19 has led to a significant increase in opioid and other drug related fatalities and harms across our country. If we assume that the death rate for the remainder of 2020 is similar to the April to June 2020 rate, then approximately 20,800 people have died in the last five years alone. I think, and I hope you agree, that it is time to ask the federal government to do more to end the overdose crisis, as requested in the MSTH resolution

Thank you for considering this request and for any information you are able to provide.

Petition to Municipalities on the Overdose Crisis

Whereas the opioid crisis is one of the largest public health emergencies of

our lifetime, with a death on average about every two hours and a death toll of over 16,360 since 2016 (January 2016 to March 2020).

Whereas other countries have significantly reduced drug-related fatalities with reforms such as legal regulation of illicit drugs to ensure safe supply and decriminalization for personal use.

Whereas the federal government has indicated it is premature to discuss these measures until there are comprehensive supports for people to get well.

Whereas supports are needed, but measures that save lives are essential if people are to survive and access supports.

Whereas the Canadian Association of Chiefs of Police has stated that they agree the evidence suggests “decriminalization for simple possession as an effective way to reduce the public health and public safety harms associated with substance use”, causing the government to indicate that it is now “deliberating” over decriminalization.

Whereas the overdose crisis rages, showing few signs of abating.

Be it resolved that the Government of Canada declare the overdose crisis a national public health emergency so that it is taken seriously and funded appropriately.

Be it also resolved that the Government of Canada immediately seek input from the people most affected by this crisis and meet with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan, which includes comprehensive supports and full consideration of reforms that other countries have used to significantly reduce drug-related fatalities and stigma, such as legal regulation of illicit drugs to ensure safe supply of pharmaceutical alternatives to toxic street drugs, and decriminalization for personal use.

10. MAYOR AND COUNCILLOR REPORTS

10.1. MAYOR’S REPORT

10.2. COUNCILLORS REPORTS

11. MOTIONS AND NOTICES OF MOTION

11.1. MOTIONS

11.2. NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

13. OTHER BUSINESS

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

Regular Council Meeting of White Rock City Council

Minutes

January 25, 2021, 7:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT:	Mayor Walker Councillor Chesney Councillor Fathers Councillor Johanson Councillor Kristjanson Councillor Manning Councillor Trevelyan
STAFF:	Guillermo Ferrero, Chief Administrative Officer Tracey Arthur, Director of Corporate Administration Jim Gordon, Director of Engineering and Municipal Operations Carl Isaak, Director of Planning and Development Services Jacquie Johnstone, Director of Human Resources Colleen Ponzini, Director of Financial Services Eric Stepura, Director of Recreation and Culture Ed Wolfe, Fire Chief Donna Kell, Manager of Communications and Government Relations Debbie Johnstone, Deputy Corporate Officer Greg Newman, Manager of Planning

Unapproved

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1. CALL MEETING TO ORDER

The Chairperson called the meeting to order at 7:10 p.m.

1.1 FIRST NATIONS LAND ACKNOWLEDGEMENT

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

2. ADOPTION OF AGENDA

Motion Number: 2021-027 It was MOVED and SECONDED

THAT the Corporation of the City of White Rock Council adopt the agenda for it's regular meeting scheduled for January 25, 2021 as circulated.

3. ADOPTION OF MINUTES

Motion Number: 2021-028 It was MOVED and SECONDED

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

- January 11, 2021 Regular Council minutes; and
- January 18, 2021 Public Hearing minutes for Bylaw 2358 (15561 & 15569 Oxenham Avenue) and 2363 (1485 Fir Street).

Motion CARRIED

4. QUESTION AND ANSWER PERIOD

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

As of 8:30 a.m., January 25, 2021, there were no Question and Answer period submissions received.

No submissions

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

None

5.2 PETITIONS

None

Unapproved

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

None

6.2 CORPORATE REPORTS

6.2.a COVID-19 GLOBAL PANDEMIC VERBAL UPDATE

The Fire Chief to provide a verbal report regarding the COVID-19 Global Pandemic.

The Fire Chief provided a verbal report regarding the COVID-19 global pandemic giving statistics for both local and global.

6.2.b Draft Surveys for Economic Development Strategic Plan Update

Corporate report dated January 25, 2021 from the Director of Planning and Development Services titled "Draft Surveys for Economic Development Strategic Plan Update".

The City's Economic Development Officer gave a project overview noting that survey results should be completed in April 2021.

Motion Number: 2021-029 It was MOVED and SECONDED

THAT Council refer the draft Economic Development Strategic Plan update surveys for business and for residents to the Economic Development Advisory Committee for review, prior to distributing the surveys.

Motion CARRIED

6.2.c 2020 Special Events Review and Special Events for 2021

Corporate report from the Director of Recreation and Cultural titled "2020 Special Events Review and Special Events for 2021".

The following discussion points were noted:

- Concern with the pandemic in regard to plans to ensure that physical distancing is being kept. Staff noted that COVID safety plans would be put in place, the City would cancel the event should it not be felt it can be run safely.

Unapproved

Motion Number: 2021-030 It was MOVED and SECONDED

THAT Council approve the following new Special Events for 2021:

1. Chalk Art Festival, May 29-30, 2021, organized by the White Rock BIA; and
2. Summer Busker Series, June 5 to August 28, 2021 from 12:00 p.m. (noon) to 4:00 p.m. at various busker locations throughout the City, organized by the White Rock BIA.

Motion CARRIED

6.2.d White Rock Festival of Lights Event Application Review

Corporate report dated January 25, 2021 from the Director of Recreation and Culture titled "Whit Rock Festival of Lights Event Application Review".

Mr. Gumley, Program Organizer, was invited to speak to the report via electronic means.

It was requested that Council would like to be given a copy of the financials in regard to the event, the budget for 2020 and 2021 was requested.

Motion Number: 2021-031 It was MOVED and SECONDED

THAT Council approve the 2021 White Rock Festival of Lights (WRFL) as a “Category C” special event under the conditions outlined in this corporate report.

Motion CARRIED

Councillor Johanson voted in the negative

6.2.e Antique Fire Truck Options

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations and the Fire Chief titled " Antique Fire Truck Options".

The following discussion points were noted:

- Inquiry if a room, as referred to in the report, to house the fire truck at the firehall can be built using Community Amenity Contributions (CAC's)? Staff noted that it the project has both a

Unapproved

heritage and conservation component that yes they can be applied.

- Opportunities to house the truck in the Community are limited, fire truck still requires fixing as it has been sitting outside for several years. The Chief noted it is likely the Union can address the fixing of the vehicle
- Interest in keeping the truck in White Rock

Motion Number: 2021-032 It was MOVED and SECONDED

THAT Council directs staff to request the White Rock Firefighters' Union to relocate the antique fire truck from the Parks Yard; following hearing from the Union as a delegation to discuss their thoughts on the item.

Motion CARRIED

Councillor Trevelyan voted in the negative

6.2.f Contract Award - Fire Hall Roof Replacement

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations titled "Contract Award - Fire Hall Roof Replacement".

Motion Number: 2021-033 It was MOVED and SECONDED

THAT Council:

1. Approve the award of the Fire Hall Roof Replacement project to Langley Roofing Co. Ltd. in the amount of $225,700 (excluding GST); and
2. Direct staff to realign capital projects in the Financial Plan to accommodate these unbudgeted increases.

Motion CARRIED

Councillor Kristjanson voted in the negative

6.2.g Street and Traffic Bylaw Amendment - Johnston Road Speed Limit Reduction

Corporate report dated January 25, 2021 from the Director of Engineering and Municipal Operations titled "Street and Traffic Bylaw Amendment - Johnston Road Speed Limit Reduction".

Unapproved

Note: The noted Bylaw No. 2374 is placed on the agenda as Item 8.1.a. for Council consideration at that time.

Motion Number: 2021-034 It was MOVED and SECONDED

THAT Council receive the January 25, 2021 corporate report from the Director of Engineering and Municipal Operations titled "Street and Traffic Amendment - Johnston Road Speed Limited Reduction".

Motion CARRIED

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

Motion Number: 2021-035 It was MOVED and SECONDED

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

Finance and Audit Committee - December 7, 2020;

Land Use and Planning Committee - November 16, 2020;

Land Use and Planning Committee - January 11, 2021;

Seniors Advisory Committee - January 5, 2021; and

Environmental Advisory Committee - January 7, 2021.

Motion CARRIED

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a Land Use and Planning Committee - January 11, 2021 (Chairperson, Councillor Chesney)

Note: From the January 11, 2021 Land Use and Planning Committee Minutes the following were address previously:

- The Land Use and Planning Committee recommended Bylaw No. 2371, as amended, be given first and second readings and direct staff to schedule the public hearing. Bylaw No. 2371 will be considered under Item 8.1.b. of this agenda.

Unapproved

- Application for Liquor License Referral - 1122 Vidal Street was addressed at the January 11, 2021 Regular Council Meeting
- Application for "Beachway" 15654/64/74 North Bluff Road / 1570/80 Maple Street and 1593 Lee Street was addressed at the January 11, 2021 Regular Council meeting

7.2.a.a ADVANCEMENT OF APPLICATON FOR 15733 THRIFT AVENUE - Recommendation

Motion Number: 2021-036 It was MOVED and SECONDED

THAT Council direct staff to advance the zoning amendment application at 15733 Thrift Avenue to the next stage in the application review process.

Motion CARRIED

Councillors Fathers, Johanson and Kristjanson voted in the negative

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.a BYLAW 2374 - STREET AND TRAFFIC BYLAW, 1999, NO. 1529, AMENDMENT NO. 7, BYLAW 2021, NO. 2374

Bylaw 2374 - A bylaw to replace Schedule B and Schedule D of the Street and Traffic Bylaw with a new Schedule B showing Street Classifications and Speed Limits. The bylaw was placed on the agenda for consideration of first, second and third reading at this time.

Note: Bylaw 2374 was brought forward from Item 6.2.g corporate report placed earlier on the agenda.

Motion Number: 2021-037 It was MOVED and SECONDED

THAT Council give first, second and third reading to the *"Street and Traffic Bylaw, 1999, No. 1529, Amendment No. 7, Bylaw 2021, No. 2374".*

Motion CARRIED

Councillor Kristjanson voted in the negative

Unapproved

8.1.b BYLAW 2371 - White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.2371

Bylaw 2371 - A bylaw to amend the White Rock Zoning Bylaw in regard to accessible parking. This item was discussed at the January 11, 2021 Land Use and Planning Committee meeting. The Committee recommended Council give first and second reading as amended (minutes attached to this agenda under Item 7.1).

Motion Number: 2021-038 It was MOVED and SECONDED

THAT Council:

- Give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No.2371"; and*
- *Direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Accessible Parking Standards) Bylaw, 2021, No. 2371."*

Motion CARRIED

8.1.c BYLAW 2372 - REVENUE ANTICIPATED BORROWING BYLAW, 2021, NO. 2372

Bylaw 2372 - A bylaw providing for the borrowing of sums of money as may be requisite to meet the current lawful expenditures of the City. The bylaw was given first, second and third reading at the January 11, 2021 Regular Council meeting and was presented for consideration of final reading at this time.

Motion Number: 2021-039 It was MOVED and SECONDED

THAT Council give final reading to the *"Revenue Anticipation Borrowing Bylaw, 2021, No. 2372".*

Motion CARRIED

8.1.d BYLAW 2358 - WHITE ROCK ZONING BYLAW 2012, NO. 2000, AMENDMENT (RS-4 - 15561/15569 OXENHAM AVENUE) BYLAW, 2020, NO. 2

Unapproved

Bylaw 2358 - A bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" as amended to permit the subsequent subdivision of the two (2) lots into three (3) and allow for the construction of a new single family dwelling on each new lot; three (3) new homes in place of two (2). The project / bylaw was given first and second reading at the September 28, 2020 Regular Council meeting. The public hearing was held January 18, 2021. The bylaw was presented for consideration of third reading at this time.

Motion Number: 2021-040 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 - 15561/15569 Oxenham Avenue) Bylaw, 2020, No. 2358".*

Motion CARRIED

Motion Number: 2021-041 It was MOVED and SECONDED

That Council direct staff to resolve the following issues prior to final adoption of Bylaw 2358:

1. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
2. Demolish the existing building and structures to the satisfaction of the Director of Engineering and Municipal Operations.

Motion CARRIED

8.1.e BYLAW 2363 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-64 - 1485 FIR STREET) BYLAW, 2020, NO. 2363

Bylaw 2363 - A bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" as amended to permit the construction of a six-storey 80-unit rental residential building over two (2) levels of underground parking. The project / bylaw was given first and second reading at the October 19, 2020 Regular Council meeting. The public hearing was held January 18, 2021. The bylaw is now presented for consideration of third reading.

Unapproved

Councillor Johanson noted the following concerns in regard to the application:

- Owner stated development is geared toward the average income in White Rock, however anyone with a living wage as heard at the public hearing will be paying 48% of their income toward rent in this development. For those earning minimum wage then it will be over 60% of their income will go towards rent (not an affordable rental building)
- Concern with compromised views for the existing residents due to increase in building height, increase of traffic, not enough green space purposed on the site, architectural style of the building, the existing building residents and the loss of their homes, rental rates being too high to afford and many of the existing tenants being elderly and it being difficult to find alternative housing and with evicting residents during COVID-19,
- Close to completing the Official Community Plan (OCP) review do not agree with approving any development before this signed off on

Councillor Manning noted the following concerns in regard to the application:

- Appreciate the proponent working with staff to incorporate feedback received from Council and the Advisory Design Panel as well as working with staff at Council's direction to improve the City's Tenant Relocation Policy (offers some of the best protection across the Lower Mainland)
- Concern area area already plagued with congestion and lack of parking, this is not what our residents want (residents are asking for a pause in the pace of the development multi family units)
- Project better suited for North Bluff (wide Atrial Road) better suited to traffic and that it be targeted below market rentals for vulnerable population (seniors)

Councillor Kristjanson noted the following concerns in regard to the application:

Unapproved

- Concern with lack of vacancies during COVID, it is important that people have housing
- Strategic Priorities include the need for infrastructure and Affordable Housing and it is noted by the comments by those living in the building that the rents will go up significantly
- Appreciate the developer has worked with staff but not the right transition of height for the City
- Don't think we should be doing this until the OCP review is complete

Councillor Chesney noted the following support in regard to the application:

- We need rentals in our community, like the looks of the project, it will fit into a transition zone / proposed area
- OCP is a guideline, dropping from 25 stories to four (4) is not a transition
- Developer has tried to work with Council's requests

Councillor Fathers noted the following support in regard to the application:

- The public information meeting/public hearing I felt a lot of support for the project
- No issue with six (6) stories, also six (6) stories on Johnston Road (the Verve 1.5 blocks away)
- The developer along with staff have worked to find a workable solution

Councillor Trevelyan noted the following concerns in regard to the application:

- It is a nice building, rentals are needed, location is workable for a larger building
- OCP review currently underway, I find it difficult to vote for a building without knowing the results of the OCP review - this is important to complete first
- Concerned evicting people during COVID

Unapproved

- Concerned with the speed of development in White Rock

Mayor Walker noted the following support in regard to the application:

- We need rental housing (not 12, 15 and 23 storey cement building) in a six (6) storey wooden building is where people can afford to live and for a long period of time, we need affordable housing - some kind of housing to address this
- The project makes sense in the community

Motion Number: 2021-042 It was MOVED and SECONDED

THAT Council give third reading to "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (CD-64 - 1485 Fiir Street) Bylaw, 2020, No. 2363".*

Motion DEFEATED

Councillors Johanson, Kristjanson, Manning and Trevelyan voted in the negative

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

Motion Number: 2021-042 It was MOVED and SECONDED

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

Motion CARRIED

9.1.a CITY OF NELSON: VACCINATION PRIORTY FOR ESSENTIAL CRITICAL INFRASTRUCTURE EMPLOYEES

Letter dated January 8, 2021 from the City of Nelson to A. Dix, Minister of Health, to inform of their request of the inclusion of essential municipal critical infrastructure employees in the second priority group of the COVID-19 vaccine roll-out.

9.1.b CITY OF NORTH VANCOUVER: PROVINCE WIDE BAN ON ANTICOAGULANT RODENTICIDES

Unapproved

Letter dated January 11, 2021 from the City of North Vancouver to the Honourable G. Heyman, Minister of Environment and Climate Change Strategy and Minister Responsible for TransLink to inform of their formal ban of the use of anticoagulant rodenticides on all municipal property and requesting support for a BC wide ban of the same as well as requested to find new ways to address the rodent population that does not threaten the wellbeing of other animals dwelling within urban areas.

9.1.c PEACE ARCH HOSPITAL FOUNDATION - HEALTHY COMMUNITY GRANT PROGRAM

Letter dated January 15, 2021 from the Peace Arch Hospital Foundation (PAHF) to inform G. Passmore of Sources Community Resources that their letter of intent towards the PAHF Community Grant Program has been accepted and they have been invited to continue the application process which concludes February 15, 2021.

Motion Number: 2021-043 It was MOVED and SECONDED

THAT Council endorses a letter of support be written to accompany the Sources Community Resources application to the Peace Arch Hospital Foundation for the Community Grant Program.

Motion CARRIED

9.1.d SOFTBALL B.C: COVID RELIEF FUNDING

Email dated December 15, 2020 from Softball B.C. requesting financial support for softball athletes attending the Canada Summer games in 2022.

Note: Council may wish to refer to the financial plan process.

Staff noted that previously sports organization have received some support through the City's Grant-In-Aid process (for teams who represent White Rock).

Motion Number: 2021-044 It was MOVED and SECONDED

THAT Council directs staff to inform Softball B.C. their correspondence from December 15, 2020 has been received by Council and forward information in regard to the City's Grant in Aid Committee (ensuring to note the deadline).

Unapproved

Motion CARRIED

10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR'S REPORT

Mayor Walker noted the following community events / information:

- Jan 12 and 19, South Surrey & White Rock Chamber of Commerce "Chambers Chat"
- Jan 20, Surrey Board of Trade
- Jan 20, Virtual Town Hall with Minister Ravi Kahlon "BC's Economic Recovery"
- Jan 21, Camp Jubilee Society Board
- Jan 21 Metro Vancouver Liquid Waste Committee
- Jan 22, Fraser Heath CEO's "Update to Stakeholders"
- Jan 25, Columbia Institute's "Law Enforcement Assisted Diversion for Local Elected Officials Across Canada"

10.2 COUNCILLORS REPORTS

Councillor Johanson noted the following community event / information:

- Jan 14, Climate Change Caucus

Councillor Manning noted the following community events / information:

- Jan 12,, South Surrey & White Rock Chamber of Commerce "Chambers Chat"
- Jan 13, City's Economic Advisory Committee meeting
- Jan 14, City's Official Community Plan (OCP) public meeting
- Jan 18, City's Public Hearings

Councillor Chesney noted the following community events / information:

- Jan 19, COVID Recovery Task Force meeting
- Jan 20, Fraser Valley Regional Library Board meeting
- Jan 12 & 19 Tuesday Rotary Hot Lunch program (Volunteer)

Unapproved

- Reminder to complete the survey for the OCP Review - Building Heights
- Feb 19, Coldest Night of the Year fundraising program

Councillor Fathers noted the following community events / information:

- Jan 14, City's Official Community Plan (OCP) public meeting
- Metro Vancouver Zero Waste meeting

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 JANUARY 25, 2021 REGULAR COUNCIL MEETING

The Chairperson concluded the meeting at 9:01 p.m.

Mayor Walker

Tracey Arthur, Director of Corporate Administration

Unapproved

Public Hearing of White Rock City Council

Minutes

February 1, 2021, 6:00 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT:	Mayor Walker Councillor Chesney Councillor Fathers Councillor Johanson Councillor Kristjanson Councillor Manning Councillor Trevelyan
STAFF:	Guillermo Ferrero, Chief Administrative Officer Tracey Arthur, Director of Corporate Administration Carl Isaak, Director of Planning and Development Services Greg Newman, Manager of Planning Debbie Johnstone, Deputy Corporate Officer

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1. CALL HEARING/ MEETING TO ORDER

The Chairperson called the Public Hearing #1 for Bylaw 2361 to order at 6:00 p.m.

2. DEPUTY CORPORATE OFFICER READS A STATMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR ALL PUBLIC HEARINGS/ MEETINGS FOR THE EVENING

3. PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361

BYLAW NO 2361: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361

CIVIC ADDRESS: 14234 Malabar Avenue

PURPOSE: Bylaw 2361 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RS-4 One Unit (12.1m Lot Width) Residential Zone' to

Unapproved

permit the subdivision of the existing lot into two 14.14m wide lots (each with an area of approximately 593 square metres / 6,383 square feet) and allow for the construction of a new single family dwelling on each new lot. A minor Development Permit is also required as a portion of the property lies within the Environmental (Watercourse) Development Permit area.

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

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 81 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

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

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

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, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented "On Table" at the Public Hearing.

Summary of Submissions for Bylaw 2361 (Not Including the Phone-in for the Evening):

- On Table submissions were received up into; 12:00 p.m. (noon), February 1, 2021:
  There have been **two (2)** submissions received (1 with comments, and 1 opposed).
- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have **eight (8)** votes registered
  (1 in support/ 7 opposed), this is a new component we have added to the phone-in-process.

Unapproved

7. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

At 6:09 p.m. there was no one that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

At 6:12 p.m.

- K. Brooks, 14233 Malabar Avenue, White Rock, noted comments that he could be in support of the application subject to noted concerns being addressed: would like to keep sight line the same (currently has a small view and to lose that would be seen as a negative to the proposal), if there were space between the houses and a sloping roofline as per the house next to it then they would be able to maintain their current view. Vegetation can impact the current view (anything over 6 - 8 feet) would like to see some restriction in regard to plantings and roof lines for the site.
- W. Moxley, 15872 Cliff Avenue, White Rock, in support of the application, stating that more density and additional tax base is needed for the area.
- K. Garcha, Applicant, noted home in the family for eight (8) years, would like to replace it with two (2) lots (smaller family homes). Confirmed that a large tree can not be planted between the two (2) proposed homes due to concern with the foundations / not viable of a large tree surviving. Proposal is moving forward with now one (1) driveway instead of two (2).

It was confirmed that no further speakers were on the line at 6:29 p.m.

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

None

9. CONCLUSION OF PUBLIC HEARING #1 - 14234 MALABAR AVENUE - BYLAW 2361

The Chairperson concluded the Public Hearing for Bylaw 2361 at 6:29 p.m.

10. PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366

BYLAW NO. 2366: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366

CIVIC ADDRESS: 15496 Thrift Avenue

Unapproved

PURPOSE: Bylaw 2366 proposes to rezone the subject property from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone' to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of 'Mature Neighbourhood' allows residential uses in single family homes (with or without secondary suites), duplexes, and triplexes.

The Chairperson called Public Hearing #2 for Bylaw 2366 to order at 6:29 p.m.

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

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 92 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

12. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

13. 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, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented "On Table" at the Public Hearing.

Summary of Submissions for Bylaw 2366 (Not Including the Phone-in for the Evening):

- On Table submissions were received up until 12:00 p.m. (noon) today (Monday, February 1, 2021).
  There has been **one (1) on-table submissions** (in support)

Unapproved

- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been **three (3)** votes registered (all in support)

14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- S. Bhatti, Applicant, noted the project is for their own use and city guidelines have been followed. It was confirmed that there were four (4) parking stalls / spaces per home as the driveways / garages are side by side plus two (2) parking paces in the garage.

At 6:39 p.m. there was no one further that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line 6:42 p.m.

15. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION

None

16. CONCLUSION OF PUBLIC HEARING #2 - 15496 THRIFT AVENUE - BYLAW 2366

The Chairperson concluded the Public Hearing for Bylaw 2366 at 6:42 p.m.

17. PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365

BYLAW NO. 2365: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365

CIVIC ADDRESS: 15570 Oxenham Avenue

PURPOSE: Bylaw 2365 proposes to rezone the property from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone' to allow for the construction of a duplex. A Minor Development Permit is also required to ensure the form and character of the duplex complies with the Mature Neighbourhood Development Permit Area Guidelines in the Official Community Plan (OCP). The OCP Designation of 'Mature Neighbourhood' allows residential uses in single family homes (with or without secondary suites), duplexes and triplexes.

The Chairperson called Public Hearing #3 for Bylaw 2365 to order at 6:42 p.m.

Unapproved

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

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 78 notices were mailed to owners and occupants within 100 metres of the subject property
- A copy of the notice was placed on the public notice posting board on January 19, 2021.

19. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

20. 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, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented "On Table" at the Public Hearing.

Summary of Submissions for Bylaw 2365 (Not Including the Phone-in for the Evening):

- On table submissions were received up into; 12:00 p.m. (noon) today (Monday, February 1, 2021). There have been **no submissions.**
- No votes have been registered via telephone.

21. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- N. Ziesmann, Design Architect on behalf of the Applicant, spoke to the project noting the duplex offered an affordable housing opportunity, a covenant could be placed on title in regard to no secondary suite(s) being permitted and a single car garage proposed offers more green space.

Unapproved

At 6:52 p.m. there was no one further that called in as part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line at 6:55 p.m.

22. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION

None

23. CONCLUSION OF PUBLIC HEARING #3 - 15570 OXENHAM AVENUE - BYLAW 2365

The Chairperson concluded the Public Hearing for Bylaw 2365 at 6:55 p.m.

24. PUBLIC MEETING #4 - 1122 VIDAL STREET - DVP 433

DEVELOPMENT VARIANCE PERMIT NO. 433

CIVIC ADDRESS: 1122 Vidal Street

PURPOSE: Development Variance Permit No. 433 would, if approved, allow relief from the parking provisions of Section 4.14.1 of City of White Rock Zoning Bylaw, 2012, No. 2000, to permit a "licensed establishment" (i.e., brewery) at 1122 Vidal Street with a parking supply of one (1) off-street space per 16 seats whereas the current requirement for properties that do not front onto Marine Drive is one (1) space per eight (8) seats. A concurrent license application to the Liquor and Cannabis Regulations Branch (LCRB) has been made to permit liquor service to a maximum of 50 persons. Per the current requirements of the Zoning Bylaw a total of six (6) off-street parking spaces would be required whereas the property can accommodate four (4) off-street spaces. A Parking Assessment has been provided with the application, which was presented to the City of White Rock's Land Use and Planning Committee on January 11, 2021.

The Chairperson called Public Hearing / Meeting #4 for DVP 433 to order at 6:55 p.m.

25. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED

- Notice was published in the January 21 and 28 editions of the Peace Arch news
- 311 notices were mailed to owners and occupants within 100 metres of the subject property

Unapproved

- A copy of the notice was placed on the public notice posting board on January 19, 2021.

26. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED BYLAW/ APPLICATION

The Manager of Planning gave a PowerPoint presentation - overview of the proposed project.

27. 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, January 27, 2021 there have been no submissions

Note: Submissions received between 8:30 a.m., January 27, 2021 and 12:00 p.m., February 1, 2021 will be presented "On Table" at the Public Hearing.

Summary of Submissions for Development Variance Permit No. 433 (Not Including the Phone-in for the Evening):

- On table submissions were received up until 12:00 p.m. (noon) today (Monday, February 1, 2021).
  There has been **one (1) on-table submissions** (opposed)

- For those who phoned in today not wanting to speak to the item but wanting to register their vote there have been
  Four (4) votes registered (3 in support/ 1 opposed)

28. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS VIA TELEPHONE-IN PROCESS

- J. Holton, 112 - 172 A Street, Surrey, spoke in support of the application, known the owners a number of years, pleased there will be local choices given to the community for this service. Stating it could help rejuvenate the waterfront area - offering a different establishment.

- S. Keddy, 15917 Cliff Avenue, White Rock, Owner of local Three Dogs Brewing Company spoke in support of the application, stating it would be a good addition to White Rock and parking in that area is not a concern.

- L. Carr, Applicant, spoke in support and confirmed there would be limited food / appetizers etc. served.

Unapproved

At 7:09 p.m. there was no one further that called in as a part of the registered to speak process. Information was given for anyone wanting to speak that did not register earlier in the day.

It was confirmed that no further speakers were on the line at 7:13 p.m.

29. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED BYLAW/APPLICATION

None

30. CONCLUSION OF PUBLIC MEETING #4 - 1122 VIDAL STREET - DEVELOPMENT VARIANCE PERMIT 433

The Chairperson concluded the Public Hearing / Meeting for Development Variance Permit 433 at 7:13 p.m.

31. CONCLUSION OF THE FEBRUARY 1, 2021 PUBLIC HEARING/MEETING OPPORTUNITIES

Mayor Walker

Tracey Arthur, Director of Corporate Administration

Unapproved

Complaint – to Honourable Mayor & Council Members of City of White Rock Re.:

15708 Cliff Ave

SOIL DUMPING AND RAISING OF PROPERTY GRADE TO IMPROVE VIEWS

PRESENTATION BY RAY MANN / 1080 LEE ST

FEB 8TH, 2021

Issues & Concerns

1. **I am a proud resident of White Rock** for more than 5 years. I have had great relationships with all my neighbours. I love my neighbourhood.
2. **Impact of shadow on other neighbouring properties** because of extra height achieved.
3. **Such actions create danger of all surface water coming to my property because of change in grades. Such soil infill can create significant landslide and property damage in heavy rainfall to all properties south of this lot**
4. **My wife was depressed for several weeks because of these two incidents.**

Request

I hereby respectfully request the honorably Mayor and Council of the City of White Rock to take the following immediate actions:

1. **Force the property owned to immediately remove the stockpiling to the original grades of the property. Any development of the property to be subject to the natural grade of the property before artificial illegal infill**
2. **Protect the safety of White Rock residents by updating the by-laws of the City of White Rock to prevent such blatant illegal raising of the grade.**

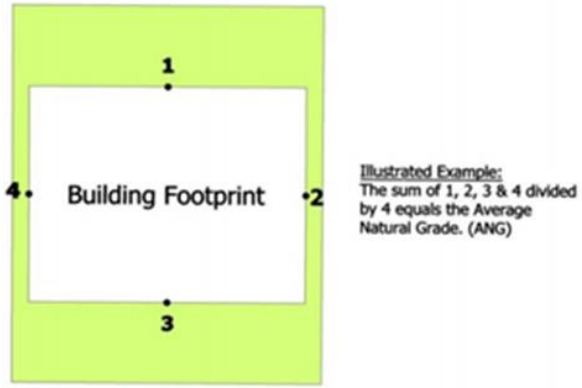
Lack of action would clearly show that the City of White Rock is not interested in taking measures to protect the safety of White Rock residents and clearly show bias of protecting the interests of developers/planners with positions/relations within the City of White Rock (e.g. Board of Variance).

By-Law

4.8 Building Heights

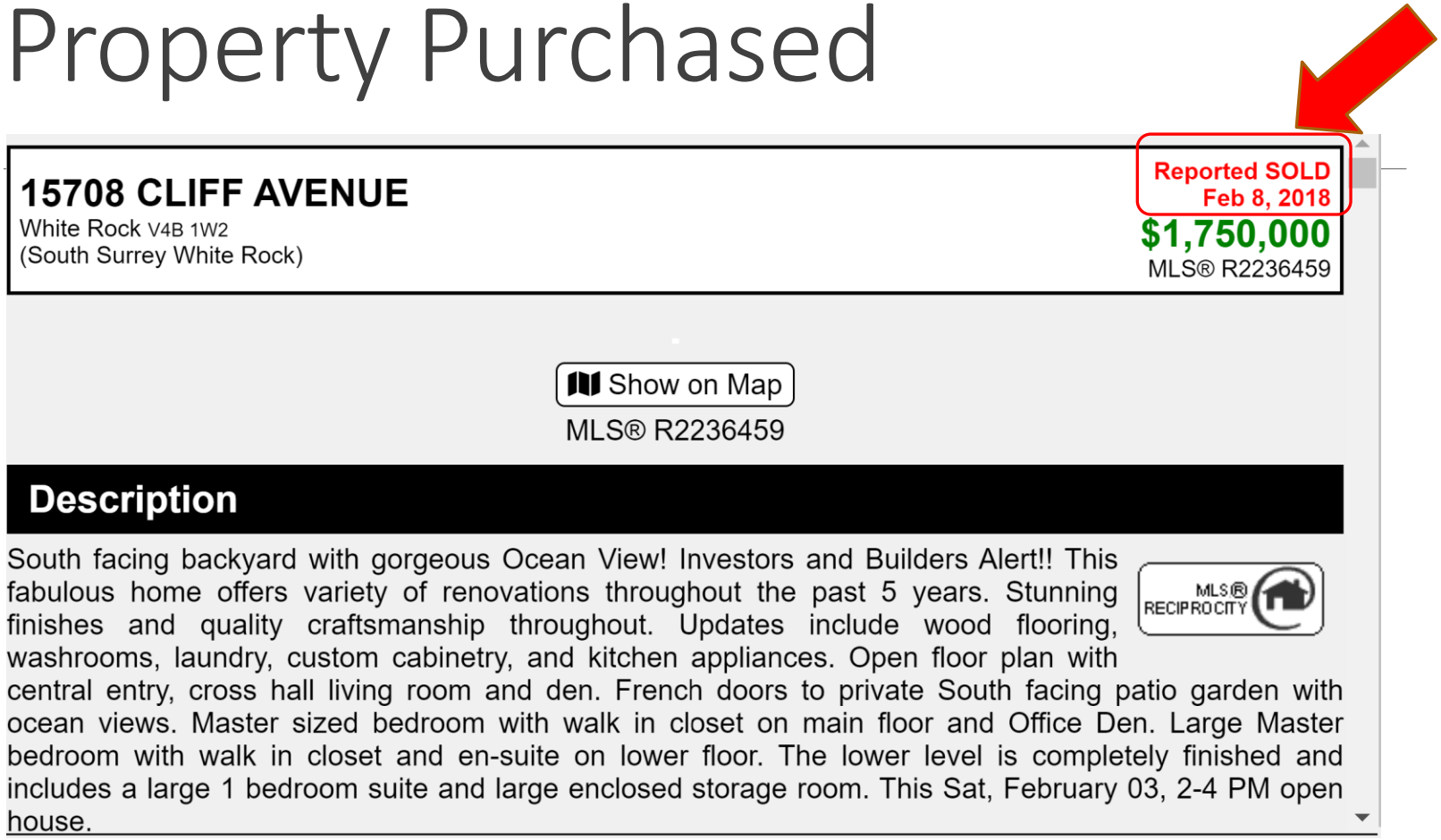
4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for *principal buildings* in the CR-3 zone.

4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



By-Law Refers to the Natural Grade (Not artificially raised)

Property Purchased



15708 CLIFF AVENUE
White Rock V4B 1W2
(South Surrey White Rock)

Reported SOLD
Feb 8, 2018
$1,750,000
MLS® R2236459

Show on Map
MLS® R2236459

Description

South facing backyard with gorgeous Ocean View! Investors and Builders Alert!! This fabulous home offers variety of renovations throughout the past 5 years. Stunning finishes and quality craftsmanship throughout. Updates include wood flooring, washrooms, laundry, custom cabinetry, and kitchen appliances. Open floor plan with central entry, cross hall living room and den. French doors to private South facing patio garden with ocean views. Master sized bedroom with walk in closet on main floor and Office Den. Large Master bedroom with walk in closet and en-suite on lower floor. The lower level is completely finished and includes a large 1 bedroom suite and large enclosed storage room. This Sat, February 03, 2-4 PM open house.

MLS® RECIPROCITY

Property Purchased Feb/2018

Original Listing Picture

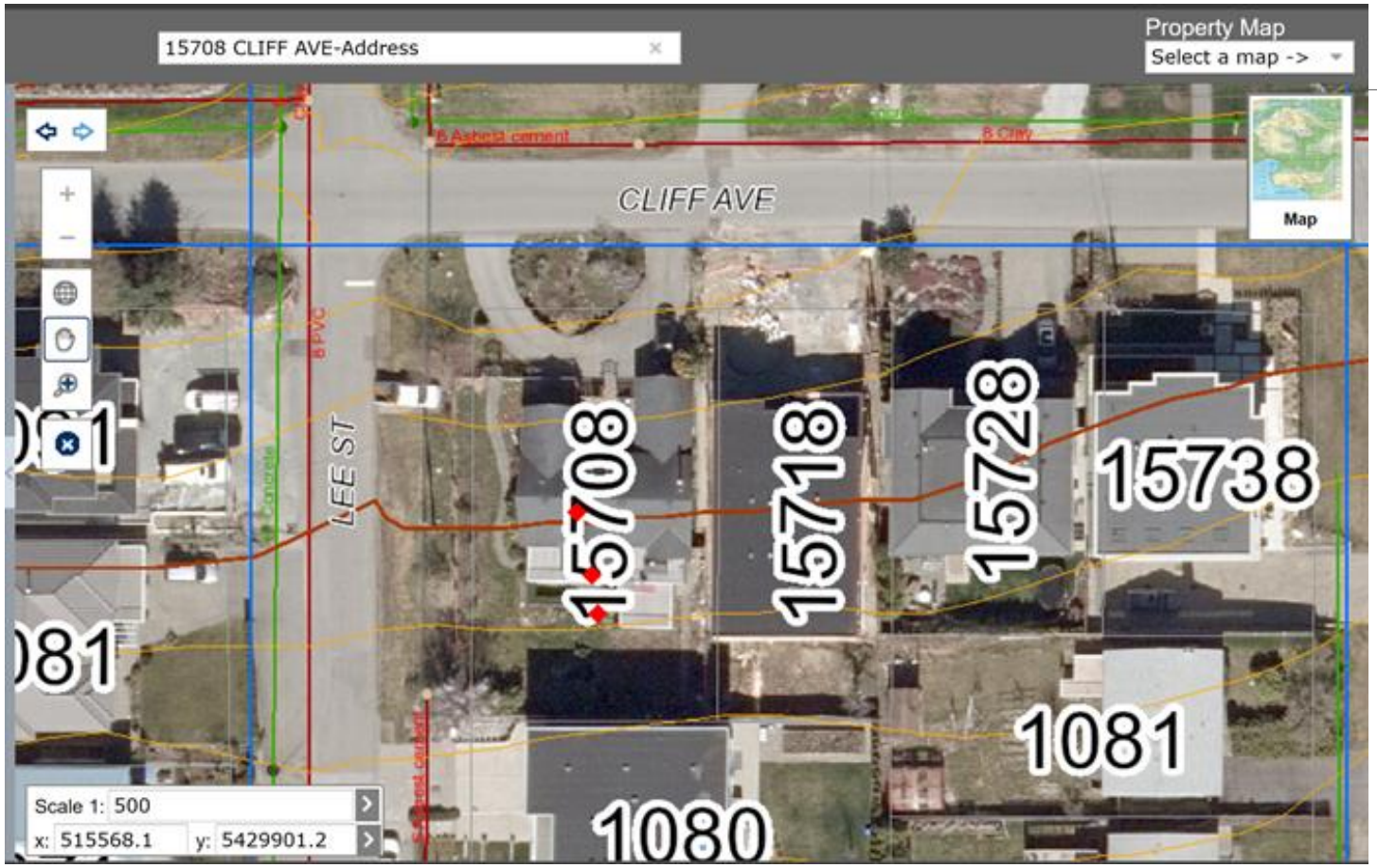
Notice how the property slopes downars from the deck down vs. currently, also pond like feature (also shown on aerial picture next page)

15708 CLIFF Avenue: White Rock House for sale (South Surrey White Rock) : MLS®# R2236459 (coldwellbankerprestigerealty.com)

Aerial Photo – MAY 2017 **ZOOMED IN**

2017 Photo shows the fence, pond feature and NO RETAINING WALL NOR TIES

Aerial Photo March 2019

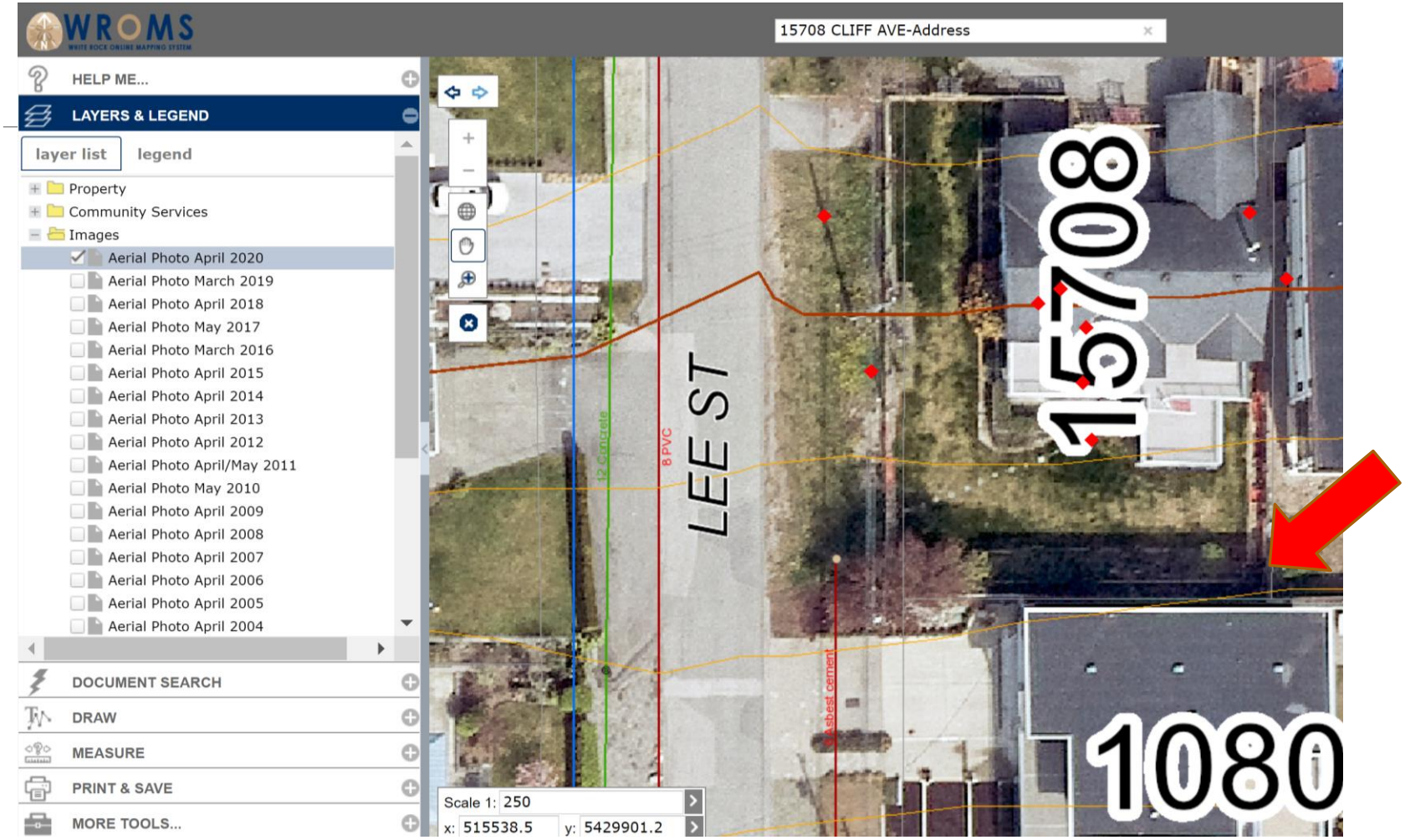


Aerial photo shows that the property's grade is relatively even north to south (1metre grade lines shown) vs. now with the infill, steep at the rear most part of the property

Aerial Photo March 2019 **ZOOMED IN**

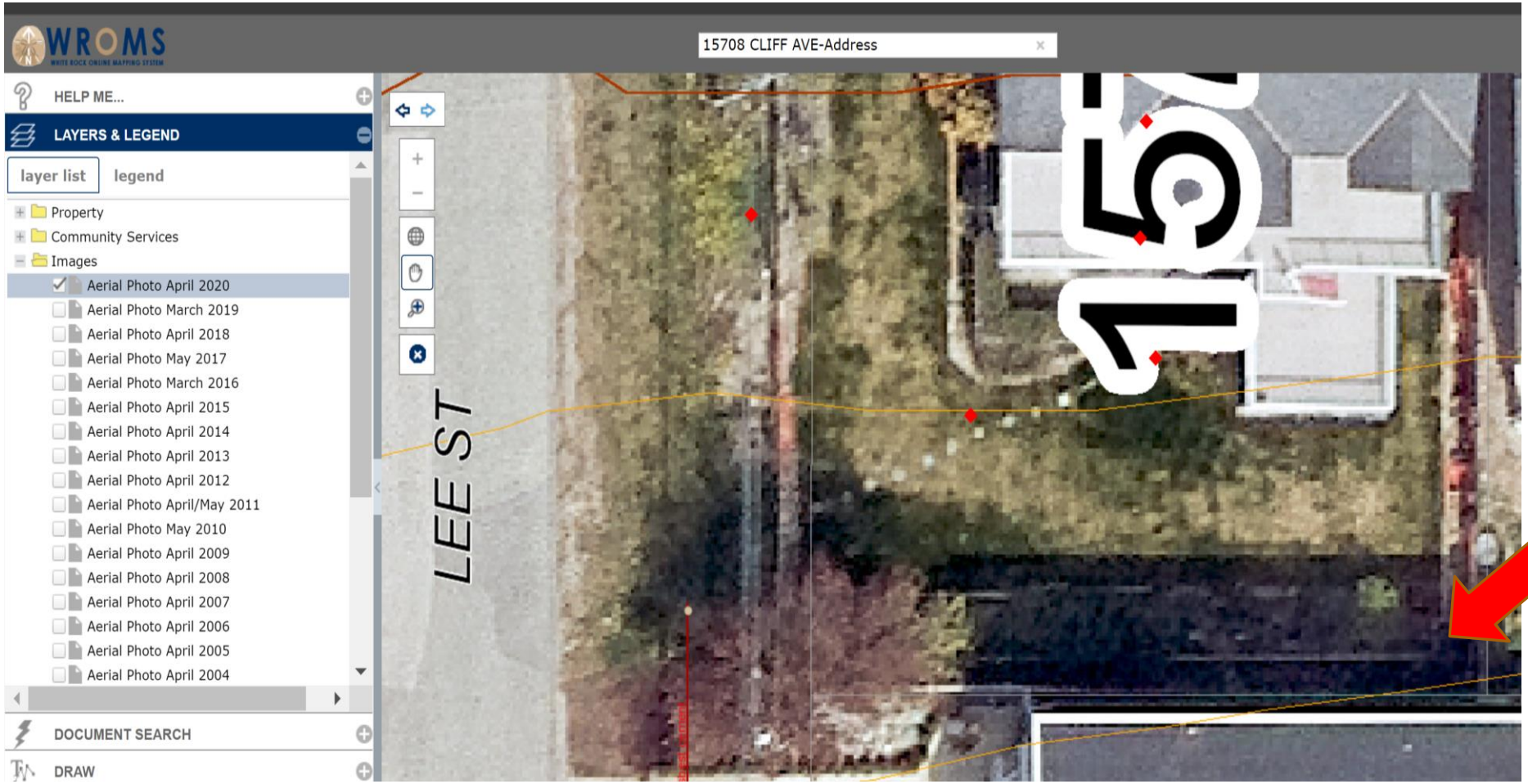
Zoomed in Arial photo again shows no ties in 2019, evidence it is a recent addition

Aerial Photo APRIL 2020



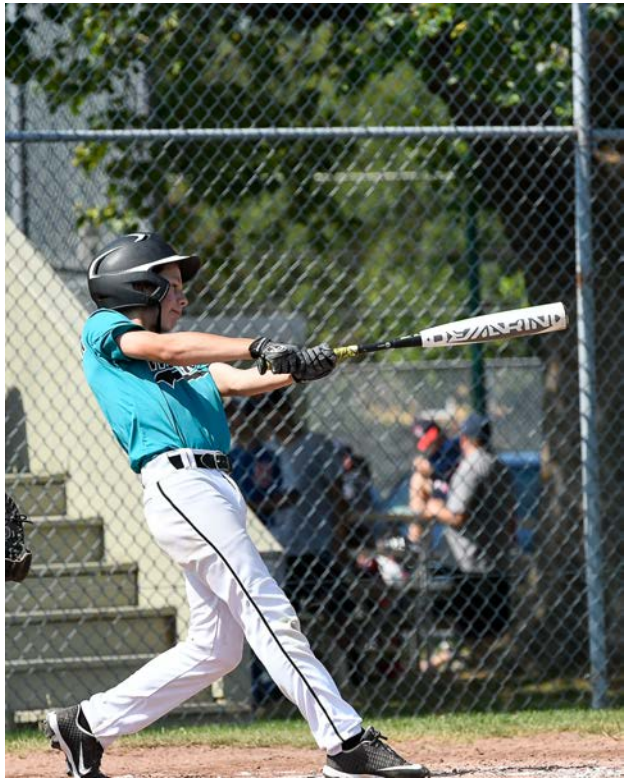
2020 Aerial Photo shows elimination of pond and insertion of retaining wall right before the original property fence on south side and along backyard perimeter

Aerial Photo APRIL 2020 – **ZOOMED IN**



2020 Aerial Photo shows elimination of pond and insertion of retaining wall right before the original property fence on south side and along backyard perimeter

NEW BASEBALL BATTING & TRAINING FACILITY PROPOSAL
WHITE ROCK SOUTH SURREY BASEBALL ASSOCIATION



PRESENTATION TO WHITE ROCK CITY COUNCIL – FEBRUARY 8TH, 2021

SURF ARCHITECTURE

White Rock South Surrey Baseball is a non-profit organization established over 60 years ago!

WRSSBA is home to 900 players each year, both boys and girls, from ages 5 to 18.

WRSSBA is also home to the Challenger program, which allows children with cognitive or physical disabilities to enjoy the thrill of playing baseball, being part of a team, and develop physical and social skills.

SURF ARCHITECTURE

2017 Provincial Champs

2019 Provincial Champs

2018 Provincial Champs

Little League World Series

WRSSBA has won numerous titles over the years including 3 Provincial Championships in a row and the 11u level! The home field for this age group is Centennial Park.

White Rock has also had the honour of representing Canada at the Little league World Series on many occasions!

Like many sports, Baseball has become a year round activity

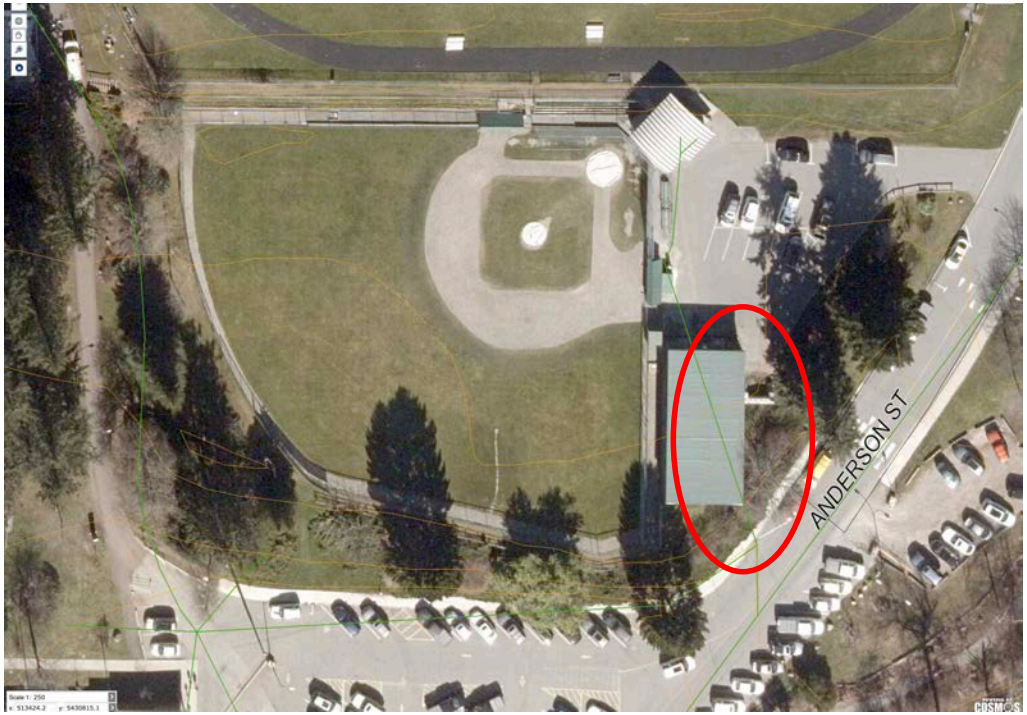
As a result there is a need for an additional indoor training center

In addition to WRSSBA, our current indoor facility is used by the White Rock Tritons baseball program, The Challenger Baseball program, White Rock/South Surrey Thunder and White Rock Renegades Softball programs.

The current structure at Centennial Park is too cold to use during the winter months and our current indoor facility is at capacity!

AERIAL VIEW EAST SHOWING PROJECT LOCATION

CONTEXT PHOTO

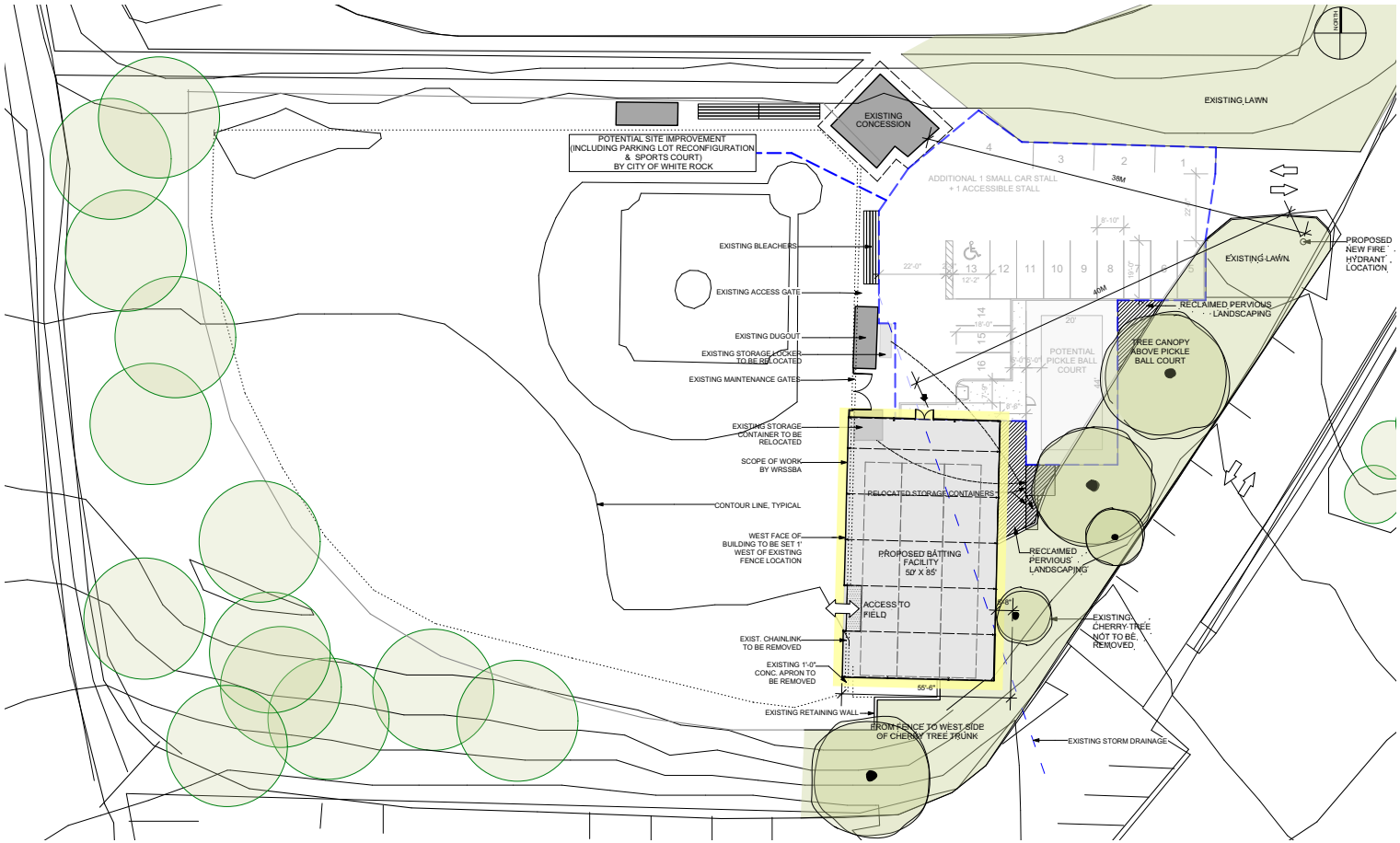


SITE PHOTO
SHOWING BUILDING TO BE REPLACED

SURF ARCHITECTURE

EXISTING SITE PHOTOS

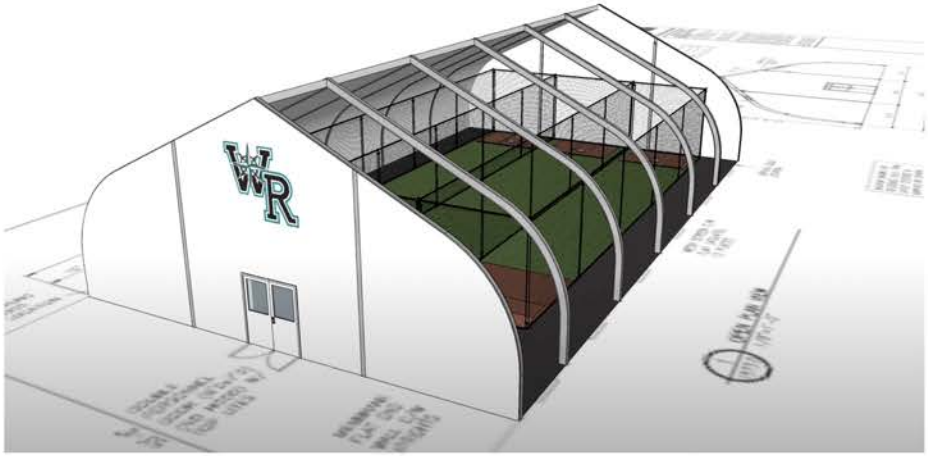
SURF ARCHITECTURE

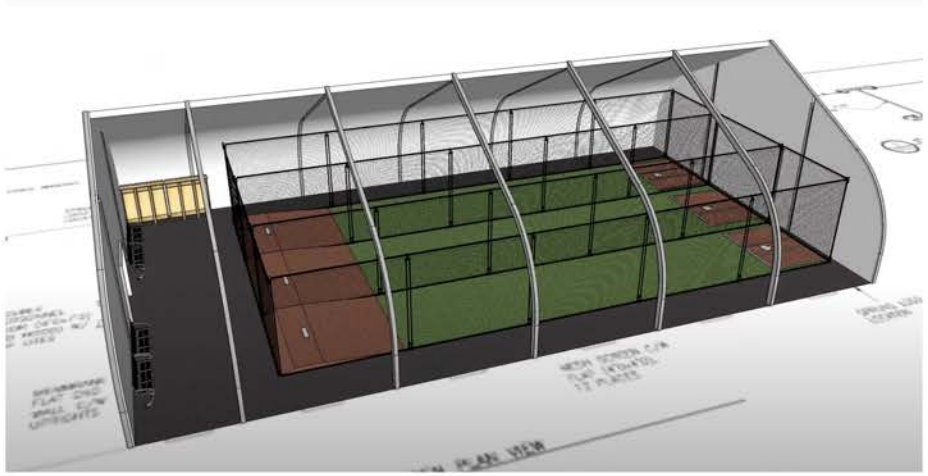

EXISTING CONCESSION
POTENTIAL SITE IMPROVEMENT (INCLUDING PARKING LOT RECONFIGURATION & SPORTS COURT) BY CITY OF WHITE ROCK
EXISTING LAWN
ADDITIONAL 1 SMALL CAR STALL + 1 ACCESSIBLE STALL
EXISTING BLEACHERS
EXISTING ACCESS GATE
EXISTING DUGOUT
EXISTING STORAGE LOCKER TO BE RELOCATED
EXISTING MAINTENANCE GATE
EXISTING STORAGE CONTAINER TO BE RELOCATED
SCOPE OF WORK BY WRSSBA
CONTOUR LINE, TYPICAL
WEST FACE OF BUILDING TO BE SET 1' WEST OF EXISTING FENCE LOCATION
EXIST. CHAINLINK TO BE REMOVED
EXISTING 1'-0" CONC. APRON TO BE REMOVED
EXISTING RETAINING WALL
FROM FENCE TO WEST SIDE OF CHERRY TREE TRUNK
PROPOSED NEW FIRE HYDRANT LOCATION
RECLAIMED PERVIOUS LANDSCAPING
TREE CANOPY ABOVE PICKLE BALL COURT
POTENTIAL PICKLE BALL COURT
RELOCATED STORAGE CONTAINERS
PROPOSED BATTING FACILITY 50' X 85'
RECLAIMED PERVIOUS LANDSCAPING
ACCESS TO FIELD
EXISTING CHERRY TREE NOT TO BE REMOVED
EXISTING STORM DRAINAGE
NORTH

SITE PLAN

CROSS SECTION & NORTH ELEVATION

SURF ARCHITECTURE





3D VIEWS OF BUILDING MODEL

3D VIEWS OF BUILDING MODEL

SURF ARCHITECTURE

Sprung Structures

A Better Way To Build

Rapid Construction. Design Flexibility. Performance & Durability. Lower Overall Costs.

Project Overview:

Client: West Point Grey Academy

Challenge: This school is situated on First Nations land. Due to building approval and location constraints, this structure is considered a temporary facility with a 10-year plan for use.
West Point Grey's vision, in addition to adding the gymnasium, was to create an outdoor learning commons space for multipurpose activities. During the major site excavation phase indigenous artifacts were discovered thus triggering an archeological assessment.

Solution: **70' wide by 120' long** Sprung Structure fully insulated,
bright white Dupont Tedlar architectural membrane
Two - 60' wide x 8' high glazing walls and
Two - 14'3" wide x 12'6" long vestibules for storage

Time-line: **Construction -** 2.5 months

Results: The structure is being used as a full-time gym and part time auditorium. The grand opening was held in early September 2018 and was well received by all levels of participating groups including the parents, group, board of directors and all levels of West Point Grey Academy staff.

SPRUNG STRUCTURES – PROJECT EXAMPLE

1. **Immediate Delivery from Inventory** – Complete projects in a much shorter time-frame than conventional construction.
2. **Spacious Environment** – Provide a bright and spacious playing environment with a tall peak height, fortified with a fully tensioned white interior membrane.
3. **Sunlight and a Bright, Welcoming Space** – Allow more natural light to penetrate and brighten the interior space with daylight panels and glazing walls.
4. **Superior Performing Insulation System** – Achieve exceptional performance as well as lower operating and energy costs with Sprung's airtight building envelope and fully lofted fiberglass insulation system.
5. **Rapid Construction Schedule** – Significantly reduce construction costs and timelines compared to conventional construction.

BENEFITS OF PRE-ENGINEERED STRUCTURES

SURF ARCHITECTURE

SURF Architecture has had on-going dialogue with
The City of White Rock to resolve preliminary design considerations that include:

- General form and character of the proposed building
- Siting the building to avoid the removal of existing trees
- Inclusion of sprinkler protection
- Site perimeter storm water drainage
- Tie-in with off-site services
- Proximity to the nearest fire hydrant
- Potential use of adjacent municipal land

PARTNERSHIP WITH THE CITY OF WHITE ROCK
WORKING WITH THE PLANNING, PARKS, ENGINEERING, AND FIRE DEPARTMENT

SURF ARCHITECTURE

Proposed Centennial Batting Cage - BUDGET ESTIMATE

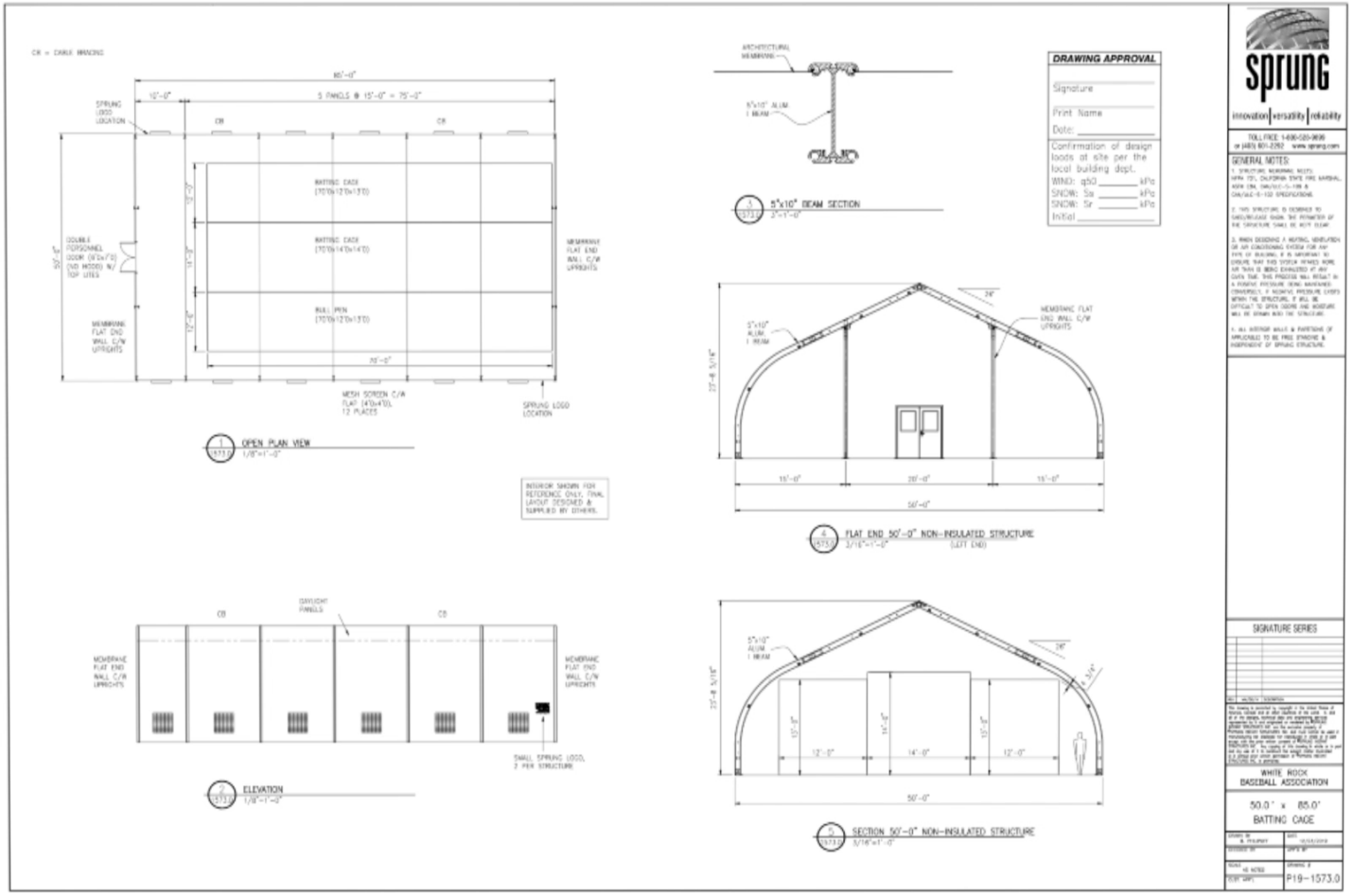
	Sprung Structures
Development / Approvals / Permits	
Architectural Fees	$ 25,000
Consulting Team Fees	$ 20,000
City Permits	$ 3,500
Building Permit	$ 4,500
CoC insurance, BP, Mob, Proj Mgmt	includ in Arch Fees
Site and offsite services	
Demolition and Site work.	$ 45,000
Hydrant installation	$ 35,000
Landscaping restorations	$ 5,000
Foundation and subbase	$ 25,000
Building Structure and Envelope	$ 230,000
Interior Finishes/paint	
Insulation options	Incl in Bldg cost
Subfloor	$ 25,000
Turf	$ 10,000
Netting	$ 25,000
Electrical and HVAC	
Lighting	$ 5,500
HVAC	$ 5,000
Misc	$ 3,500
Fire suppresion system	$ 20,000
Contingency 10%	$ 48,700
Project Total	$ 535,700

Over the last several years WRSSBA has allocated funds each season for a future training facility and has committed approximately $300,000 for the project.

WRSSBA is looking at many sources to raise the additional funds needed for this project. We are asking the City of White Rock to contribute $50,000 in cash or service work to the project.

PROJECTED BUDGET

SURF ARCHITECTURE



VIDEO FLY-0VER

THANK YOU!

SURF ARCHITECTURE

White Rock RCMP

2020

Year in Review

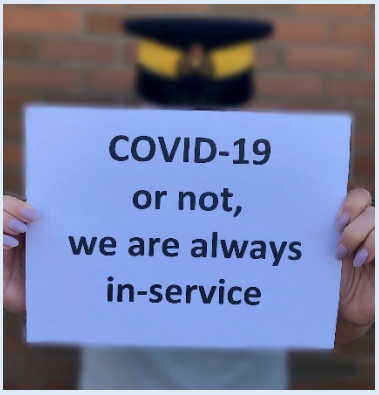
White Rock RCMP 2020 Year in Review

The White Rock detachment has 25 officers, 11 full-time municipal employees, 8 casual municipal employees, and many volunteers. We are primarily a frontline policing detachment, with most of our officers in uniform working in the community. The roles of the officers are diverse and include: emergency call response, conducting criminal investigations, responding to social issues, conducting road safety enforcement, problem oriented policing, and public education through community engagement. The municipal employees provide much of the behind-the-scenes work that is required to support accountable and effective policing, as well, they provide a direct public service with our front counter, Victim's Services, and Crime Prevention office.

COVID-19

The COVID-19 pandemic does not need an introduction; however, for the historical record we can say with confidence that 2020 was a year (which is still continuing) where Provincial Health Orders (PHO) became the primary law that influenced much of the community's day-to-day function.

Aside from progressively increasing safety measures and limiting community engagement activities, the White Rock officers continued to respond to all calls for service and respond to public safety issues.



In White Rock, Bylaw officers were the primary agency that conducted proactive business checks and PHO education. RCMP officers responded to complaints after hours and on weekends. The RCMP attended to 92 files that had a COVID-19 component, 14 investigations directly related to the COVID-19 Related Measures Act (RMA), and 7 Quarantine Act investigations. Education was the first step of any PHO contravention with enforcement action as a last resort. No COVID-19 RMA tickets were issued by the White Rock RCMP in 2020.

Our detachment is also supported by the RCMP's Divisional Emergency Operations Centre, who provide enforcement updates on new Health Orders and other support if requested by the detachment.

Calls for Service

Call for service in 2020

6,905

(4.5% increase from 2019)

Top 5 calls for service

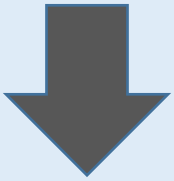
1. Abandon 911 / False alarms (1,128)
2. Disturbances (519)
3. Suspicious person/trespassing (415)
4. Bylaw complaints (411)
5. Well-being checks (396)

Criminal offences reported

In 2020 there were 1,935 reported criminal incidents (6.5% increase compared to 2019)

Property Crime

(includes offences such as break & enters, theft, mischief, fraud)

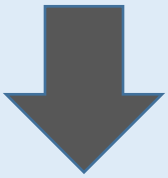


-4.5%

compared to 2019

Assaults

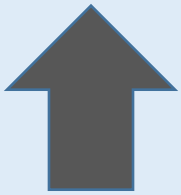
(includes common assault, assault causing bodily harm/ aggravated/with a weapon, sexual assault)



-10%

compared to 2019

Criminal Harassment



+62%

compared to 2019

Uttering Threats

+69%

compared to 2019

Compared to 2019, reports of property crime decreased by 4.5% and assaults decreased by 10%. There was an increase in criminal harassment reports (from 21 in 2019 to 34 in 2020) and an increase in uttering threats reports (from 52 in 2019 to 88 in 2020) that were predominately associated to an increase in neighbour, landlord/tenant, and roommate incidents where a verbal threat was made or a series of harassing behaviours were reported. There was great variety in the causal factors to these offences, with indications that built up frustration over nuisance behaviours or conflicting personalities largely contributed to many of these incidents. There was not enough information to conclude the role of COVID-19 stressors on the increase in these calls for police service.

The following is a break down of some of the more common property offences:

Theft of vehicle	31
Theft from vehicle	185
Theft – bicycle	20
Theft – mail	31
Theft – shoplifting	14
Theft – other (wallets, cell phones, licence plates, items in yards, etc)	101
Break & Enter – residential	39
Break & Enter – commercial business	12
Break & Enter – parkade/storage locker	26
Break & Enter – Condo mail boxes	13
Fraud – Identification	45
Fraud – Money/Property/Securities	68
Fraud - Other	44
Mischief to property	161

Road Safety

2,006 police-motorist interactions resulted in a violation ticket, notice & order, written warning, or other Motor Vehicle Act document. Note that the 2,006 interactions are not counted as calls for service.

Collisions reported to police

Damage Under $10K / Hit & Run: **72**

Damage Over $10K**: 23**

Injury: **23**

Fatal: **1**

Safe Driving Campaigns: Throughout the year we participate in ICBC initiatives, such as Distracted Driving month and Counter Attack impaired driving checks. Throughout the year you will see us conducting speed enforcement in areas based on feedback from residents and

Loud vehicle campaign: "We heard you White Rock, and that is the problem" campaign ran in 2020. During our strategic planning process at the beginning of the year the community told us that loud mufflers were disturbing their peace. Officers conducted many vehicle inspections and issued over 50 inspection notices for loud mufflers. This campaign will continue throughout 2021.

Waterfront patrols

Although 2020 lacked the normal nightlife and draw of visitors like previous years, we maintained an overt presence on Marine Drive, the Promenade, and Pier. Many of our interactions were friendly conversations with the public, while some were also cordial enforcement related interactions. Although the BNSF Rail Police are primarily responsible for rail safety, on numerous occasions we partnered with them for education and enforcement patrols.

Trespass on railway charges: **60**

Trespass on railway warnings: **159**

Liquor Control and Licencing Act charges: **19**

Illegal beach fires attended to: **38**

Mental Health calls for service

Officers were called to 534 incidents where the officer believed that mental health was a significant contributing factor to the incident. 192 of these calls were for an assessment under the Mental Health Act (MHA). These assessment resulted in 129 apprehensions under the MHA, where the client was transported to the hospital for an evaluation by a physician.

Opioid Crisis

Officers administered Naloxone to the public on two occasions in 2020 in White Rock. Officers continue to educate people they encounter that use drugs, particularly people that use alone, on the ***Lifeguard*** app that connects people to emergency responders if an overdose occurs. We also participate in the Community Action Team *Tides of Change* group that engages in ongoing collaboration with multi-agencies to make an impact on the opioid crisis.

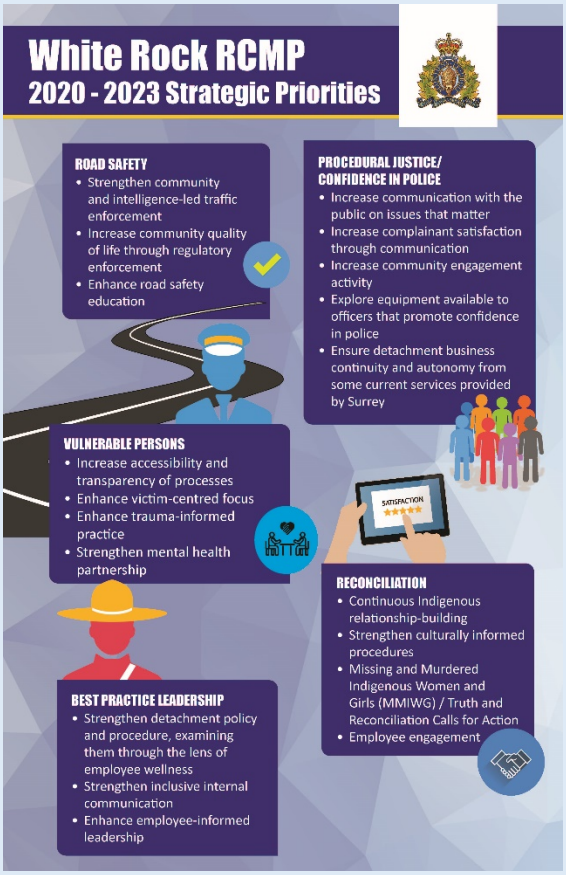
Homelessness

The police intersect with people experiencing homelessness primarily as a result of complaints from the public and proactive positive interactions by officers. We have limited options as police to address this broader social issue, and we use the healthcare system and criminal justice system to best resolve behaviour that creates conflict in the community. Many of the individuals experiencing homelessness that come to the attention of police almost exclusively have substance use or mental health issues that compound their situation. While the number of individuals experiencing homelessness in White Rock may be a few people, numerous individuals that normally call Surrey home frequent White Rock. We will continue to provide a compassionate response using the principles of procedural justice with this marginalized population.

Our Strategic Plan

In early 2020 we released our 2020-2023 Strategic Plan that was based on community input and the local expertise at our detachment. Five priorities were established to continually improve the policing service in White Rock, they include: procedural justice / confidence in police, vulnerable persons, best practice leadership, reconciliation, and road safety. Although COVD-19 interfered with some of the progression, we continue to strive forward to address all of the priorities.

Here are some of the actions taken in 2020 to advance our strategic plan:



- Increased communication on Twitter and FaceBook
- Increased communication with community groups, City Hall, and Mayor & Council
- Coffee with a Cop (launched, then paused for COVID)
- Enhanced foot patrols on the waterfront
- Enhanced traffic enforcement based on areas on concern identified by the community
- Review of street checks that we made available to the public
- Appointed a Bias-Free Policing Advisor
- Quarterly Q&A meetings with Block Watch members and the Detachment Commander
- Continued development of our business continuity plan to ensure effective autonomy from Surrey due to the policing transition (primarily information technology)
- Increased examination on the police response to social issues to identify long term solutions
- Completion of internal leadership survey
- Launched our online reporting system for minor offences where an officer is not required; however, police having the information helps guide officer deployment.

To the residents and business owners of White Rock:

"The deployment of your officers is decided in White Rock, the number of funded positions is decided by Mayor and Council, and what we focus on is based on what you expresses to us through reports to police and ongoing conversations. Although the RCMP nationally and provincially provide administrative support and specialized services, your local detachment leadership team is entrusted to deploy your officers based on our connection with the community. Through emails, phone calls, and personal conversations, we value the comments that you bring forward and appreciate the support that is expresses to us by many of you."

Staff Sergeant Kale Pauls – Detachment Commander

White Rock RCMP

2020: A year in review

Presented February 8, 2021

whiterockcity.ca/RCMP

2020 by the numbers:

6,905 calls for service (4.5% increase from 2019)

1,935 of these calls were criminal incidents (6.5% increase from 2019)

Top 5 calls for service

1. Abandon 911 / False alarms (1,128)
2. Disturbances (519)
3. Suspicious person/trespassing (415)
4. Bylaw complaints (411)
5. Well-being checks (396)

Criminal incidents:

Property Crime: - 4.5%

Assaults: - 10%

Criminal Harassment: + 62% (from 21 to 34 incidents)

Uttering Threats: + 69% (from 52 to 88 incidents)

Criminal harassment and uttering threats predominately associated to neighbour, landlord/tenant, and roommate incidents.

Property Crime: primarily theft from vehicle, general theft, and mischief to property.

Road Safety:

- 2,006 police-motorist interactions that resulted in document service
- Safe driving campaigns: distracted driving & counter attack
- Loud Vehicle campaign: over 50 inspection notices issued. This will continue

- Collision reported to police:
  - Damage Under $10K / Hit & Run: **72**
  - Damage Over $10K**: 23**
  - Injury: **23**
  - Fatal: **1**

Waterfront patrols

- Enhanced foot patrols on the waterfront and traffic enforcement.

Trespass on railway charges: **60**

Trespass on railway warnings: **159**

Liquor Control and Licencing Act charges: **19**

Illegal beach fires attended to: **38**

Social / Mental Health response

- 543 calls were mental health was a significant factor
  - 192 of these were for an assessment under the MHA
  - 129 of these resulted in an apprehension under the MHA
- 396 well-being checks (not all mental health)
- Opioid crisis: all officers carry Naloxone, administered 2 times
  - Promotion of the *LifeGuard* app
  - Continued participation in the Community Action Team *Tides for Change*
- Homelessness:
  - Compassion and procedural justice

COVID-19

- Bylaw conducts pro-active business checks and PHO education
- RCMP responds to any enforcement concerns from Bylaw and conducts evening and weekend call response
- 92 files with a COVID component
- 14 COVID-19 Related Measures Act Investigations
- 7 Quarantine Act Investigations
- No charges in White Rock

- Supported by the RCMP Divisional Emergency Operations Centre

2020-2023 Strategic Plan
A few highlights…

- Quarterly meetings with Block Watch and Det Commander
- Online reporting launched
- Increased visibility: traffic and waterfront
- Bias-free policing advisor
- Increase communication on what we do: Twitter & Facebook
- Continued business continuity planning resulting from policing transition

Thank you

Questions / Comments

WHITE ROCK BIA

April 2021- March 2022 Fiscal Year Activities

Presentation Date: February 8 2021

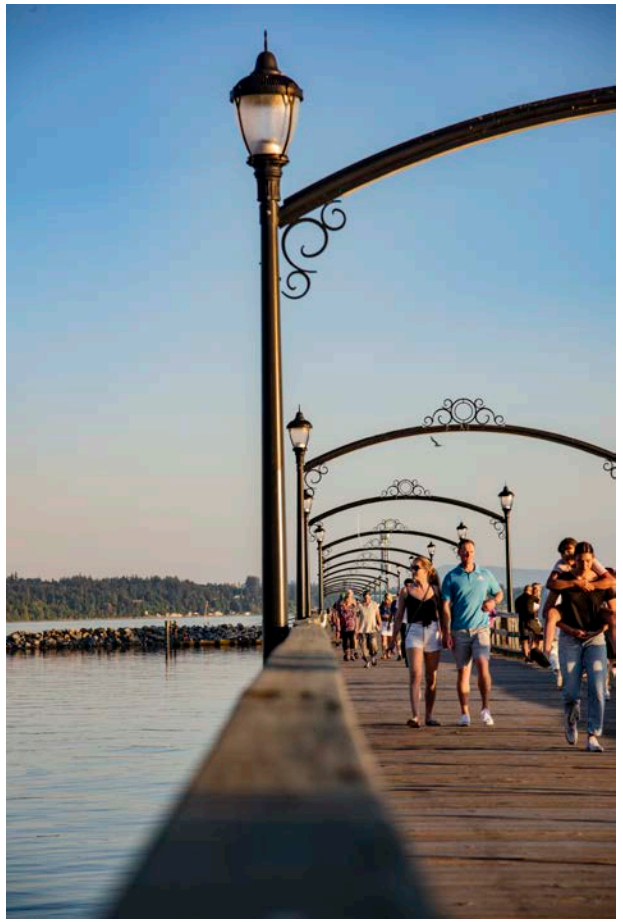
Presentation Overview

- Strategic Landscape
- White Rock BIA: Mandate & Metrics
- The Three Years of 2021
- Questions

WHITE ROCK BIA

White Rock Strategic Landscape

- Small community of ~20 000 residents
- Tourism economy on East & West Beach with small town economy Uptown & Five Corners- crucial to attract potential customers into our community
- Strong small local business presence brings opportunities (excellent community relations & support, high quality goods) and challenges (capacity)



WHITE ROCK BIA

Our Mandate

From the City of White Rock Bylaw 2311, A Bylaw to establish and designate a Business Improvement Area in the City of White Rock:

1. Carrying out studies, preparing reports and undertaking projects or initiatives to encourage business and commerce in the Area;

2. Encouraging and promoting commercial business and encouraging entertainment, sports, and cultural activities within the Area;

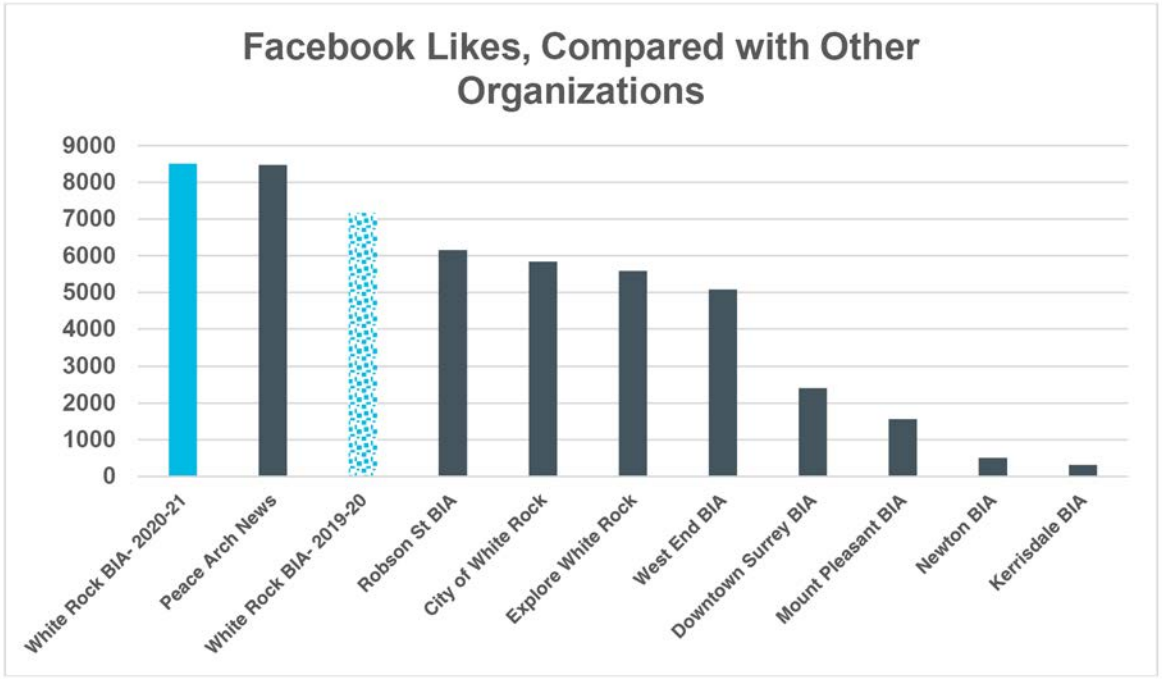
3. Creating a pleasant physical environment;

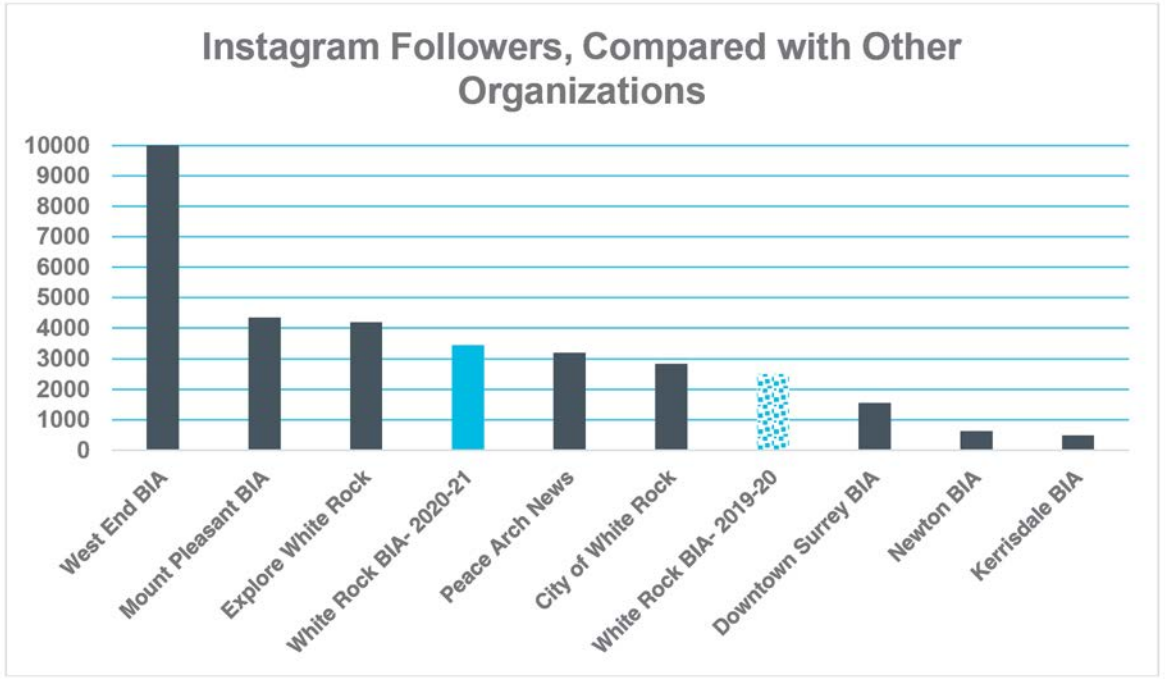
4. Removing graffiti from buildings and other structures in the Area;

5. Improving, beautifying or maintaining streets, sidewalks, or municipally owned land, buildings, or other structures in the Area

WHITE ROCK BIA

Organizational Metrics





In 2020-2021, we have seen continued growth in our Social Media Metrics & Channels

WHITE ROCK BIA

Organizational Metrics

Member e-Newsletter:
43.9% Open Rate
4.5% Click Through Rate

(Industry Average: 21.33% Open, 2.67% Click-Through)

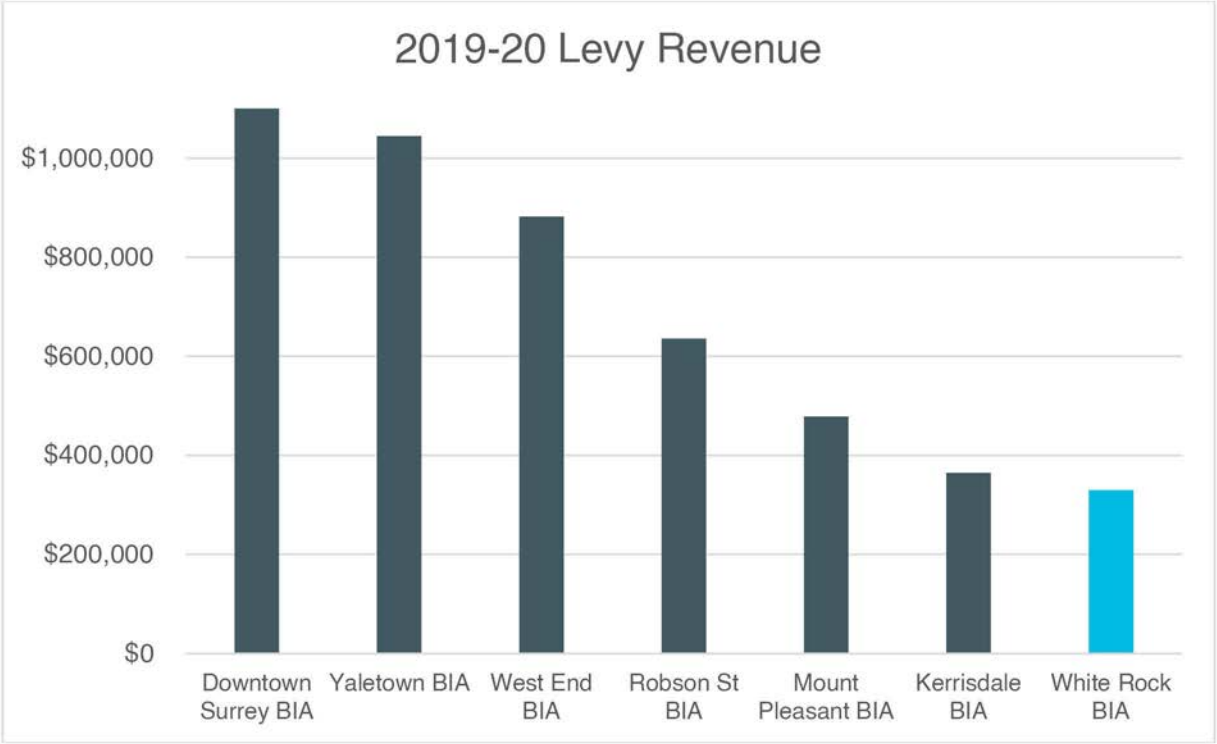
Public e-Newsletter:
69% Open Rate
12% Click Through Rate

(Industry Average: 21.33% Open, 2.67% Click-Through)

And continued Strong Engagement on our other digital channels

WHITE ROCK BIA

Organizational Metrics



Despite a budget that is lower than comparable BIAs in the Metro Vancouver Area

WHITE ROCK BIA

2021-2022: The Three Years

- Changing COVID-19 PHO + Contracts for 2020 (Pushed to 2021 due to PHOs) = Great uncertainty around allowed programs

- The White Rock BIA is essentially program planning for three years: Normal, COVID-19, Hybrid

WHITE ROCK BIA

2021-2022: Marketing

Normal

- Google Ads
- Public e-Newsletter
- Social Channels
- Distinct Marketing Campaigns in Off-Season:
  - Taste White Rock
  - 12 Days of White Rock
  - New Year, New You
- Premium Website Listings
- Welcome Packages to Semiah
- Social Influencers in Distinct Marketing Campaigns as budget allows

COVID-19

- Google Ads
- Public e-Newsletter
- Social Channels
- Distinct Marketing Campaigns in Off-Season:
  - Taste WR/12 Days/NY NY
  - Summer in WR, Autumn on the Drive, Winter Storm Watching, Hot Chocolate on the Drive- Metro Van tourism campaigns
- Premium Website Listings
- Welcome Packages to Semiah, Foster Martin, Soliel
- Social Influencers all year
- Digital Video Advertising

Hybrid

- Google Ads
- Public e-Newsletter
- Social Channels
- Distinct Marketing Campaigns in Off-Season:
  - Taste White Rock
  - 12 Days of White Rock
  - New Year, New You
- Premium Website Listings
- Welcome Packages to Semiah, Foster Martin
- Social Influencers in off-season
- Digital Video Advertising (Budget permitting)

WHITE ROCK BIA

2021-2022: Member Services

Normal

- Advocacy
- Member e-Newsletters
- Toolkits
  - Consumer Market Research
  - Economic Development Business Assistant
  - Social Media Best Practices

COVID-19

- Advocacy
- Member e-Newsletters
- Toolkits
  - Consumer Market Research
  - Economic Development Business Assistant
  - Social Media Best Practices
- Networking (in place of Vitality: Health & Wellness)
- Workshop Subsidies

Hybrid

- Advocacy
- Member e-Newsletters
- Toolkits
  - Consumer Market Research
  - Economic Development Business Assistant
  - Social Media Best Practices
- Networking (in place of Vitality: Health & Wellness)

WHITE ROCK BIA

2021-2022: Beautification

Normal

- Projects that provide direct benefit for members
  - Wayfinders
  - Street Planters
  - Graffiti Removal

COVID-19

- Projects that provide direct benefit for members
  - Wayfinders
  - Street Planters
  - Graffiti Removal
- Identify potential additional projects that provide direct benefits to members

Hybrid

- Projects that provide direct benefit for members
  - Wayfinders
  - Street Planters
  - Graffiti Removal

WHITE ROCK BIA

2021-2022: Street Activations

Normal	COVID-19	Hybrid
• None- budget goes to events	• Depends on PHOs • Chalk Art Festival • Buskers at multiple locations around White Rock from mid-May to mid-September	• Depends on PHOs • Chalk Art Festival • Buskers at multiple locations around White Rock from mid-May to mid-September • Return to events as soon as they are allowed- more bang for the buck

WHITE ROCK BIA

2021-2022: Events

Normal

- Vitality: Health & Wellness Expo
- 5 Corners Buskers & Comedy Festival
- White Rock Summer Movie Nights
- TD Concerts FOR the Pier
- White Rock Craft Beer Festival
- Holiday Events at Saltaire

COVID-19

- None due to PHOs

Hybrid

- Depends on when PHOs allow- possibly starting in October 2021
- Holiday Events at Saltaire- Halloween & Christmas
- Plan Potential November/December Events in Uptown White Rock
- Pilot Events Ideas: Jazz & Blues Festival, Literary Festival, Business Shop Crawl

WHITE ROCK BIA

Any Questions or Feedback?

alex@whiterockbia.com
604-536-4958
Facebook: @whiterockbia
Instagram: @whiterock_bia

WHITE ROCK BIA

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **February 8, 2021**

TO: **Mayor and Council**

FROM: **Carl Isaak, Director, Planning and Development Services**

SUBJECT: **Review of Approaches to Measuring Building Heights and Managing Soils**

RECOMMENDATION

THAT Council direct staff to incorporate the consideration of alternative approaches to measuring building heights into the review of single-family home zones in the Zoning Bylaw Update anticipated in fall 2021.

EXECUTIVE SUMMARY

A resident recently shared concerns about the potential for landowners to manipulate the grading of their property in a manner which would ultimately enable the construction of a taller dwelling. The issue raised pertains to how building height is defined and measured in Zoning Bylaw No. 2000, which uses the "average natural grade" as the base point from which the building is measured, and the potential for ground levels to be increased over time by adding soil without these additions being discounted when the natural elevations on the property are surveyed. Further, the inquiry presents an opportunity to discuss local regulatory control that could be used to manage the deposit or removal of soils. The purpose of this report is to present the Land Use and Planning Committee with a summary of approaches to measuring the height of buildings and structures, using zoning controls, and to acknowledge how other municipalities are using bylaws to manage the deposit or removal of soils on private property.

Staff recommend that consideration of alternative approaches to measuring building heights be deferred to the review of single family home zones in the Zoning Bylaw Update, which is currently scheduled in Council's Strategic Priorities for fall 2021.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-620 *December 07, 2020*	THAT Council directs staff to review and report back to Council, given a recent circumstance between two (2) properties (Cliff Avenue and Lee Street) on the City's process / regulations in relation to: 1. The City's Zoning Bylaw where it regulates building height (the Bylaw measures "height" on the basis of an "average natural grade); and 2. The City possibly regulating activities involving the stock-piling / relocation of soils on private property.

INTRODUCTION/BACKGROUND

In November 2020, a resident raised concerns regarding site alteration activities that were reportedly occurring on an adjacent property. The concerns pertained in large part to the way in which City of White Rock Zoning Bylaw, 2012, No. 2000 ('Zoning Bylaw') regulates building height and the perceived potential for site alteration activities to artificially enable, through the stock-piling of soil, a taller building. Further, concerns were voiced over a lack of local regulation (i.e., a municipal bylaw) that could be used to control "the removal of soil and the deposit of soil or other material," as enabled by Part 2, Division 1, Section 8 (3)(m) of the *Community Charter*.

On December 7, 2020, Council directed that staff undertake a review of the Zoning Bylaw as it relates to building height and, more specifically, the use of an "average natural grade" in measuring this height. Further, the motion directed staff to look at the possibility of regulating soil stock-piling and relocation activities on private property. The following sections of this report address each of the two topics within the motion.

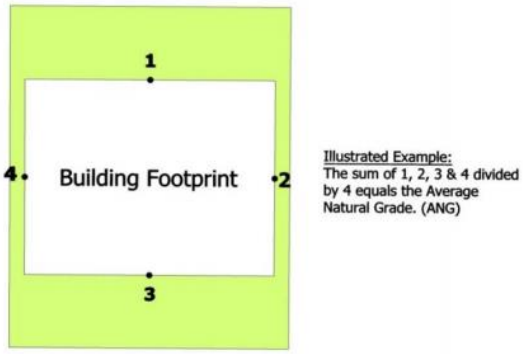
Regulating Building Height in White Rock

The City's Zoning Bylaw regulates building height based on an "average natural grade". Specific details regarding the measurement of building height are outlined in Section 4.8 of the Bylaw, which reads as follows:

4.8 Building Heights

4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for principal buildings in the CR-3 zone.

4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



As noted above, building height is measured from the highest point of a building or structure to the "average natural grade". Natural grade itself is defined as "the grade of the lot, as determined by a B.C. Land Surveyor, *prior to any construction or alteration of the site*" [emphasis added]. Where a historic record of grades, or sufficient landmarks do not exist for a surveyor to interpolate the natural grade, there may be a perception the "natural grade" of the lot has been be manipulated over time, thereby allowing a future building to be built to a greater height (i.e., above sea level), than would have otherwise been permitted prior to the alteration.

Staff have undertaken a review of alternative approaches to measuring building height in other jurisdictions in Metro Vancouver. Table 1 summarizes, generally, the variety of approaches taken to measure the height of low-profile residential buildings (e.g., single detached dwellings, duplexes, etc.). There are a few notes beneath the table to recognize what are believed to be unique aspects of the regulations.

Table 1: Comparative Review of Approaches to Measuring Building Heights

Method of Measuring Building Height – Defining the Base Point of Measurement [Note Ref.]	City of White Rock	City of Burnaby	City of Langley	North Vancouver (C)	Coquitlam	Delta	New Westminster	North Vancouver (D)	Pitt Meadows	Port Coquitlam	Port Moody	Richmond	Surrey	Langley (T)
Natural Grade using mid-point of building walls [1]	✓													
Natural Grade using average elevation taken along front building elevation [2]		✓												
Natural Grade using average low point along front & rear building face – points connected								✓						
Existing Grades using average of points at corners of site [1]							✓				✓			
Average Building Grade being lower of natural grade or finished grade at each outer corner of building [1]					✓									
Finished Grade using lowest ground elevation at any point adjoining one exterior wall of a building or structure			✓											
Finished Grade using average of highest finished ground level within 3.048m of structure & lowest finished grade around outside wall				✓										
Finished Grade using averages along front and rear lot lines						✓								
Finished Grade using outermost corners of the building (where building intersects with ground)									✓	✓				✓
Finished Grade not exceeding 0.3 or 0.6m metres above the highest crown elevation of abutting public road												✓		
Finished Grade using perimeter of building [1][3]													✓	

Note 1: Measurement requires involvement of BC Land Surveyor
Note 2: Where no front setback is required height is measured from the curb
Note 3: Surrey defines "finished grade" as that outlined in an approved grading plan OR where there wasn't a plan when the lot was first created, the lowest ground elevation existing prior to construction – defined by a BC Land Surveyor – existing elevation must exclude materials placed on the lot to raise the ground elevations up and the elevation cannot exceed the average elevation of adjacent lots at the adjoining lot lines

As summarized in Table 1, municipalities throughout the region measure building height using either a natural (existing) grade, commonly defined by a BC Land Surveyor, or a finished grade, which is defined through the civil engineering (grading) designs of the project. The base points used in starting the measurement, whether relying on natural (pre-development) grades or finished (post-development) grades, are either taken from defined points related to the building (e.g., perimeter walls, mid-points, corners, etc.) or from points tied to the property (e.g., corners of the lot, average along front and rear lot lines, average using grades within set distance of building, etc.); in the case of Richmond, height is partly dictated by the height of the crown of any abutting public road.

One of the challenges with how height is measured in White Rock is that the base point at which the height measurement is taken inside the property, at the midpoint of walls on all four sides of the proposed building. This means that the measurement will, for the most part, be taken at a position equal to or greater than the required yard setbacks applicable to the lot; for most residentially-zoned properties the setbacks range from 1.5 metres (interior side yard) to 7.5 metres (rear yard). As most lots in the city have an existing building located on them, it is likely that some modification/landscaping of the yard in the setback area has occurred since the property was built on. If, alternative to this approach of using points inside the property lines, the measurement were tied to the corners or another point(s) around the perimeter (legal boundaries) of the property, the potential to manipulate grades to enable a taller building would be alleviated as any such manipulation could affect the grading of a neighbouring property, resulting in a matter that could be resolved through civil proceedings. There may also be instances where alterations along the property affect City-owned property requiring approvals through the Engineering and Municipal Operations Department.

As part of the upcoming Zoning Bylaw Update it would be worthwhile to further explore the opportunity to measure "natural grade" using points around the boundaries of the property as opposed to points that are defined by the planned position of the new building within the lot. Any change to the approach to height measurement will impact properties differently depending on the approach and the specific site context, therefore any proposed changes should be examined carefully and designed to cause the least impact while supporting a clear and consistent approach to applying the standards. Due to the complexity of this topic and potential for unintended consequences, staff recommend, as noted at the outset of this report, that consideration of alternative approaches to measuring building height be part of the Zoning Bylaw Update.

Management of Soils

In addition to evaluating the measurement of building heights staff have researched soil management regulations found within the Lower Mainland and surrounding regions. The bylaws reviewed commonly contain provisions related to the following matters:

1. Type of soil or material to be removed or deposited;
2. Threshold (volume in cubic metres) of soil requiring a permit;
3. Permit fees tied to the volume of soil in addition to administrative fee; and
4. Exemptions to permitting requirements.

Regarding Item 1, the type of material captured by soil bylaws most often includes: "soil", defined with reference to clay, silt, sand, gravel, cobbles, boulders, peat and other naturally composed materials; wood waste, including lumber, sawdust, wood chips, and bark; aggregate; masonry rubble; concrete rubble; and asphalt rubble.

Per Item 2, the volume of soil tied to the permitting requirements outlined in the bylaws ranged from 10 cubic metres in Delta and New Westminster, to 200 cubic metres in Port Coquitlam and Mission. A standard dump truck is capable of transporting between 7.6 and 10 cubic metres of

soil (i.e., 10 to 14 cubic yards) therefore most bylaws are scoped to regulate between 1 and 20 truckloads of material. Of note, the City of Chilliwack requires public notice for any work involving more than 350 cubic metres of material and Council must approve of work involving more than 20,000 cubic metres of material.

Table 2 below summarizes the volume of soil necessitating a permit and the related permitting fees. As outlined in the Table, the general administrative fee for permits differs between municipality with the lowest fee being $50 and the highest being $1,000. In addition to the administrative fee, most of municipalities charge a fee per cubic metre of material, ranging from $0.10 per cubic metre in Port Coquitlam (tied to high volumes of soil movement) to $0.75 per cubic metre in New Westminster.

Table 2: Review of Permitting Thresholds and Fees

Municipality	Threshold Requiring Permit (cubic metres)	Fees
Abbottsford	None	$0.67 per cubic metre
Chilliwack	None	$250 application + $0.50 per cubic metre
Coquitlam	>500*	$50 application + $4.00 per $1,000 of construction value in excess of $1,000 to maximum $500
Delta	>10 (residential)* >30 (non-res)*	$100 + $0.50 per cubic metre
Langley (Township)	>14	$250 (up to 600$m^3$) or $500 for >600$m^3$
Maple Ridge	>25*	$50 (up to 350$m^3$), $350 (351 to 5,000$m^3$), $750 (>5,000$m^3$)
Mission	>200*	$360 + $0.70 per cubic metre
New Westminster	>5 (parcels <558m^2)** >10 (parcels >558m^2)**	$675 + $0.75 per cubic metre
North Vancouver (District)	>18*	$215 (single family) or $430 (non-res)
Pitt Meadows	>50	$250 + $0.50 per cubic metre
Port Coquitlam	>200*	$150 + $0.20 per cubic metre (up to 100,000m^3) + $0.10 per cubic metre (>100,000m^3)
Surrey	>15*	$762 + $0.57 per cubic metre
Squamish	>30*	$150 + $0.30 per cubic metre
West Vancouver	None	$1,000 (no building permit) or $2,500 deposit with permit *(limited to "rock removal")*

* Volume measured over a 12 month period | ** Volume measured over a 24 month period

The following exemptions (Item 4) were commonly cited in the soil bylaws reviewed:

- works undertaken by the local, province or federal government;
- works tied to an approved building permit (e.g., materials used to backfill foundation);
- works necessary to address a threat to the health, safety and welfare of public;
- material deposited for a professionally designed septic field (rural context);
- material tied to agricultural practices;

- wood waste generated on the same parcel;
- landscaping, often specifying depth of work (e.g., limited to 1 metre or less).

Based on the aforementioned review, soil management bylaws tend to be used to regulate soil deposition and removal activities that are not otherwise captured by another municipal approvals process (e.g., building permit process, site servicing approval, etc.), and are concerned largely with agricultural or industrial impacts and applications. Given the agricultural/industrial application of these bylaws, it may not be an appropriate tool in White Rock where soil deposition tends to be small scale and related to residential landscaping.

The situation that resulted in the motion initiating this review reportedly involved the stockpiling of enough quantities of soil that the concerned resident believes could impact slope stability and stormwater runoff. In the absence of a soil management bylaw, the City does not have a legal mechanism with which to prohibit site alteration activities that are not otherwise subject to a municipal approvals process (e.g. such as a Development Permit in ravine lands or watercourse area). If the City of White Rock were to pursue the creation of a soil management bylaw, additional due diligence would be needed regarding the additional resourcing needed to administer the bylaw and to monitor / enforce compliance.

FINANCIAL IMPLICATIONS

Not applicable. If the City of White Rock were to pursue the creation of a soil management bylaw, additional due diligence would be needed regarding the additional resourcing needed to create the program, administer the bylaw and to monitor / enforce compliance.

LEGAL IMPLICATIONS

Under Section 8 (3)(m) of the *Community Charter*, the City has the authority to enact bylaws to regulate the removal of soil and the deposit of soil or other material.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

If Council were to direct staff to create a bylaw for the regulation of soils it is anticipated that a non-statutory public meeting would be held to raise local awareness of the bylaw. Additional awareness could be raised using social media outlets and banners on the City's webpage.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

This corporate report has been prepared with input from the Manager of Engineering and Municipal Operations and the Manager of Building and Bylaw Enforcement.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The preparation and implementation of a soil management bylaw is not identified within Council's Strategic Priorities and would require additional staff time and resources to initiate and administer.

Considering alternative methods for calculating building heights is within the scope of the review of single family zones in the Zoning Bylaw Update, which is identified as a High Priority in the "Our Community" section of Council Strategic Priorities, and is scheduled to occur in Fall

2021. This action falls under the objective to "guide land use decisions of Council to reflect the vision of the community."

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Direct staff to prioritize amendments to the Zoning Bylaw to revise the method of measuring building height, ahead of the planned review of this topic in the Zoning Bylaw Update in fall 2021, and request a report on how this will impact other Council Strategic Priorities;
2. Direct staff to prepare a draft soil management bylaw for review and discussion by the Land Use and Planning Committee, including a report on how this work will impact other Council Strategic Priorities; or
3. Direct staff to undertake both of Options 1 and 2.

CONCLUSION

City staff have evaluated alternative approaches to measuring building height and to managing soils in response to a general inquiry raised by a White Rock resident. The result has been the identification of opportunities to control building height measured from points based the edges/corners of a property instead of the building footprint within the property. Staff recommend that consideration of alternative approaches to measuring building heights be incorporated into the review of single family home zones in the Zoning Bylaw Update anticipated in fall 2021.

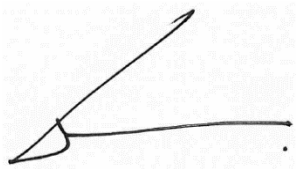
Further, a comparative review of soil management bylaws is included in this report, identifying how such a bylaw could be applied and noting that typical usage of these bylaws is to regulate agricultural and industrial-type activities rather than soil applications for minor residential landscaping.

Respectfully submitted,

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

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **February 8, 2021**

TO: **Mayor and Council**

FROM: **Ed Wolfe, Fire Chief**

SUBJECT: **Community Emergency Preparedness Fund Application**

RECOMMENDATION

THAT Council support the submission of an application to the Community Emergency Preparedness Fund by way of a resolution and direct staff to provide overall grant management.

EXECUTIVE SUMMARY

The primary purpose of this funding application is to conduct instructor led Emergency Operations Center training and to design and facilitate an Emergency Management exercise. A requirement in the grant application process is that it be supported through a resolution of Council.

PREVIOUS COUNCIL DIRECTION

Past practice has been to apply for relevant grants that are of a benefit to the City and the community.

INTRODUCTION/BACKGROUND

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments, First Nations, and communities in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM).

An Emergency Operations Centre is a physical location where representatives come together during an emergency event to coordinate response and recovery actions and resources, support emergency response personnel in the field, and coordinate all official communications regarding the emergency. Under the *Emergency Program Act*, municipalities and regional districts are responsible for responding to emergencies in their area.

Emergency Operations Centres & Training Funding Stream
The intent of this funding stream is to support eligible applicants to build local capacity through the purchase of equipment and supplies required to maintain or improve Emergency Operations Centres (EOC) and to enhance EOC capacity through training and exercises. Ongoing operational costs are not eligible.

FINANCIAL IMPLICATIONS

This exercise is included in the 2021 – 2025 Financial Plan with the funding source defined as the UBCM grant.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Emergency Operations Center training and exercise will enhance the City's preparedness and readiness to undertake emergency response and recovery including the dissemination of information to the public.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Pre-designated senior staff from all City departments will be invited to participate in the EOC training and emergency management exercise.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Currently identified as an operational focus area for Fire Services.

OPTIONS / RISKS / ALTERNATIVES

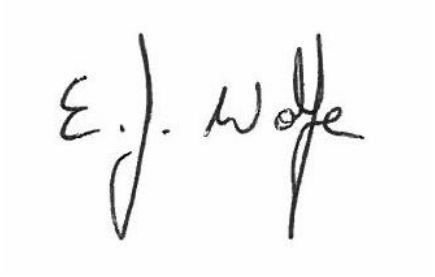
The following option is available for Council's consideration:

1. Direct staff to cease the application process and not pursue funding for this project.

CONCLUSION

Moving forward with an application to the Community Emergency Preparedness Fund will provide an opportunity for senior staff to participate in instructor led Emergency Operations training that concludes with a functional emergency management exercise. The intention of the exercise is to apply the EOC training concepts to a realistic hazard scenario, while building the confidence and competence of staff designated with response support roles.

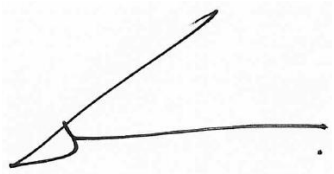
Respectfully submitted,



Ed Wolfe
Fire Chief

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

THE CORPORATION OF THE

CITY OF WHITE ROCK

CORPORATE REPORT

DATE: **February 8, 2021**

TO: **Mayor and Council**

FROM: **Jacquie Johnstone, Director, Human Resources**

SUBJECT: **COVID-19 Regional Staffing Responses**

RECOMMENDATION

THAT Council receives for information the corporate report dated February 8, 2021 from the Director of Human Resources, titled "COVID-19 Regional Staffing."

EXECUTIVE SUMMARY

At the onset of the COVID-19 pandemic in March 2020, the Province of BC invoked a Provincial State of Emergency and introduced cross-government measures necessary to reduce the transmission of the virus and keep communities and workplaces safe. Essential services were designated, and businesses or services deemed non-essential were ordered to close, including civic facilities and services impacting staffing levels. Local governments throughout BC have undertaken a variety of safety measures and taken similar approaches throughout the phases of COVID-19 since March 2020, to reduce the spread of the virus and to try and keep both its community and workers safe.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-599 December 7, 2020	Council directed staff to bring forward a report that compares how White Rock compares to adjoining municipalities, such as Delta, Surrey, Port Moody, Langley City and Langley Township, regarding staffing information / how adjoining municipalities managed their staffing in relation to the pandemic.

INTRODUCTION/BACKGROUND

On March 17, 2020, the Province declared a public health emergency and implemented Phase 1 protective measures that included introducing public health orders and directives with cross-government measures to mitigate the spread of the COVID-19 virus. In local government across the Region, a significant impact was the closure of recreation and library programs, civic facilities and services.

As a result of these closures, all municipalities throughout the Region responded, which included interim reductions of temporary staff and redeployment of permanent recreation and libraries staff. Many in the Region also entered into formal letters of agreements with their unions to have the flexibility in assignments and hours of work for their permanent staff, to reduce the

impact of temporary permanent layoffs, and to arrange more flexibility in the recall of those permanent staff who were laid off. White Rock staff met with its local CUPE union representatives and reached an agreement allowing for flexibility in the redeployment of staff. Both parties agreed that a formal agreement was unnecessary at the time, since permanent staff layoffs were unexpected.

The table below summarizes the actions taken by surrounding communities in the Region in response to facility closures and impacted staffing levels, along with the population and annual budget for each of the communities listed.

Municipality	**COVID-19 Action**	**Recreation (R) / Library (L) Staff**	**Approximate # of Layoffs**	**Workforce Adjustment LOA Date**
White Rock Pop 21,400 AB $43.7M	Interim Reduction of Temporary/Redeployment of Permanent Staff	R	34 Temporary	NA
Langley, City Pop 27,600 AB $47.4M	Interim Reduction of Temporary/Temporary Layoff and Redeployment of Permanent Staff	R	45 Temporary 1 Permanent	May 2020
Port Moody Pop 35,600 AB $72.2	Interim Reduction of Temporary/Redeployment of Permanent Staff	R + L	370 Temporary	April 2020
Delta Pop 109,500 AB $237M	Interim Reduction of Temporary/Redeployment of Permanent Staff	R	500 Temporary	March 2020
Langley, Township Pop 127,300 AB $258.3	Interim Reduction of Temporary/Temporary Layoff and Redeployment of Permanent Staff	R	340 Temporary 38 Permanent	April 2020
Surrey Pop 569,000 AB $842.4M	Interim Reduction of Temporary/Temporary Layoff and Redeployment of Permanent Staff	R+ L	1900 Temporary 140 Permanent	March 2020

Throughout the Region, current facility capacity targets range from 25% to 60%, with all encouraging remote work for those positions where it is operationally viable. A few have formal employee rotation schedules in and out of the office, with no requirements for employees to spend a minimum number of days in the office. Similar to White Rock, most have deferred this to individual departments to determine the feasibility of remote working arrangements during COVID-19. Excluding the Fire Department, White Rock has approximately 50% of its inside workforce working remotely part-time.

As the Province continues to respond and transition through the phases in response to the COVID-19 pandemic which began in March 2020, the Region is gradually bringing back staff

who were temporarily laid off due to full program closures. With the re-opening of various services and recreation programs with safety plans in place, White Rock has returned all repurposed permanent staff to their base positions and have rehired 21 temporary employees. Some of the temporary staff in Recreation and Culture have been re-hired to perform mandatory WorkSafeBC cleaning protocols while most all other temporary employees have been rehired to support current operational and service requirements.

FINANCIAL IMPLICATIONS

Any savings that we had due to reduced staffing has been offset with reductions in revenues due to COVID-19 which were part of the total estimated deficit for 2020 of $1.1 M as reported through the Finance Department which qualifies for funding under the COVID-19 Restart Grant.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Not applicable.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Not applicable.

OPTIONS / RISKS / ALTERNATIVES

Not applicable.

CONCLUSION

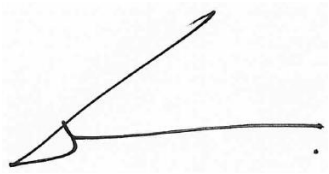
At the meeting on December 7, 2020, Council directed staff to bring forward a report with information that compared White Rock's response related to staffing level adjustments resulting from facility closures and reduction of services due to COVID-19 and Provincial Health Orders, with other municipalities, such as Delta, Surrey, Port Moody, and the City and Township of Langley. This report provides a brief summary comparing the City's response to staffing levels with other communities in the Region, for Council's information.

Respectfully submitted,

Jacquie Johnstone
Director, Human Resources

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer

History and Heritage Advisory Committee

Minutes

January 6, 2021, 3:30 p.m.
Via Microsoft Teams

PRESENT:	K. Wushke, Chairperson M. Pedersen, Committee Member K. Peplow, Committee Member (entered meeting at 3:45 p.m.) S. Moir, Committee Member H. Ellenwood, White Rock Museum and Archives
ABSENT:	Chief H. Chappell, Vice-Chairperson
GUESTS:	R. Toor, Vice-President and Spokesperson for the Nonprofit Descendants of the Komagata Maru Society (left the meeting at 4:04 p.m.) Mayor D. Walker
STAFF:	E. Stepura, Director of Recreation and Culture E. Keurvorst, Manager of Cultural Development C. Isaak, Director of Planning and Development Services (left meeting at 4:50 p.m.) K. Sidhu, Committee Clerk C. Richards, Committee Clerk

UNAPPROVED

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1. CALL TO ORDER

The Chairperson called the meeting to order at 3:35 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2021-HHAC-01 It was MOVED and SECONDED

THAT the History and Heritage Advisory Committee adopt the agenda for January 6, 2021 as circulated.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: 2021-HHAC-02 It was MOVED and SECONDED

THAT the History and Heritage Advisory Committee adopts the minutes of the November 4, 2020 meeting as circulated.

Motion CARRIED

4. HISTORIC RECOGNITIONS - THE KOMAGATA MARU

Chairperson, K. Wuschke requested this item be added to the agenda.

R. Toor, Vice-President and Spokesperson for the Nonprofit Descendants of the Komagata Maru Society attended the meeting and provided an overview.

It was noted by Staff that the City is currently working on a memorial policy.

K. Peplow entered the meeting at 3:45 p.m.

R. Toor left the meeting at 4:04 p.m.

Motion Number: 2021-HHAC-03 It was MOVED and SECONDED

The History and Heritage Advisory Committee recommends to Council that the Komagata Maru be recognized as a priority project once the memorial policy is reviewed.

Motion CARRIED

5. HERITAGE DESIGNATION REQUEST

A referral from the September 28, 2020 Council Meeting to the History and Heritage Advisory Committee for discussion.

UNAPPROVED

S. Moir, Committee member confirmed she is working on her research for what other municipalities are doing regarding Heritage Designations and will provide a further update at the March 3, 2021 meeting.

Action Item: S.Moir to provide a draft of her research to the Committee.

K. Wuschke, Chairperson noted he was in touch with the Senior Heritage Planner from the Heritage branch of Government BC regarding the costs of listing a heritage property on a Heritage Register. It was also noted that Heritage BC provides Heritage Webinars that may be of interest to the Committee.

Action Item: The Manager of Cultural Development to provide further information on Heritage BC memberships for their webinars for the Committee.

The Committee discussed the process for Heritage Designations and Heritage Home Inventories.

Action Item: K. Wuschke, Chairperson to forward link on a Resource Guide for Community Heritage Registers to the Committee.

Action Item: The Manager of Cultural Development to invite a guest from Heritage BC to speak at an upcoming meeting.

C. Isaak left the meeting at 4:50 p.m.

6. 2021 Committee Work Plan

The History and Heritage Committee to discuss/prepare the committee work plan for 2021.

The Manager of Cultural Development provided an update/overview on the previous brainstorm session.

The Committee discussed the Committee Work Plan for 2021. It was decided that each committee member will rank every item on the Brainstorm Session List with a number that ranks it as a low or high priority.

Action item: The Manager of Cultural Development to send Brainstorm Session List to the Committee for ranking.

7. OTHER BUSINESS

The following items were discussed:

- M. Pedersen, Committee member noted that Marine Drive is an iconic part of White Rock and brought up the idea of designating Marine Drive as Heritage.

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Action Item: Committee Clerk to include Designating Marine Drive as Heritage for discussion at the next meeting.

- S. Moir, Committee member noted to the Committee that Holy Trinity Anglican Church is celebrating its 100th year.

8. INFORMATION

8.1 COMMITTEE ACTION TRACKING

The Committee reviewed the accomplished and outstanding items in the Committee Action Tracking Document.

9. 2021 MEETING SCHEDULE

Motion Number: 2021-HHAC-04 It was MOVED and SECONDED

THAT the History and Heritage Advisory Committee adopt the following 2021 meeting schedule:

- January 6, 2021
- February 3, 2021; and,
- March 3, 2021

Motion CARRIED

10. CONCLUSION OF THE JANUARY 6, 2021 HISTORY AND HERITAGE ADVISORY COMMITTEE MEETING

The Chairperson declared the meeting concluded at 5:27 p.m.

K. Wuschke, Chairperson

K. Sidhu, Committee Clerk

UNAPPROVED

Water Community Advisory Panel

Minutes

January 12, 2021, 4:00 p.m.
Via Microsoft Teams

PRESENT:	K. Jones, Chairperson D. Bower, Vice-Chairperson S. Doerksen, Panel Member I. Lessner, Panel Member D. Stonoga, Panel Member
COUNCIL:	Councillor C. Trevelyan (non-voting)
STAFF:	J. Gordon, Director of Engineering and Municipal Operations G. Ferrero, Chief Administrative Officer (left the meeting at 4:45 p.m.) C. Ponzini, Director of Financial Services K. Sidhu, Committee Clerk C. Richards, Committee Clerk

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1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Motion Number: 2021-WCAP-01 It was MOVED and SECONDED

THAT the Water Community Advisory Panel amends the January 12, 2021 agenda to include:

- An Update on the Water Treatment Plant; and

UNAPPROVED

THAT the agenda be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

Motion Number: 2021-WCAP-02 It was MOVED and SECONDED

THAT the Water Community Advisory Panel adopts the minutes of the December 15, 2020 meeting as circulated.

Motion CARRIED

4. COUNCIL COMMITTEE ROLE

The Chief Administrative Officer attended the meeting and provided an overview of the Panel Terms of Reference as well as the Panels' initiatives.

There was discussion on the water rate structure, the panel expressed frustration on the process of the rate structure.

G. Ferrero left the meeting at 4:45 p.m.

4.1 UPDATE ON THE WATER TREATMENT PLANT

The Director of Engineering and Municipal Operations summarized water data results from the City website. A private testing company runs the tests twice a month and the City receives the results.

Action Item: The Director of Engineering and Municipal Operations to provide a breakdown of all sample numbers to the Panel.

5. OTHER BUSINESS

None.

6. INFORMATION

6.1 STRATEGIC PLAN UPDATE/TIMELINES

An update was provided on the review of the Water Utility billing structure.

6.2 COMMITTEE ACTION TRACKING

UNAPPROVED

The Action Tracking Document was provided to the Panel for information.

7. 2021 MEETING SCHEDULE

The following meeting schedule was approved to the Panel and is provided for information purposes:

- February 9; and
- March 9

8. CONCLUSION OF THE JANUARY 12, 2021 WATER COMMUNITY ADVISORY PANEL MEETING

The Chairperson declared the meeting concluded at 5:11 p.m.

K. Jones, Chairperson

K. Sidhu, Committee Clerk

UNAPPROVED

Economic Development Advisory Committee

Minutes

January 13, 2021, 4:00 p.m.
Via Electronic Means

PRESENT:	G. Gumley, Vice-Chairperson E. Klassen, Committee Member G. Schoberg, Committee Member G. Cameron, Committee Member J. Lawrence, Committee Member S. Crozier, Committee Member
NON-VOTING ADVISORS:	A. Chew, Executive Director of Tourism White Rock A. Nixon, Executive Director of White Rock Business Improvement Association R. Khanna, Executive Director of South Surrey / White Rock Chamber of Commerce
COUNCIL:	Councillor A. Manning, Council Representative (Non-Voting)
ABSENT:	B. Hagerman, Chairperson A. Gupta, Committee Member T. Blume, Committee Member W. McKinnon, Committee Member
STAFF:	C. Isaak, Director of Planning and Development Services C. Latzen, Economic Development Officer K. Sidhu, Committee Clerk Chloe Richards, Committee Clerk

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1. CALL TO ORDER

Unapproved

The meeting was called to order at 4:05pm.

2. ADOPTION OF AGENDA

2021-EDAC-001: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee amend the agenda for the January 13, 2021 meeting with the inclusion of:

- On table Other Business item: 2020 accomplishments;
- On table Other Business item: Goals for the first quarter of 2021;
- Update on 2020 Festival of Lights;

AND THAT the agenda be adopted as amended.

Motion CARRIED

3. ADOPTION OF MINUTES

2021-EDAC-002: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee adopts the minutes of the December 9, 2020 meeting as circulated.

Motion CARRIED

4. 2021 COMMITTEE WORK PLAN

The Economic Development Advisory Committee discussed the committee work plan for 2021 as follows:

- It was noted that there are only two more meeting dates left before the end of the Committee's term.
    - Councillor Manning noted that Council will be discussing the Committee soon regarding electing new committee members for the following term. Staff and Council will be reviewing all committees, as some may need to be re-aligned and/or terms of references may need to be revised.
- The Vice-Chairperson and Councillor Manning confirmed that the 2021 Committee Work Plan should only encompass items that can be done before the March 10th meeting.
- Staff noted that there may be items to be added to this Committee's term as the City launches the updated Economic Development Strategic Plan. It is

Unapproved

planned that draft surveys are to go to Council for review, which may be referred to the Economic Development Advisory Committee for further review. The updated Economic Development Strategic Plan would be an item that the City would be looking to the Economic Development Advisory Committee for support in terms of review and input.

5. UPDATE ON THE WATERFRONT ENHANCEMENT STRATEGY

The Committee discussed the Waterfront Enhancement Strategy. The following was noted:

- Council's strategic priorities listed the Official Community Plan's building height restrictions for the town centre area as the most important item on the agenda for getting completion. At what priority will be given to the Waterfront Enhancement Strategy after the Official Community Plan's building height restriction item is finalized, and what input can the Economic Development Advisory Committee provide during the process?
- The Director of Planning and Development noted there is a digital Public Open House January 14th regarding OCP review, including building height restrictions in non-town centre areas, as well as East Beach and West Beach.
    - Further information can be found on www.TalkWhiteRock.ca.
    - The open house will be recorded and will be available online the following day.
- Due to the COVID-19 Pandemic, many economic-related projects have been deferred until further notice.
- The City is looking to update the Economic Development Strategic Plan, which may cover similar topics as the Waterfront Enhancement Strategy.
- There might be a possibility of having responses from the open house available for a public hearing in March or April.

ACTION ITEM: Waterfront Enhancement Strategy to be added as an item for the February 10th meeting.

ACTION ITEM: The Committee to create a working group committee for the following Waterfront Enhancement Strategy.

6. DECISION-MAKING PROCESS ON THE COMMUNITY AMENITY CONTRIBUTION (CAC) FUNDING

The Committee discussed the decision-making process on the Community Amenity Contribution (CAC) funding. The following was noted:

Unapproved

- Due to a limited amount of area to allocate the CAC funds, there is a lengthy decision process as to how the funds are allocated. As of right now, the Community Amenity Contribution funds (roughly 13 million dollars) have not been allocated yet. Nine (9) million dollars of unallocated Community Amenity Contribution funds has been collected by the City, while roughly four (4) million dollars might potentially be collected (development-dependent).
- Staff noted that the City is planning on having a comprehensive report with roughly 13 or 14 areas for exploration.
- In terms of allocating funding, the City has set up the Affordable Housing Reserve Fund Bylaw. As of right now, no funds have been collected. Through the Financial Plan, Council can allocate funds to the Affordable Housing Reserve Fund or other projects for future years.
- The Community Amenity Contribution (CAC) funds can only be allocated for certain uses. It must be a tangible amenity that improves the city.
- The Executive Director of the South Surrey / White Rock Chamber of Commerce inquired if within the guideline of the CAC funding that was received, is there space that can be used to benefit businesses in White Rock.
    - Staff responded that while CAC funding has to go towards public assets, there could be benefits to businesses for having these attractions/spaces available near their businesses.
- Some projects identified by Council may be identified as certain Community Amenity Contribution-related projects. However, the Community Amenity Contribution (CAC) funds are not limited to the Council-related projects.
- A member inquired about the COVID Relief Fund.
    - Councillor Manning noted that the additional funding that was received for COVID relief is specifically to cover short-fall as a result from the COVID-19 Pandemic.
- The Executive Director of Tourism White Rock had a meeting with Destination BC, and they are in the process of working on creating seven BC-iconic routes. She believes that White Rock could fall under the West Coast Trail route and is hoping to leverage what White Rock has.

ACTION ITEM: The Executive Director of Tourism White Rock to provide information to the next meeting regarding West Coast Route.

Unapproved

ACTION ITEM: The decision-making process on the Community Amenity Contribution (CAC) funding be a discussion item at the February 10th meeting.

7. OTHER BUSINESS

7.1 2020 ACCOMPLISHMENTS

The Economic Development Officer provided a background on the Economic Developer Officer role.

- Council made it a priority to enhance the economic development in the city, including hiring an Economic Development Officer.
- C. Latzen commenced the Economic Development Officer role in September 2020.

The Economic Development Officer provided an overview of 2020 accomplishments, including:

- Conducting introductory meeting with city partners and other stakeholders.
- Participation on the Metro Vancouver Regional District (MVRD) Regional Economic Prosperity Advisory Committee, especially with municipalities who are similar to White Rock.
- Consultation with Economic Development peers. Shop the Rock launched in early December.
    - Shop the Rock launched in early December.
- Development of Small Business Week messaging and the #ShoptheRock program.
- Update the Economic Development webpage including an online shopping resource page.
- In person meetings with 25 small business owners and managers.
- Creation of two (2) Economic Development Surveys to support the update of the Economic Development Strategic Plan.

7.2 GOALS FOR THE FIRST QUARTER OF 2021

The Economic Development Officer shared goals for the first quarter (Q1) of 2021, including:

Unapproved

- Distribute Economic Development Surveys; compile and begin to tabulate results;
- Update the Economic Environment information for the 2021 Economic Development Strategic Plan;
- Make additional updates to the Business section of the City website and the Economic Development page, including the addition of a Business Directory; and
- Develop a new Business Welcome Package in collaboration with the BIA.

A member inquired on what the City is doing in terms of helping support White Rock stores during the COVID-19 Pandemic. Decals were presented as an idea in the past.

- The Economic Development Officer responded to this and said that they are actively working towards creating decals for shops to display in their windows, promoting shopping local.
- The Executive Director of White Rock BIA noted that they had not received much feedback regarding the decals. However, those businesses who responded provided positive feedback. Another survey will be sent out through an e-newsletter in hopes to gather more responses.
- Survey results are intended to be presented to the Committee at the February 10th meeting.

ACTION ITEM: The Economic Development Officer to provide survey results at the February 10th meeting.

A member provided concerns about the local health and wellness businesses being left out of economic development planning.

- The Economic Development Officer has noted that the health and wellness industry has not been left out and is an area that is actively being worked on.

7.3 Update on 2020 Festival of Lights

G. Gumley provided an update on the 2020 Festival of Lights light display:

- The light display has so far been a success.

Unapproved

- The light display has been extended for viewing until the 23rd of January.
- The Festival of Lights is already seeking approval from the City of White Rock to proceed with a 2021 Festival of Lights.

2021-EDAC-003: It was MOVED and SECONDED

THAT the Economic Development Advisory Committee is in support of the Festival of Lights.

Motion CARRIED

8. INFORMATION

8.1 COMMITTEE ACTION TRACKING

The Committee discussed outstanding and accomplished items on the Committee Action Tracking document.

G. Schoberg provided an update on inviting MLA Trevor Halford to a meeting:

- G. Schoberg has been in touch with MLA Trevor Halford, who is interested in attending the next Economic Development Advisory Committee meeting.
- MLA Trevor Halford is to be invited to the February 10th meeting.

ACTION ITEM: The Committee Clerk to invite MLA Trevor Halford to the February 10th meeting.

8.2 2020 Business Improvement Association (BIA) Forum Draft Feedback

The Executive Director of the White Rock BIA provided an overview of the unapproved draft feedback from the 2020 Business Improvement Association (BIA) Forum Draft Feedback. The 2020 Business Improvement Association (BIA) Forum was a collaboration between City of White Rock, White Rock Business Improvement Association and South Surrey / White Rock Chamber of Commerce.

The Committee discussed the event's draft feedback document and the following was discussed:

- The Executive Director of White Rock BIA noted that the provided draft has not been approved yet or sent around for corrections.

Unapproved

- A member inquired how many people attended the forum that occurred prior to the COVID-19 Pandemic.
    - The Executive Director of White Rock BIA noted there was roughly 30 attendees.
    - Unfortunately, the COVID-19 Pandemic put a halt on the next steps following the forum.
- Since the forum, the South Surrey / White Rock Chamber of Commerce pivoted quickly with virtual events to maintain conversation with local businesses.
- A member inquired if the forum included potential businesses interested in opening in White Rock. In 2018, there had been a conversation of doing a forum of having businesses that are interested to coming to White Rock.
    - It was confirmed by the Executive Director of White Rock BIA that this forum was for businesses that are currently operating in White Rock.

9. 2021 MEETING SCHEDULE

The 2021 meeting schedule as adopted was noted for reference purposes:

- February 10, 2021; and
- March 10, 2021.

10. CONCLUSION OF THE JANUARY 13, 2021 ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING

The Chairperson concluded the meeting at 5:26pm.

G. Gumley, Vice-Chairperson

Chloe Richards, Committee Clerk

Unapproved

COVID-19 Recovery Task Force

Minutes

January 19, 2021, 4:00 p.m.
Via Microsoft Teams

PRESENT:	T. Dhillon, Committee Member B. Hagerman, Committee Member D. Northam, Committee Member S. Crozier, Committee Member D. Young, Representative from Sources Community Resource Society A. Nixon, Representative from White Rock Business Improvement Association (entered meeting at 4:11 p.m.) A. Chew, Representative from White Rock Tourism/ Explore White Rock
COUNCIL:	Councillor D. Chesney, Chairperson
GUEST:	Mayor D. Walker
STAFF:	C. Isaak, Director of Planning and Development Services C. Latzen, Economic Development Officer E. Stepura, Director of Recreation and Culture D. Kell, Manager of Communications and Government Relations K. Sidhu, Committee Clerk C. Richards, Committee Clerk

UNAPPROVED

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1. CALL TO ORDER

The Chairperson called the meeting to order at 4:10 p.m.

2. ADOPTION OF AGENDA

Motion Number: 2021-CRTF-01 It was MOVED and SECONDED

THAT the COVID-19 Recovery Task Force adopt the agenda for January 19, 2021 as circulated.

Motion CARRIED

A. Nixon entered meeting at 4:11 p.m.

3. ADOPTION OF MINUTES

Motion Number: 2021-CRTF-02 It was MOVED and SECONDED

THAT the COVID-19 Recovery Task Force adopts the minutes of the December 1, 2020 meeting as circulated.

Motion CARRIED

4. IMPACT OF COVID-19 ON THE HOMELESS POPULATION IN WHITE ROCK

The Chief Executive Officer of Sources Community Resource Centres provided information on the impact of COVID-19 on the homeless population in White Rock.

It was noted there is a downward trend in homelessness in the community. This may be from the opening of the Peace Portal Alliance Emergency Shelter or possibly from the voluntary movement of homeless from White Rock to Surrey. It was further noted that as of January 15th, there were no homeless persons in White Rock, but this is constantly changing.

5. PROGRAM CONNECTING VOLUNTEERS TO SENIORS

The Task Force brainstormed ideas and discussed community programs connecting volunteers to isolated seniors. Staff noted these resources can be found at the following link: https://www.whiterockcity.ca/834/Seniors.

6. OTHER BUSINESS

The Task Force discussed the distribution of vaccinations and how this information will be communicated to the public. Staff noted that any information would be distributed through Fraser Health first. A link to their website can be

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found on the City website: https://www.whiterockcity.ca/853/Health-Information-Helpful-Information.

It was further noted that the COVID-19 Immunization Plan would also be provided by the province and up to date information would be found on the following provincial webpage: https://www2.gov.bc.ca/gov/content/safety/emergency-preparedness-response-recovery/covid-19-provincial-support/vaccines.

7. INFORMATION

7.1 COMMITTEE ACTION TRACKING

The Committee Action Tracking was provided to the Task Force for information.

8. 2021 MEETING SCHEDULE

The following meeting schedule was approved by the Task Force at the December 1, 2020 meeting and is provided for information:

- February 16;
- March 16;
- April 20; and
- May 18

9. CONCLUSION OF THE JANUARY 19, 2021 COVID-19 RECOVERY TASK FORCE MEETING

The Chairperson declared the meeting concluded at 4:52 p.m.

Chairperson Councillor D. Chesney

K. Sidhu, Committee Clerk

UNAPPROVED

The Corporation of the
CITY OF WHITE ROCK
BYLAW 2376

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 A - Text of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by deleting the existing Section 6.16 CR-1 Town Centre Area Commercial/Residential Zone in its entirety and replacing it with a new Section 6.16 CR-1 Town Centre Area Commercial/Residential Zone as follows:

6.16 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City's pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.16.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *subject to section 9 b), licensed establishments*, including *liquor primary, food primary, liquor store, agent store, u-brew, u-vin,* and *licensed manufacturer*;
3) *hotel;*
4) *civic use;*
5) *medical or dental clinic;*
6) *multi-unit residential use;*
7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
8) *one-unit residential use* accessory to a *retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
9) *adult entertainment use* in accordance with the following provisions:
    a) the *adult entertainment use* has a valid business license;
    b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
    c) the *adult entertainment use* shall not be located within 500 metres of a school;

d) despite Section 6.16.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
f) a *building* accommodating *an adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

Lot width	18.0m (59.0ft)
Lot depth	30.48m (100.0ft)
Lot area	548.64m^2 (5,905.5ft^2)

6.16.3 Lot Coverage:

1) *Lot coverage* per fee simple lot shall not exceed 65%.
2) Despite section 6.16.3(1), on a *lot* exceeding 3,035m^2 (0.75 acres) in area, the area of impermeable materials on the *lot* shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0m (13.1 ft).
3) For the purposes of section 6.16.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.16.4 Density:

The permitted maximum density is varied throughout this zone.

1) The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.
2) Despite Section 6.16.4.1, maximum *gross floor area* may be increased if:

a) the owner of the *lot*
(i) provides a community amenity described in the City's *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended, or
(ii) elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of *gross floor area* above 1.75 times the *lot* area in accordance with an amenity agreement

and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;

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

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

*maximum density may exceed 3.5 times the *lot* area only for lots north of Russell Avenue

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

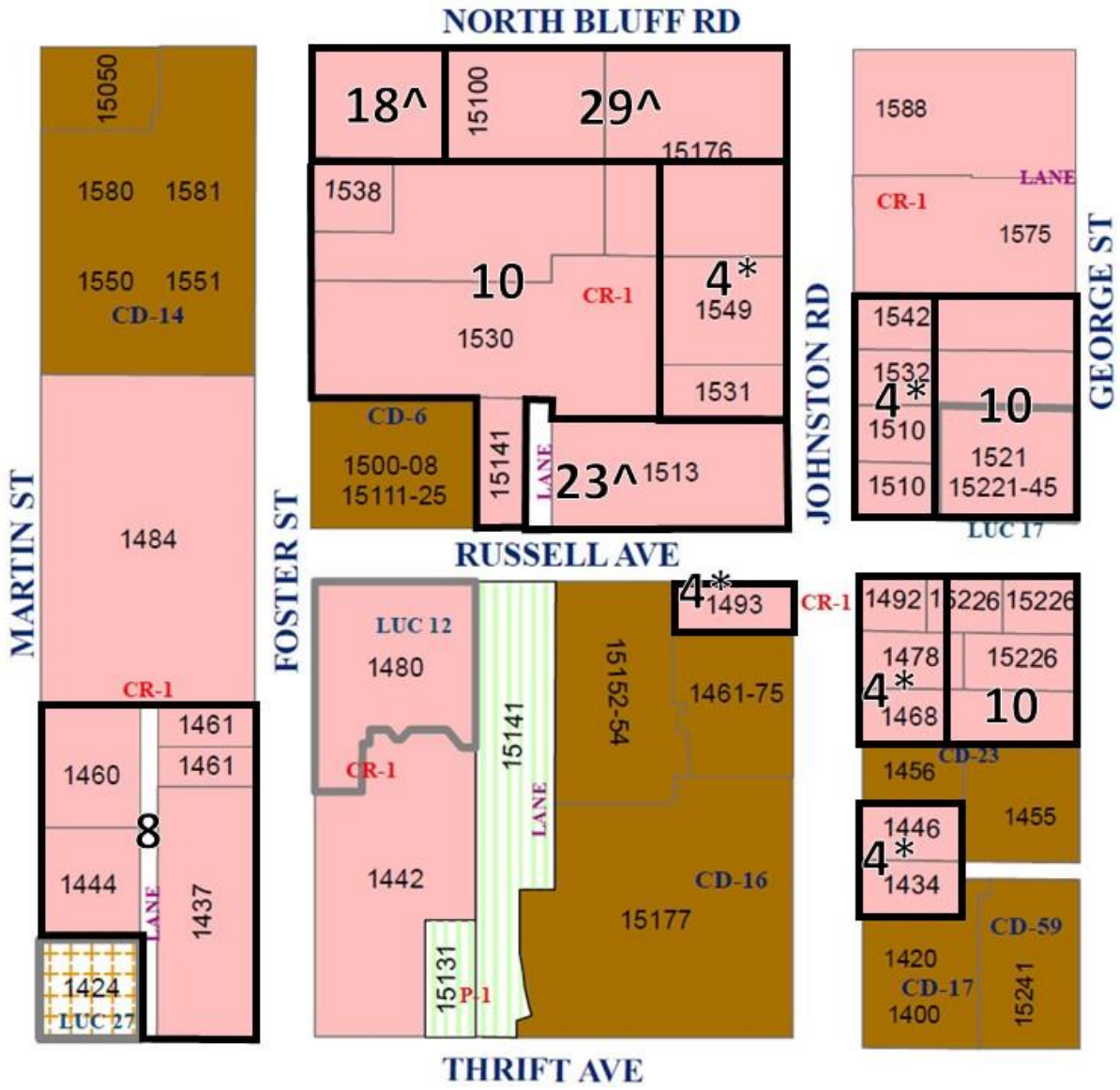
i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life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

3) Despite Section 6.16.4.1 and 6.16.4.2, if a development permit allowing density above 1.75 times the lot area for a *lot* has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *gross floor area* for that *lot* is the maximum *gross floor area* that applied at the time of development permit issuance.

6.16.5 Building Heights:

The permitted maximum building height is varied throughout this zone.

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) Despite Section 6.16.5.1, maximum *heights* may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) *storeys*, if the building is set back a minimum 7.0m from the *lot line* adjacent to Johnston Road, and the exterior wall of the top *storey* of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the *storey* below it.
3) Despite Section 6.16.5.1, if a *lot* qualifies for the increased density described in section 6.16.4.2, the maximum permitted number of *storeys* for a *principal building* on the *lot* shall be in accordance with the number of *storeys* indicated by the following diagram, and in no case shall a *principal building* exceed a *height* of 90.0m (295.3ft).
4) Despite Section 6.16.5.1, if a development permit allowing a *principal building* with a maximum *height* over 10.7 metres for a lot has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *height* for that *lot* is the maximum *height* that applied at the time of development permit issuance.



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site *community amenity space* (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.16.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in *storeys* on these *lots* without such *community amenity space* is ten (10) *storeys*.

The * symbol on the diagram above identifies where a fourth *storey* is permitted if the building complies with the additional setback requirements in section 6.16.5.2; The maximum height in *storeys* on these *lots* without such setbacks is three (3) *storeys* and 10.7m, per section 6.16.5.1.

6.16.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Front lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.16.7
Exterior side lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.16.7
Interior side lot line	0.0m (0.0ft)	0.0m (0.0ft)
Rear lot line (abutting a street)	3.0m (9.84ft)	Not permitted
Rear lot line (abutting a lane)	0.0m (0.0ft)	Not permitted
Rear lot line (abutting another lot)	0.0m (0.0ft)	Not permitted

2) Where the *lot line* abuts another *lot* zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7 m (44.95ft), the portion of the *principal building* above 13.7m (44.95ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 13.7m (44.95ft) in height.

6.16.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.16.6 above, the following also applies:

1) *ancillary buildings* are not permitted.
2) *ancillary structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) despite sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of Section 4.15.

6.16.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.16.2 and in the quantities indicated in Section 4.16.3.

6.16.11 Adaptable Units:

In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*.

2. This bylaw may be cited for all purposes as "*Zoning Amendment Bylaw, 2021, No. 2376"*.

Read a first time this day of , 2021

Read a second time this day of , 2021

Considered at a Public Hearing this day of , 2021

Read a third time this day of , 2021

Adopted this day of , 2021

_____ _____

Mayor Director of Corporate Administration

The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2373

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 10 Township 1 New Westminster District Plan BCP33380
   PID: 027-321-690
   (14401 Sunset Drive)

   as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-65 Comprehensive Development Zone (14401 Sunset Drive).'

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 7.65 CD-65 Comprehensive Development Zone';

   (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.65 CD-65 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373".*

Public Information Meeting held this	20th day of	October , 2020
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Considered at a Public Hearing this	day of	, 2020
Read a third time this	day of	, 2020
Adopted this	day of	, 2020

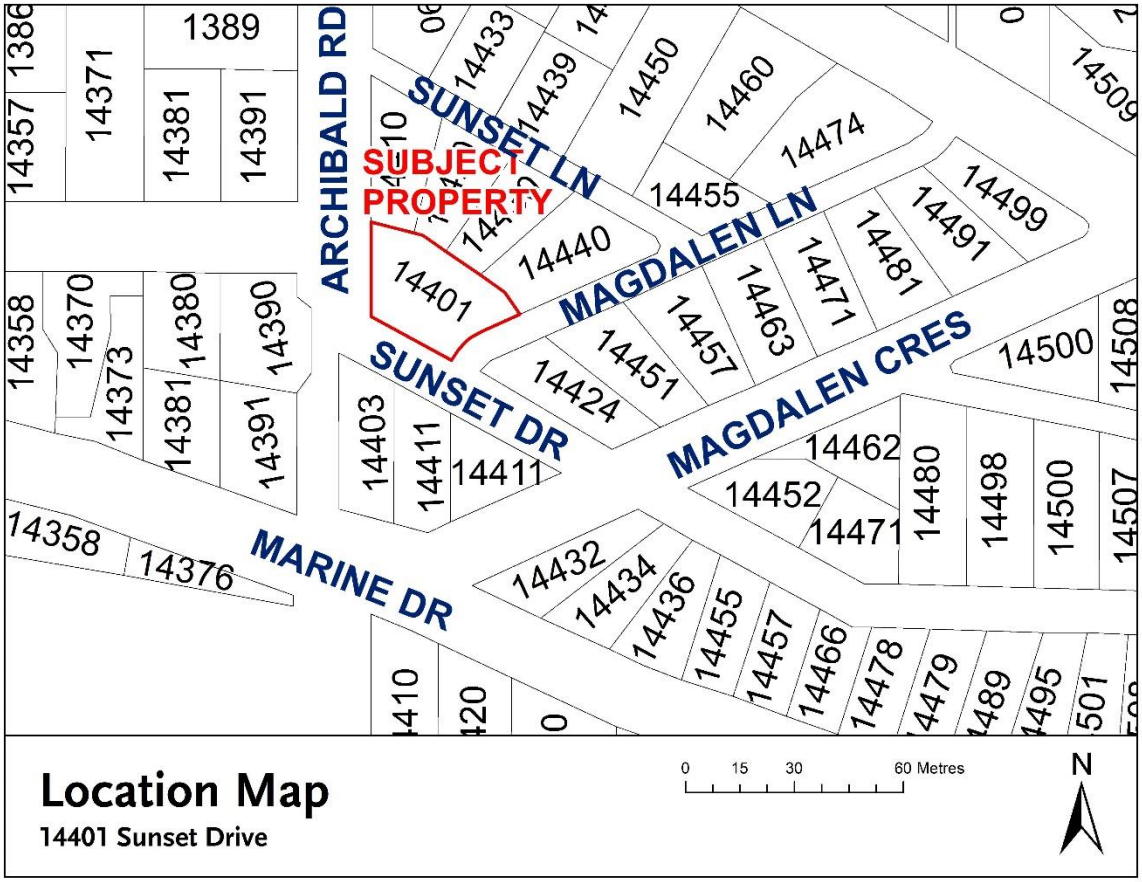
_____

Mayor

_____

Director of Corporate Administration

Schedule “1”


ARCHIBALD RD
SUNSET LN
SUBJECT PROPERTY
MAGDALEN LN
MAGDALEN CRES
SUNSET DR
MARINE DR
14401
14440
14455
14424
14451
14457
14463
14471
14481
14491
14499
14500
14508
14462
14452
14471
14480
14498
14500
14507
14403
14411
14411
14358
14376
14432
14434
14436
14455
14457
14466
14478
14479
14489
14495
14501
14358
14370
14373
14380
14381
14390
14391
14357
14371
1389
14381
14391
14433
14439
14450
14460
14474
14509
0
Location Map
14401 Sunset Drive
0 15 30 60 Metres
N

7.65 CD-65 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregularly shaped lots with a minimum lot size of 443 m^2 (4,766 ft^2).

1. Permitted Uses:
   1) a one-unit residential use in conjunction with not more than one (1) of the following accessory uses:
      (a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
      (b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
      (c) an *accessory bed and breakfast use* in accordance with the provisions of Section 5.7.
   2) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
   3) a care facility in accordance with the provisions of Section 5.1.

2. Lot Size:
   1) The minimum lot width, lot depth and lot area in the CD-65 zone are as follows:

Lot width	12.49 m (40.9 ft)
Lot Depth	West Lot: 27m (88.6 ft) East Lot: 24m (78.8 ft)
Lot Area	443m^2 (4,766 ft^2)

3. Lot Coverage:
   (a) The maximum *lot coverage* in the CD-65 zone is 35%.

4. Floor Area:
   1) maximum residential gross floor area shall not exceed 0.47 times the *lot area*.
   2) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

5. Building Height:
   1) *principal buildings* shall not exceed a height of 4.87m (15.97ft) from *average natural grade*.
   2) *ancillary buildings* and *structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

6. Minimum Setback Requirements:
   1) principal buildings and ancillary buildings and structures in the CD-65 zone shall be sited in accordance with the following minimum setback requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures**
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)

7. Ancillary Buildings and Structures:

   Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following standards also apply:

   (a) there shall be not more than one ancillary building per lot.
   (b) ancillary buildings and structures shall not be located in any required front yard area.

8. Parking:

   Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

9. Trees:
   A minimum of one tree is to be planted per lot.

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2370

A Bylaw to amend Schedule "G" of the Fees and Charges Bylaw, 2020, No. 2369 in regards to facility rentals.

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

1. The fees for "Auditorium" rentals under **Schedule "G" KENT STREET ACTIVITY CENTER** of the Fees and Charges Bylaw, 2020, No. 2369, be amended as follows:

Auditorium	
• Commercial Rate	$98
• Not for Profit Rate	$63
• Private Rental Rate	$83
• Statutory Holiday (min 2 hours)	$108

This Bylaw may be cited for all purposes as the "Fees and Charges Bylaw, 2020, No 2369 Amendment No. 1, 2021 No. 2370"

RECEIVED FIRST READING on the day of

RECEIVED SECOND READING on the day of

RECEIVED THIRD READING on the day of

RECEIVED FINAL READING on the

_____

MAYOR

_____

CITY CLERK

The Corporation of the
CITY OF WHITE ROCK
BYLAW 2365

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:

   Parcel "A" (Explanatory Plan 29301) Lots 37 and 38 Section 11 Township 1 New Westminster District Plan 27297
   (15570 Oxenham Avenue)
   PID: 008-977-968

   as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365".

PUBLIC INFORMATION MEETING on the	10th	day of	July, 2019
RECEIVED FIRST READING on the	9th	day of	November, 2020
RECEIVED SECOND READING on the	9th	day of	November, 2020
PUBLIC HEARING held on the	1st	day of	February, 2021
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

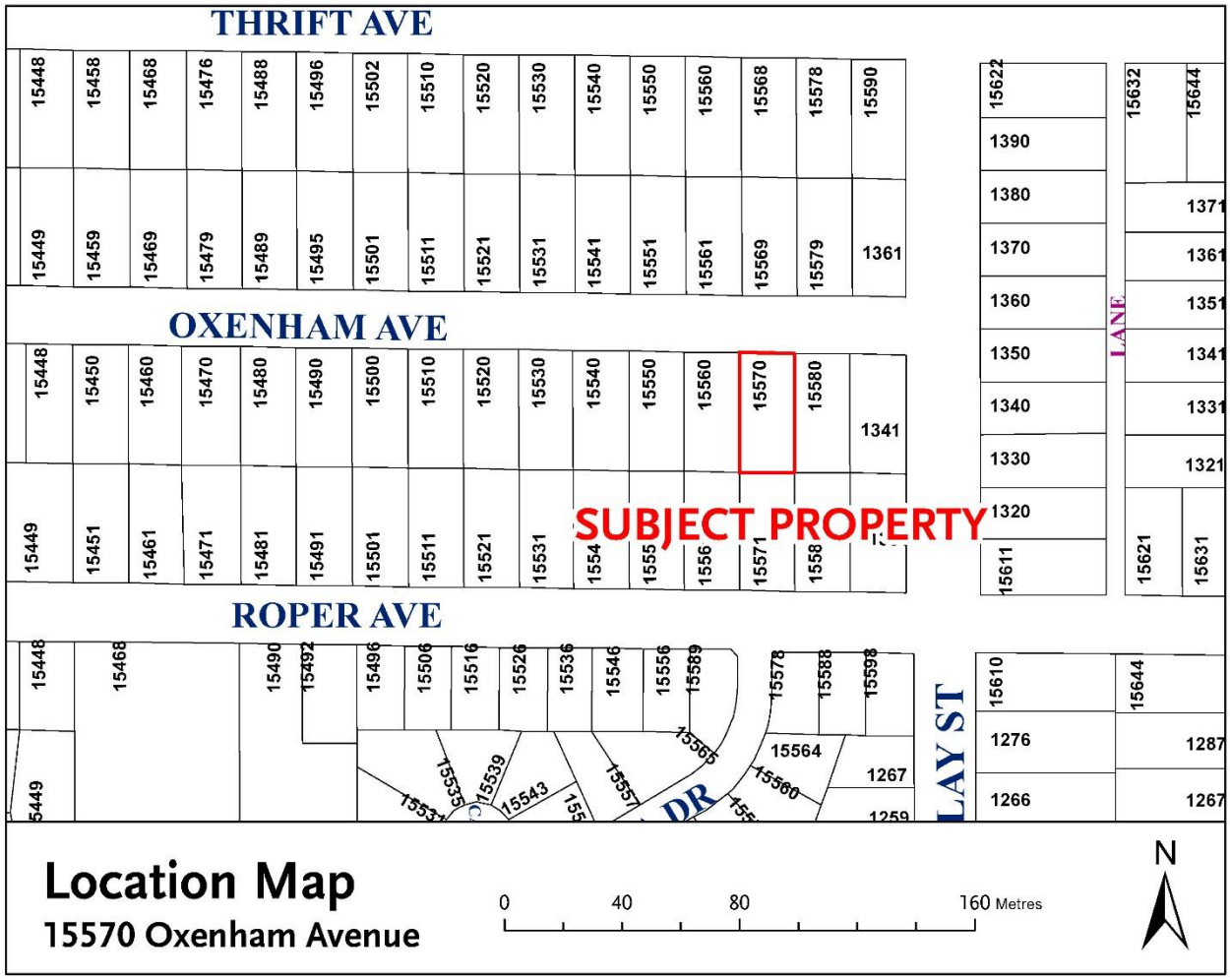
_____

Mayor

_____

Director of Corporate Administration

Schedule “1”


THRIFT AVE
OXENHAM AVE
ROPER AVE
SUBJECT PROPERTY
LANE
LAY ST
DR
Location Map
15570 Oxenham Avenue
0
40
80
160 Metres
N

The Corporation of the
CITY OF WHITE ROCK
BYLAW 2366

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

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

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

   Lot 5 Section 11 Township 1 New Westminster District Plan 21529
   (15496 Thrift Avenue)
   PID: 010-466-274

   as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366".

PUBLIC INFORMATION MEETING on the	18th	day of	February, 2020
RECEIVED FIRST READING on the	9th	day of	November, 2020
RECEIVED SECOND READING on the	9th	day of	November, 2020
PUBLIC HEARING held on the	1st	day of	February, 2021
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

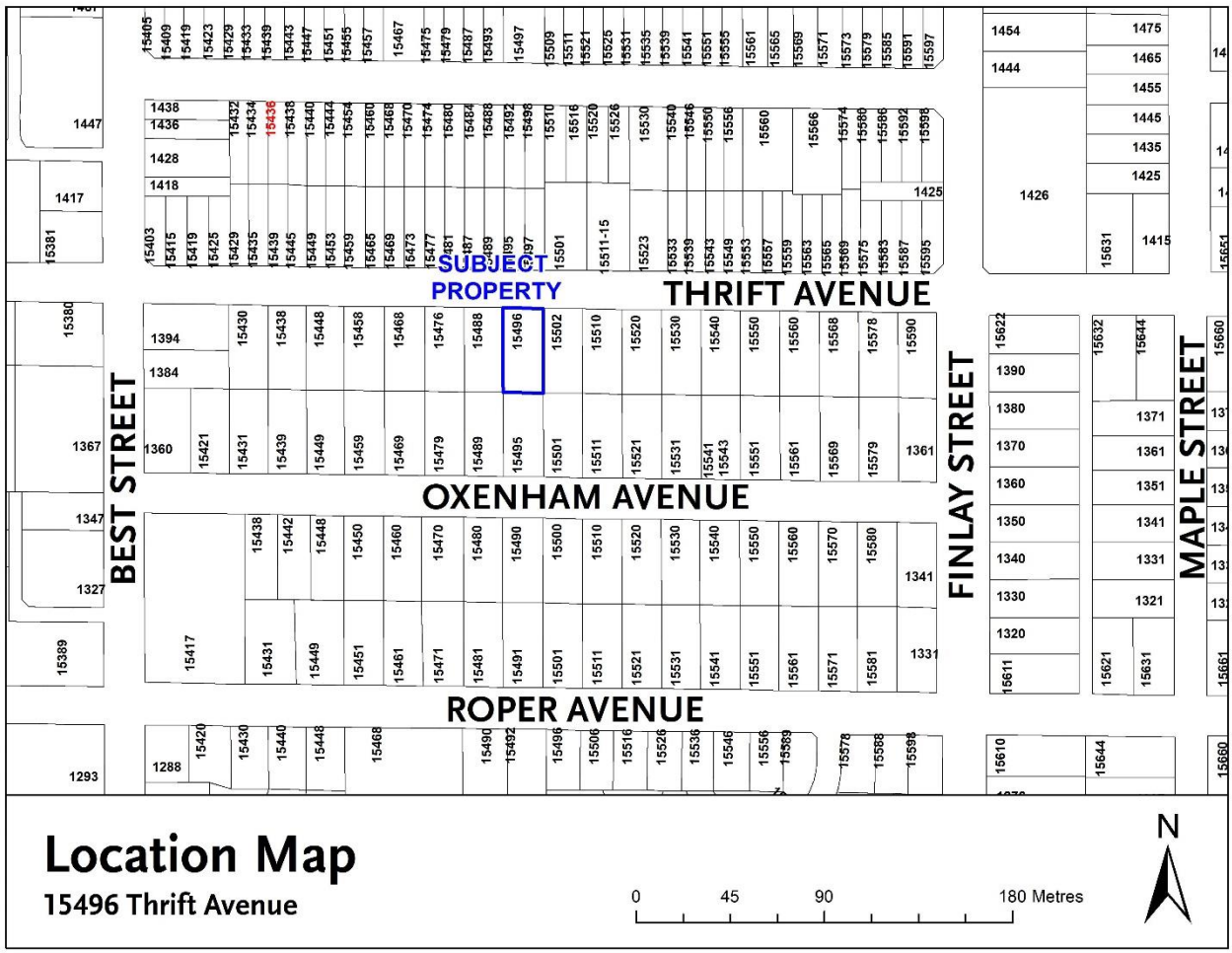
_____

Mayor

_____

Director of Corporate Administration

Schedule “1”


SUBJECT
PROPERTY
THRIFT AVENUE
OXENHAM AVENUE
ROPER AVENUE
BEST STREET
FINLAY STREET
MAPLE STREET
Location Map
15496 Thrift Avenue
0
45
90
180 Metres
N

The Corporation of the
CITY OF WHITE ROCK
BYLAW 2361

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 B, Plan NWP20207, Part NE1/4, Section 9, Township 1, New Westminster Land District
   PID: 008-693-781

   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 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

PUBLIC INFORMATION MEETING on the	2nd	day of	April, 2020
RECEIVED FIRST READING on the	9th	day of	November, 2020
RECEIVED SECOND READING on the	9th	day of	November, 2020
PUBLIC HEARING held on the	1st	day of	February, 2021
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

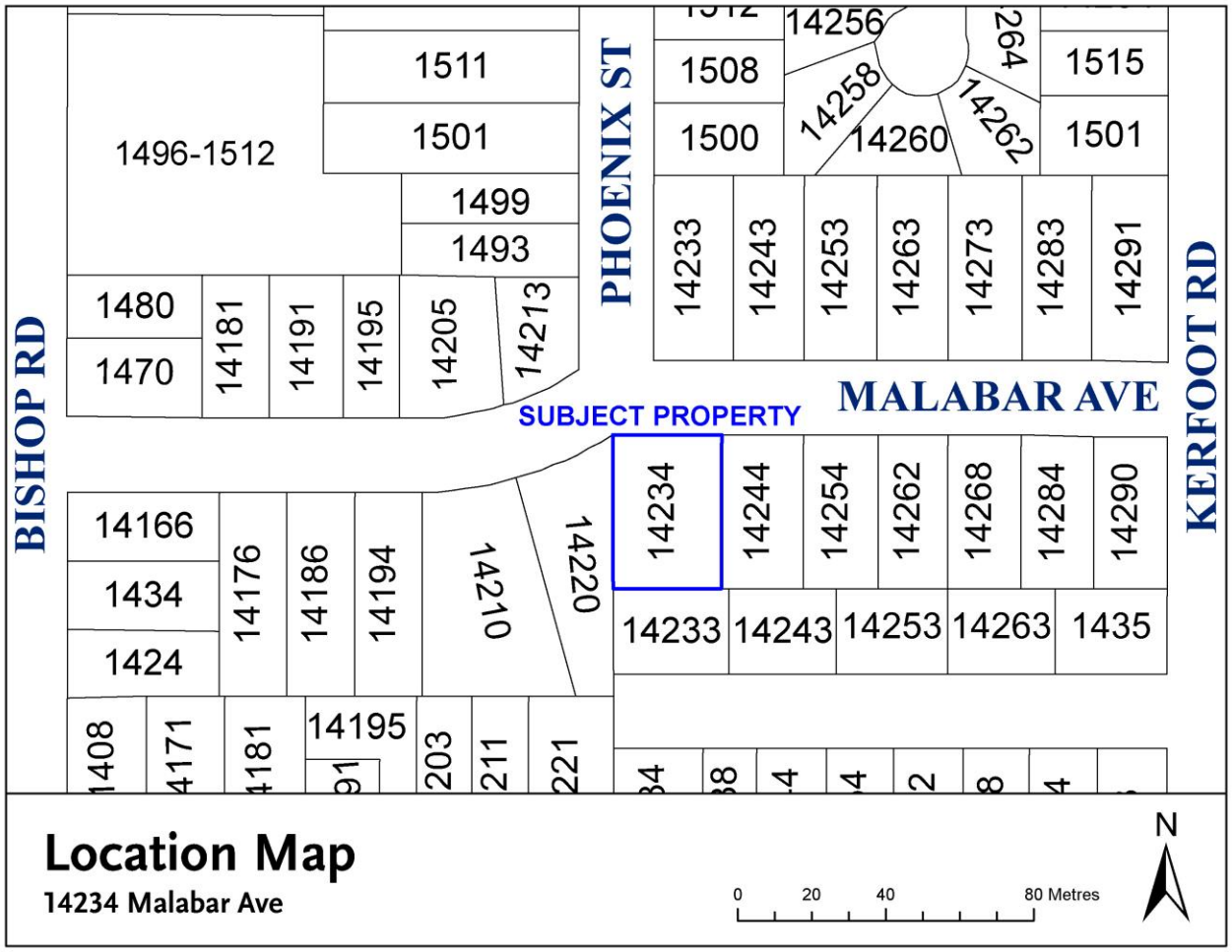
_____

Mayor

_____

Director of Corporate Administration

Schedule “1”


BISHOP RD
PHOENIX ST
KERFOOT RD
MALABAR AVE
SUBJECT PROPERTY
1496-1512
1511
1501
1499
1493
1480
1470
14181
14191
14195
14205
14213
1508
1500
14256
14258
14260
14262
264
1515
1501
14233
14243
14253
14263
14273
14283
14291
14234
14244
14254
14262
14268
14284
14290
14220
14210
14166
1434
1424
14176
14186
14194
14233
14243
14253
14263
1435
1408
4171
4181
14195
203
211
221
Location Map
14234 Malabar Ave
0
20
40
80 Metres
N

THE CORPORATION OF THE

CITY OF WHITE ROCK

BYLAW 2374

A Bylaw to amend the Street and Traffic Bylaw, as amended, to replace Schedule B and Schedule D with a new Schedule B showing Street Classifications and Speed Limits.

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

1. That "Street and Traffic Bylaw 1999, No. 2269" be amended as follows:

   Delete Schedule D and Schedule B and insert a new Schedule B: "Street and Traffic Bylaw Schedule B", attached to and forming part of this bylaw.

2. This Bylaw may be cited for all purposes as the "*Street and Traffic Bylaw, 1999, No. 1529, Amendment No. 7, Bylaw 2021, No. 2374*".

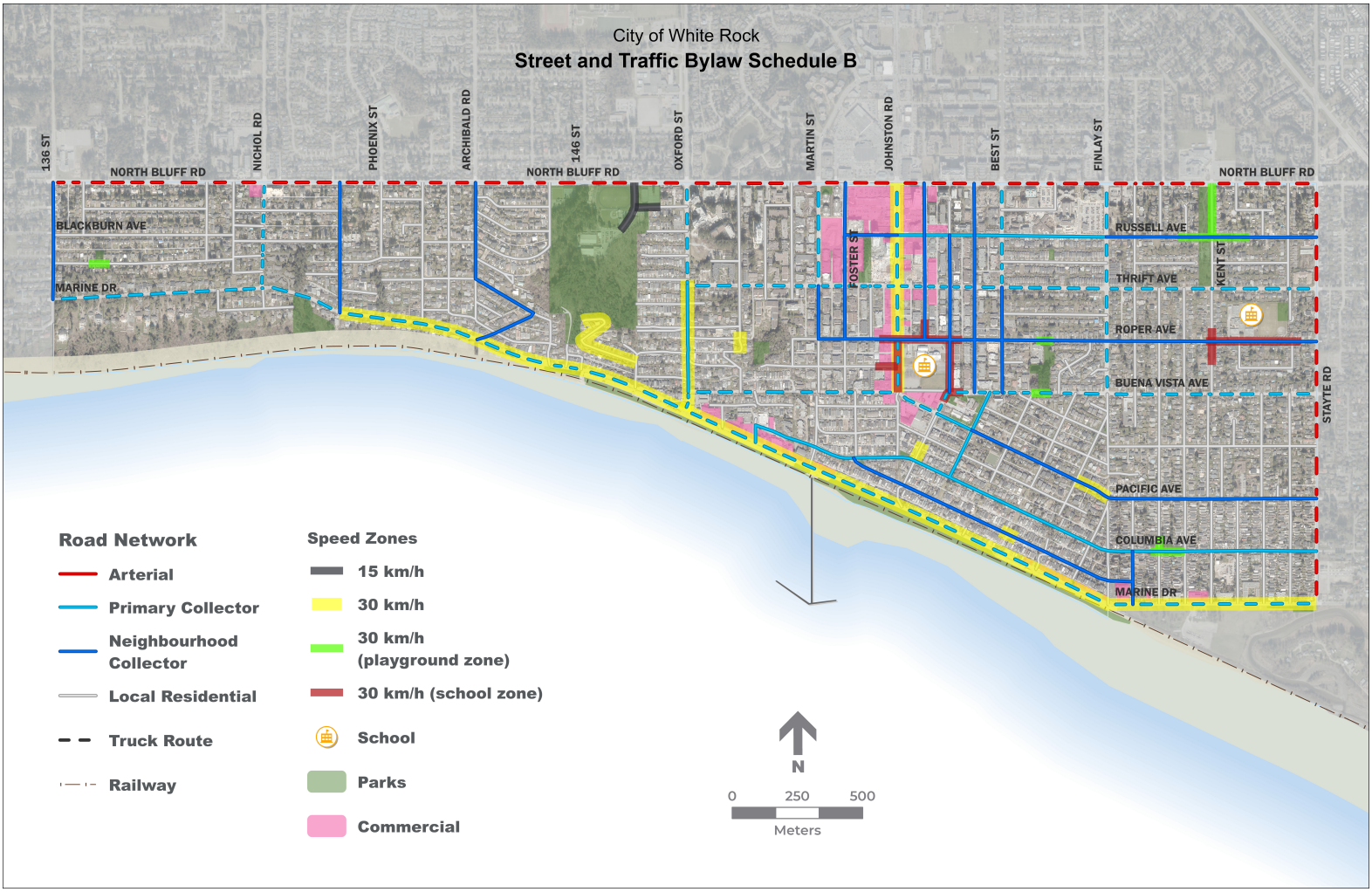
RECEIVED FIRST READING on the	25th	day of	January, 2021
RECEIVED SECOND READING on the	25th	day of	January, 2021
RECEIVED THIRD READING on the	25th	day of	January, 2021
ADOPTED on the	th	day of	,

_____

MAYOR

_____

DIRECTOR OF CORPORATE ADMINISTRATION


City of White Rock
Street and Traffic Bylaw Schedule B
136 ST
NICHOL RD
PHOENIX ST
ARCHIBALD RD
146 ST
OXFORD ST
MARTIN ST
JOHNSTON RD
BEST ST
FINLAY ST
NORTH BLUFF RD
NORTH BLUFF RD
NORTH BLUFF RD
BLACKBURN AVE
MARINE DR
FOSTER ST
RUSSELL AVE
THRIFT AVE
KENT ST
ROPER AVE
BUENA VISTA AVE
STAYTE RD
PACIFIC AVE
COLUMBIA AVE
MARINE DR
Road Network
Arterial
Primary Collector
Neighbourhood Collector
Local Residential
Truck Route
Railway
Speed Zones
15 km/h
30 km/h
30 km/h (playground zone)
30 km/h (school zone)
School
Parks
Commercial
N
0
250
500
Meters

The Corporation of the CITY OF WHITE ROCK BYLAW 2375

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

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

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:

   (1) By adding a subsection "c)" to section 4.1.3 of the Bylaw, with the new subsection being written as follows:

   "c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted at 15053 Marine Drive, in accordance with the following general conditions:

   i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre*; a new *child care centre* shall not be limited by the distance to a *cannabis store*;

   ii) the *cannabis store* must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and

   iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2020, No. 2375".

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

_____
Mayor

_____
Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK

DEVELOPMENT VARIANCE PERMIT NO. 433

1. Development Variance Permit No. 433 is issued to **Two Lock Ventures Inc.** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract 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 8, Plan NWP14057, Section 10, Township 1, New Westminster Land District (1122 Vidal Street)

   PID: 009-887-032

   Lot 9, Plan NWP14057, Section 10, Township 1, New Westminster Land District (1122 Vidal Street)

   PID: 009-887-059

   As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 433 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:

   (a) Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to a "Commercial – restaurant or licensed establishment" within the lands subject to this Permit from 1 parking space per 8 seats to 1 parking spaces per 16 seats.

4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

5. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

6. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the day of , 2021.

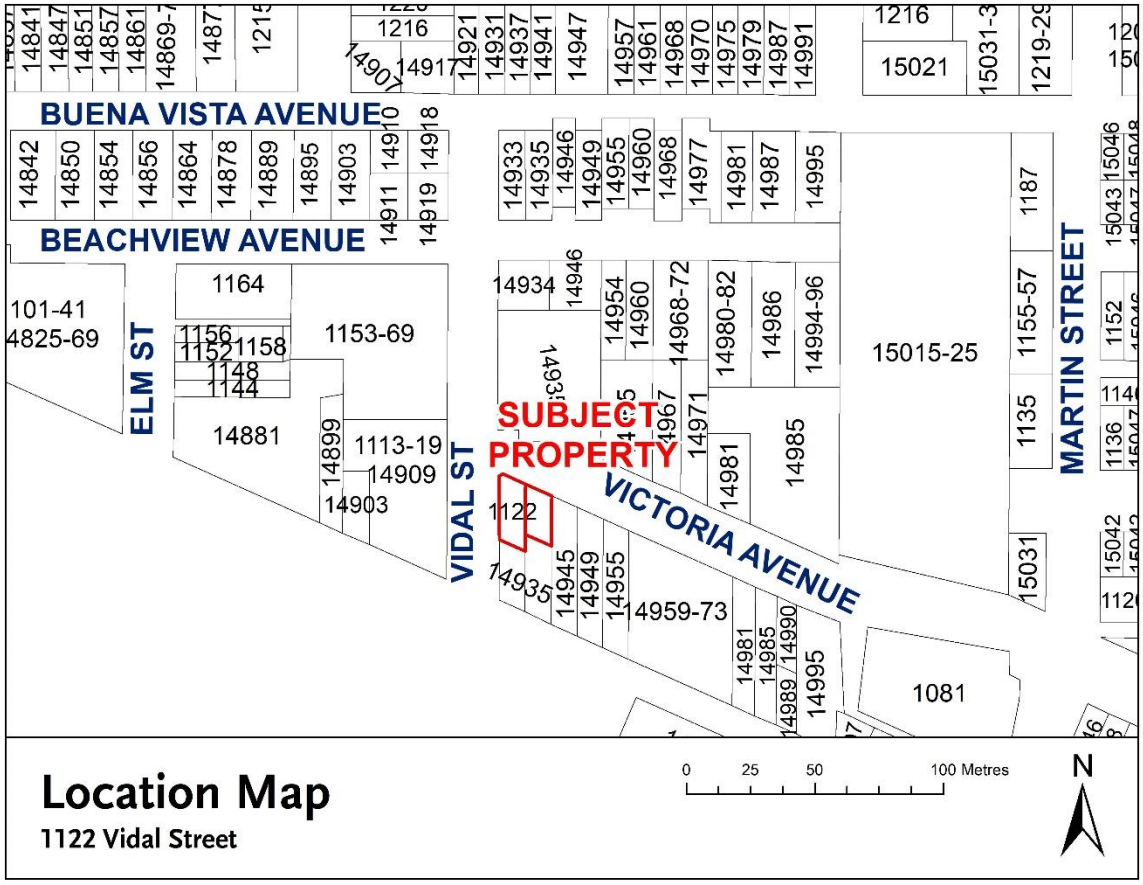
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2021.

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

_____
Mayor – Darryl Walker
Authorized Signatory

_____
Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A
Subject Property Location Map



THE CORPORATION OF THE

CITY OF WHITE ROCK

DEVELOPMENT PERMIT NO. 430

1. This Development Permit No. 430 is issued to P & H Bains Enterprises Inc. as the prospective 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 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP 3787
   PID: 009-606-131
   (14947 Buena Vista Avenue)

   As indicated on Schedule A

2. This Development Permit No. 430 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, 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 "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Mature Neighbourhood 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 "RS-2 One Unit (Small Lot) Residential 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 Architectural (Design) Plans prepared by SU CASA Design (dated January 27, 2021) and the Landscape Plans prepared by Vanderberg Landscapes (dated September 15, 2020) attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

   Schedule B Streetscape Elevations
   Schedule C Site Analysis & Driveway Plan
   Schedule D Lot 1 Site Plan & Elevation Drawings
   Schedule E Lot 2 Site Plan & Elevation Drawings
   Schedule F Landscape 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 submit an estimate for the cost of landscaping, along with securities in the amount of $29,300.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.

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.

10. In the event of any ambiguity or conflict between this permit and a City Bylaw, the terms of the City Bylaw will apply.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2021.

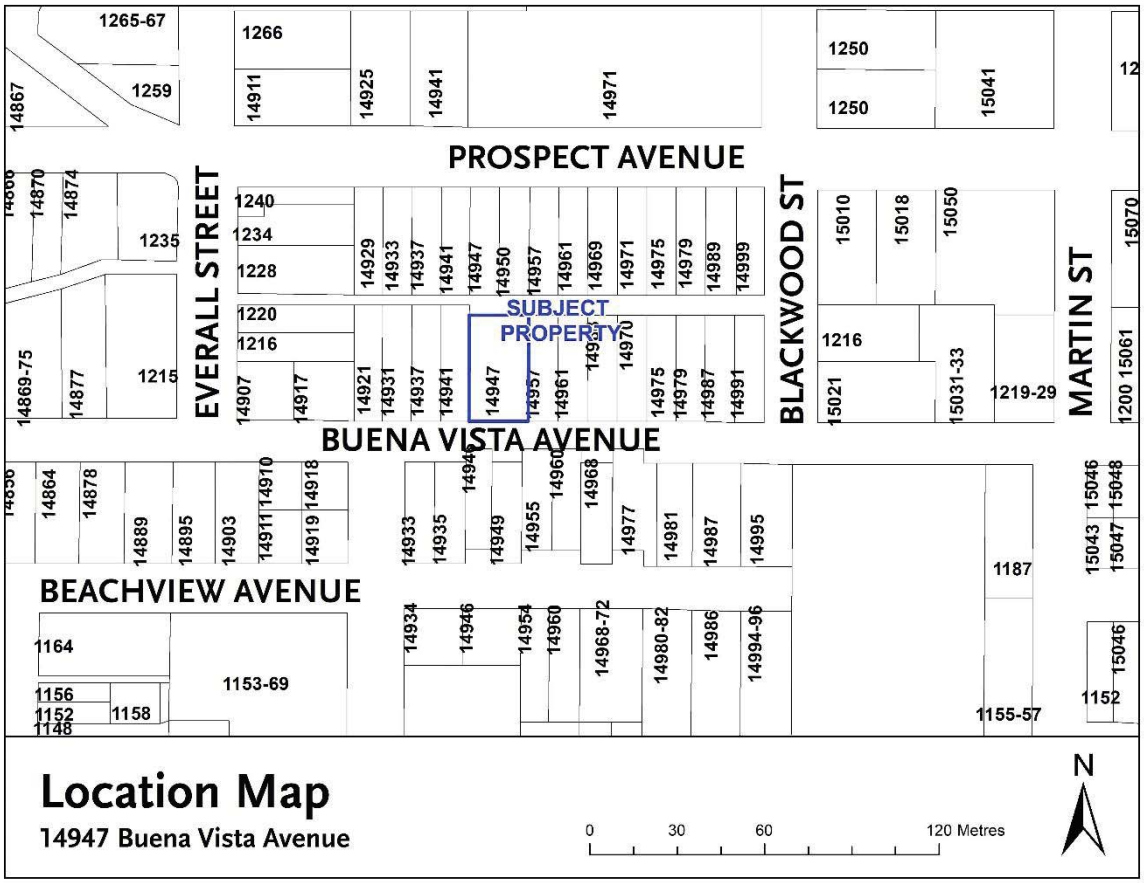
This development permit has been executed at White Rock, British Columbia on the ____ day of _____ 2021.

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

_____
Mayor
Authorized Signatory

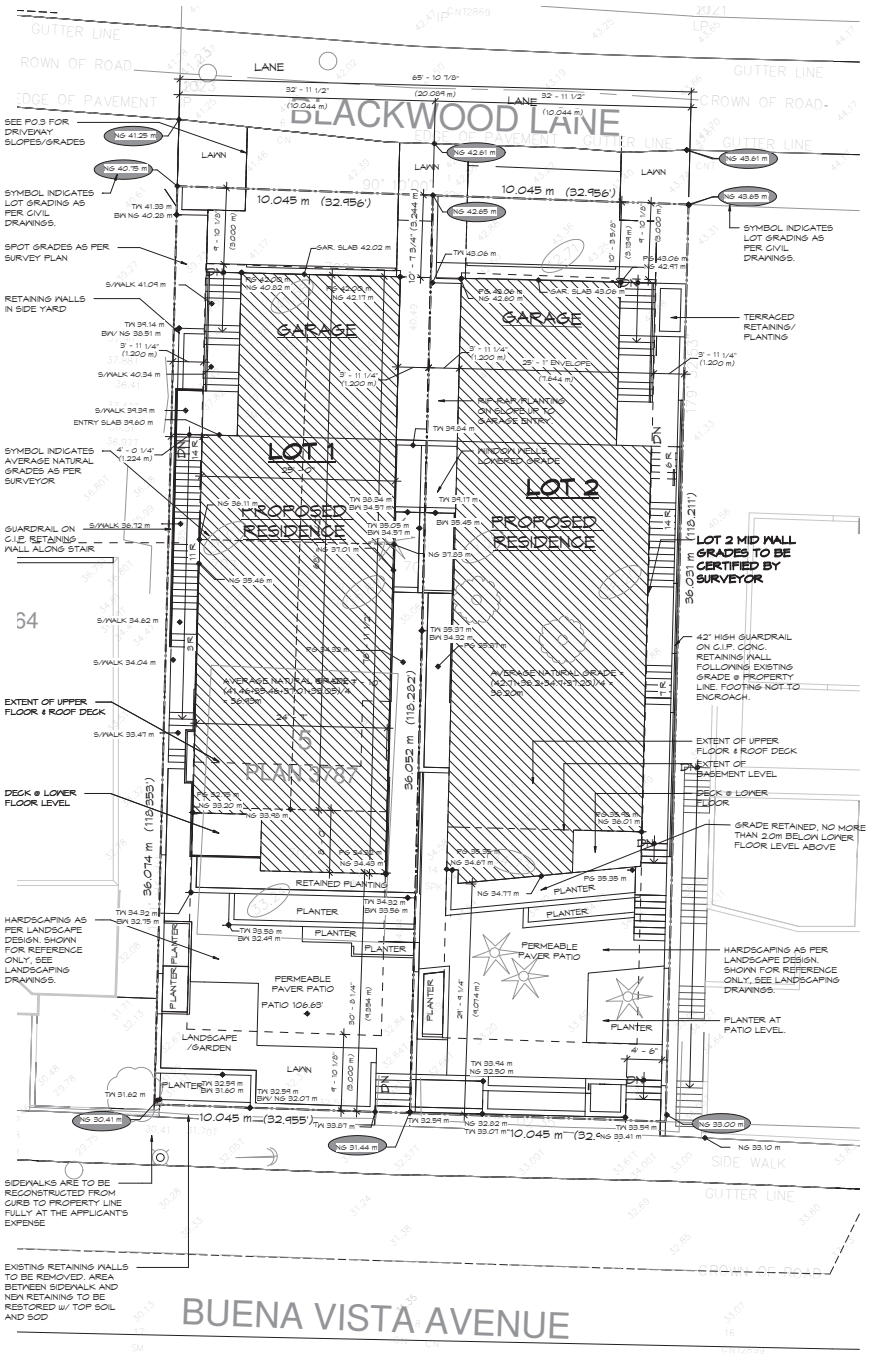
_____
Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



BUENA VISTA STREETSCAPE ELEVATION
1/8" = 1'-0"

STREETSCAPE PERSPECTIVE



LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE, WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 1 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3849.06 SQ. FT. (362.23m2)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 997 SQ. FT.
LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2338.44/3849.06= .60)
PROPOSED: 54.61% (2340 SQ FT.)

BUILDING SETBACKS: PERMITTED

FRONT	3.0M*
REAR	3.0M*
L. SIDE	1.2M
R. SIDE	1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37'
PROPOSED COMBINED YARD = 9.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 7.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.216m EXCEPT AT MUDROOM/GARAGE.
7.698m @ MUDROOM/GARAGE.

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
IN-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

T.O. BSMT SLAB	
BASEMENT AREA	1230 SF
	1230 SF
T.O. LOWER FLOOR	
LOWER FLOOR AREA	1334 SF
BUNKER	430 SF
	1764 SF
T.O. UPPER FLR.	
UPPER FLOOR AREA	993 SF
GARAGE	442 SF
	1434 SF
T.O. ROOF DECK	
ROOF DECK	694 SF
	694 SF
TOTAL FLOOR AREA	5123 SF

LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14947 BUENA VISTA AVE, WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3846.78 SQ. FT. (362.23m2)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.10% = 1820 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1338 SQ. FT.

TOTAL AREA: 2338 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2338.07/3849.06= .60)
PROPOSED: 54.96% (2338 SQ FT.)

BUILDING SETBACKS: PERMITTED

FRONT	3.0M*
REAR	3.0M*
L. SIDE	1.2M
R. SIDE	1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37'
PROPOSED COMBINED YARD = 9.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 7.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.660m

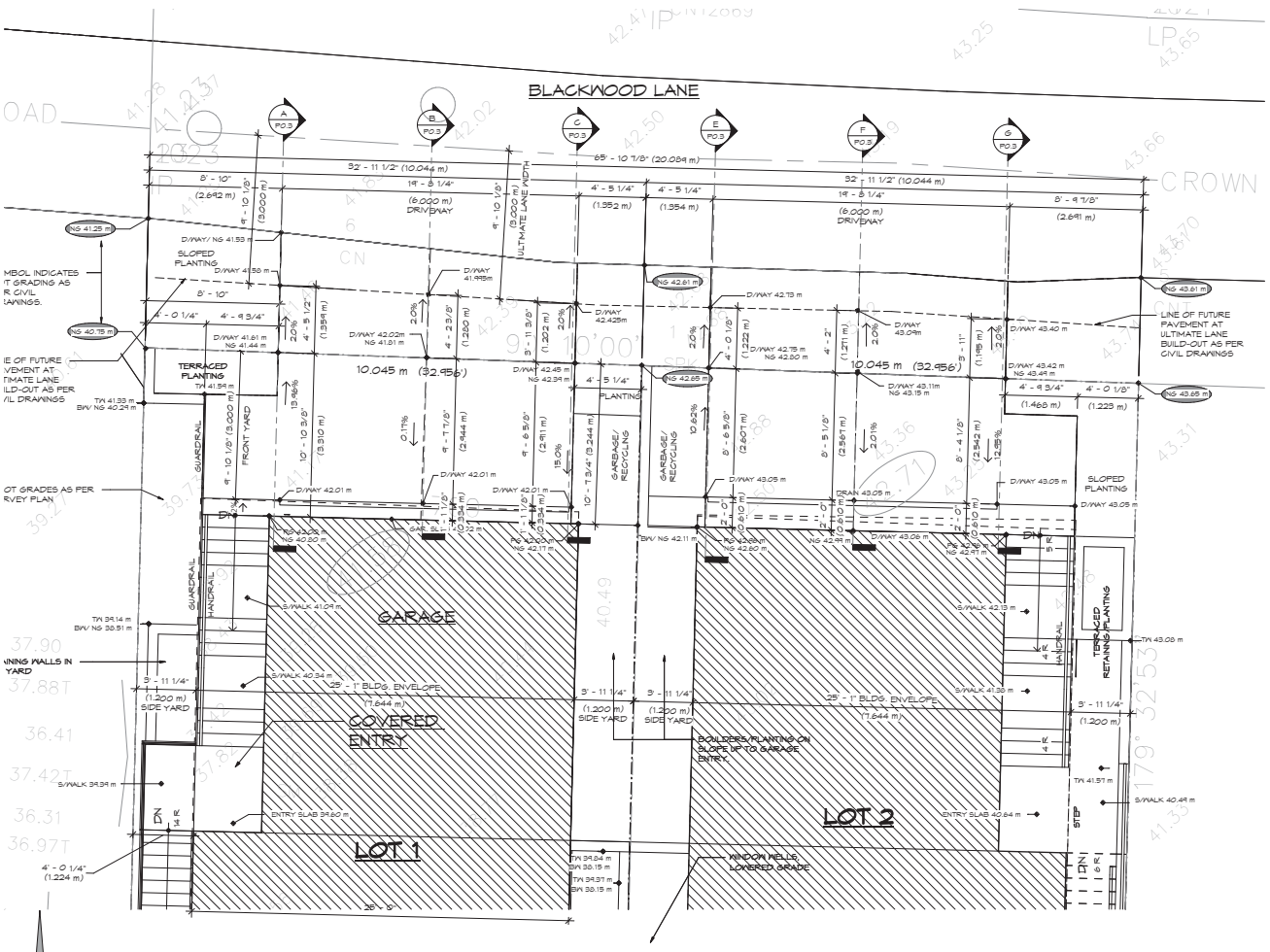
CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

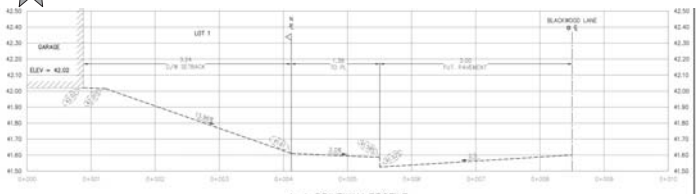
PRINCIPLE HEAT SOURCE:
IN-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

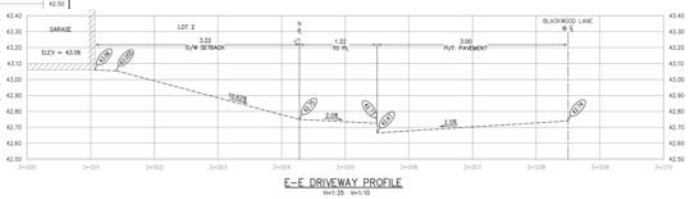
SU CASA DESIGN
PROPOSED SUBDIVISION @ 14947 BUENA VISTA
MONOLITH DESIGN BUILD. LTD.
SITE ANALYSIS P0.1
19058 - LOT 1
2021-01-27 9:41:51 AM



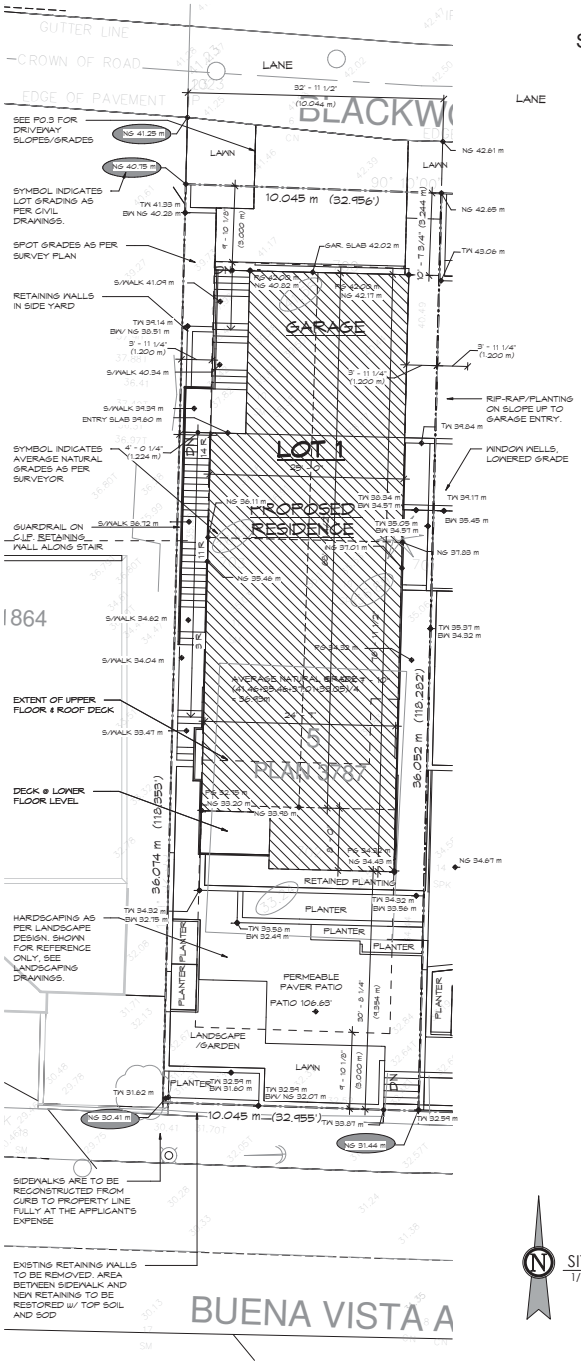
SITE PLAN - ENLARGED @ LANE
1/4" = 1'-0"



LOT 1 DRIVEWAY PROFILES AS PER CIVIL ENGINEER.
SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.



LOT 2 DRIVEWAY PROFILES AS PER CIVIL ENGINEER.
SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS.



SITE PLAN - LOT 1
1/8" = 1'-0"

LOT 1 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 1 OF SUBDIVISION OF 14947 BUENA VISTA AVE, WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 1 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3849.06 SQ. FT. (362.23m2)

LOT COVERAGE:
PERMITTED: 50% = 1924.42 SQ. FT.
PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 997 SQ. FT.
LOWER FLOOR AREA: 1335 SQ. FT.

TOTAL AREA: 2332 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2338.44/3849.06= .60)
PROPOSED: 59.61% (2340 SQ FT.)

BUILDING SETBACKS: PERMITTED

FRONT	3.0M*
REAR	3.0M*
L. SIDE	1.2M
R. SIDE	1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.3'T
PROPOSED COMBINED YARD = 9.954m+3.00m = 12.954m

MAXIMUM HEIGHT: 7.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.276m EXCEPT AT MUDROOM/GARAGE.
7.648m @ MUDROOM/GARAGE.

CLIMATIC DATA:

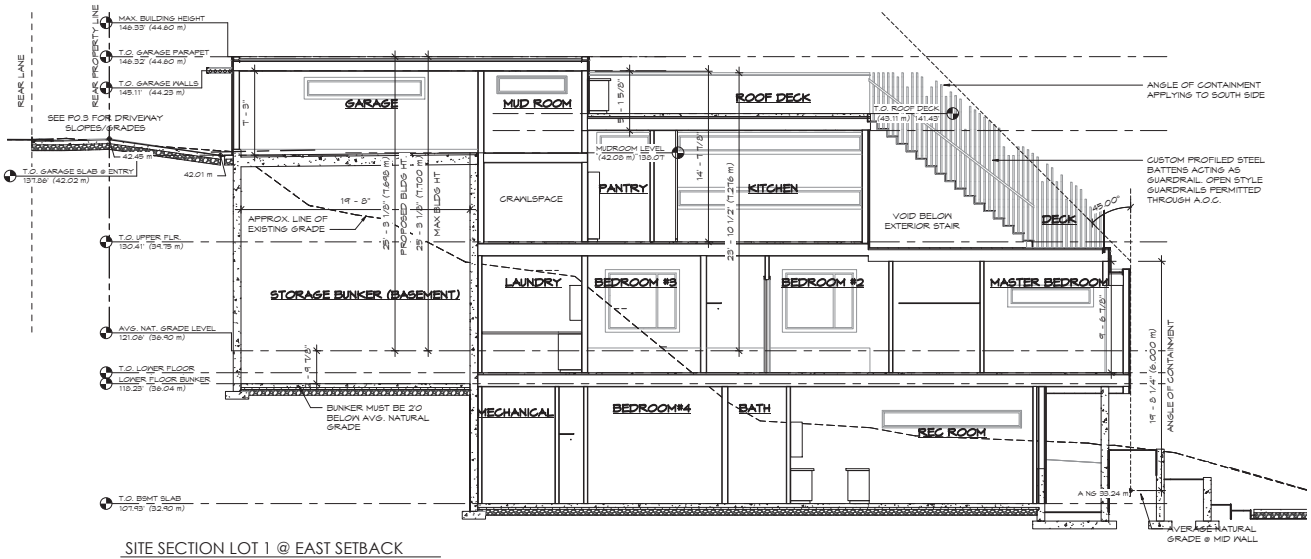
CLIMATE ZONE 4, PRESCRIPTIVE PATH
(WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE:
IN-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

GEODETIC HEIGHTS

MAX. BUILDING HEIGHT	146.33'
T.O. GARAGE PARAPET	146.32'
T.O. GARAGE WALLS	145.11'
T.O. ROOF DECK	141.43'
U/F CLNG	134.91'
MUDROOM LEVEL	138.07'
T.O. GARAGE SLAB @ ENTRY	137.26'
T.O. UPPER FLR.	130.41'
T.O. L/F WALLS	124.24'
AVG. NAT. GRADE LEVEL	121.06'
T.O. LOWER FLOOR	118.11'
LOWER FLOOR BUNKER	118.23'
LOT 2 BSMT	111.35'
T.O. BSMT SLAB	101.93'
LOT 1 M.B.E.	103.35'



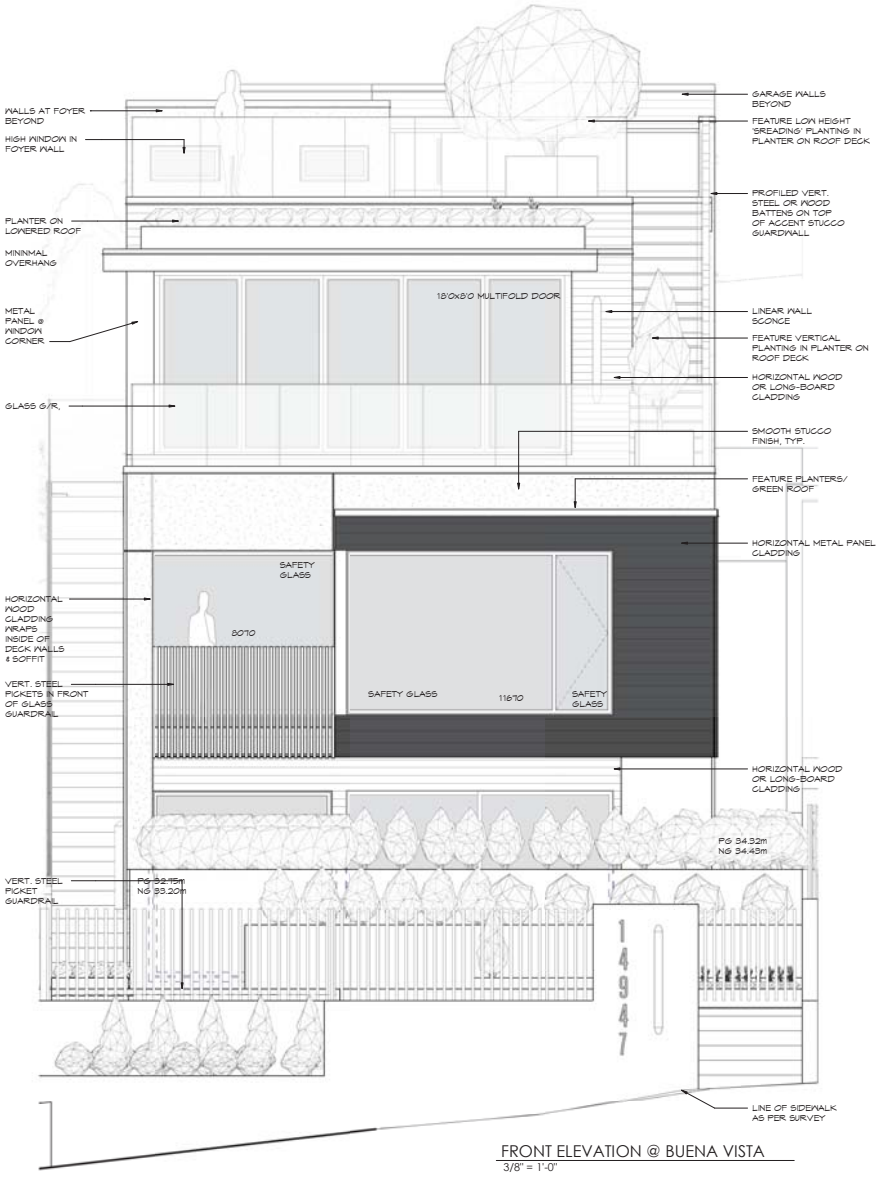
SITE SECTION LOT 1 @ EAST SETBACK
3/16" = 1'-0"

SU CASA DESIGN

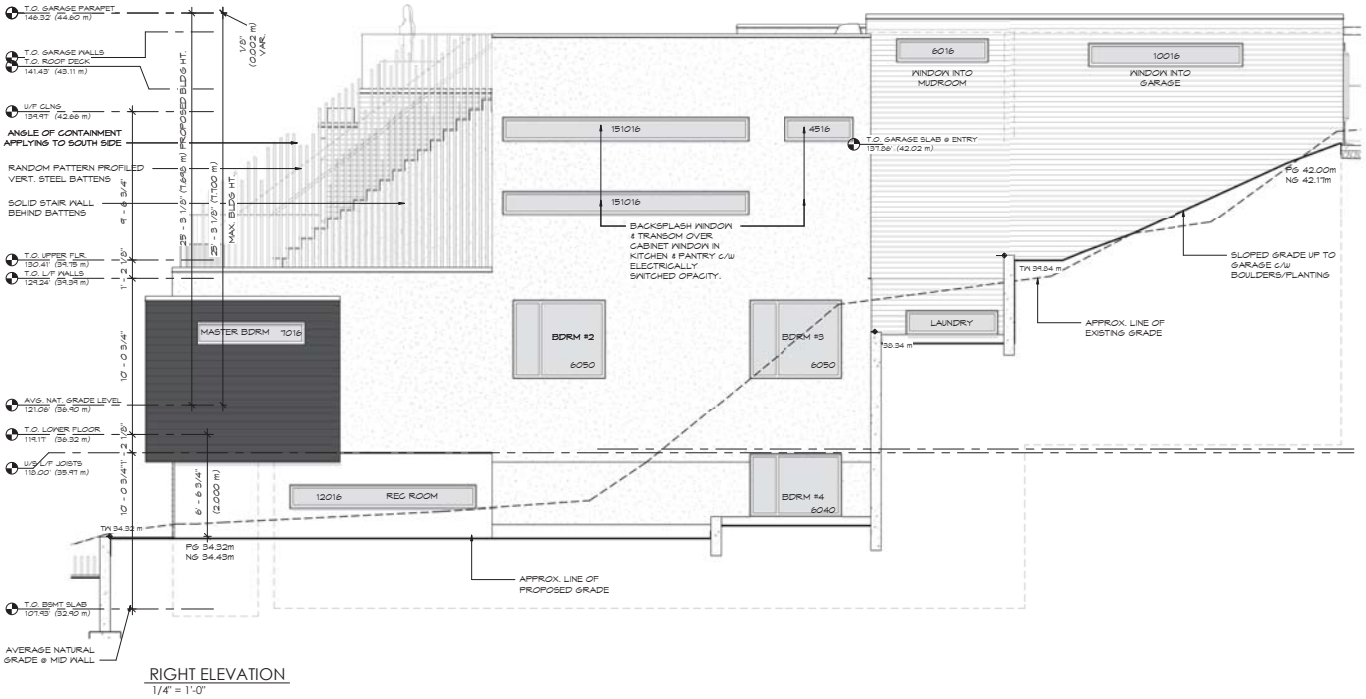
LOT 1 MONOLITH DESIGN BUILD LTD.
SUBDIVISION OF 14947 BUENA VISTA AVE,

SITE PLAN P1.0
19058 - LOT 1

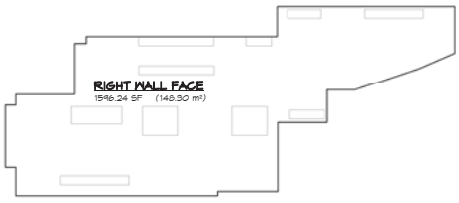
2021-01-27 9:35:26 AM



FRONT ELEVATION @ BUENA VISTA
3/8" = 1'-0"

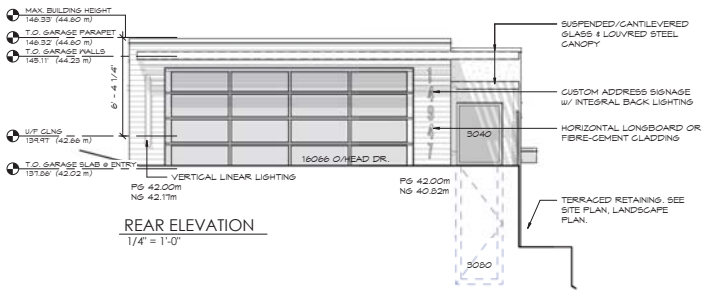


RIGHT ELEVATION
1/4" = 1'-0"



WALL AREA =		1546.24 SF
LIMITING DISTANCE =		1.20m
MAX. UNPROTECTED OPENINGS @ 14.0% =		223.47 SF
(7% DOUBLED FOR SPRINKLERS)		
PROPOSED UNPROTECTED OPENINGS =		182.88 SF

RIGHT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"

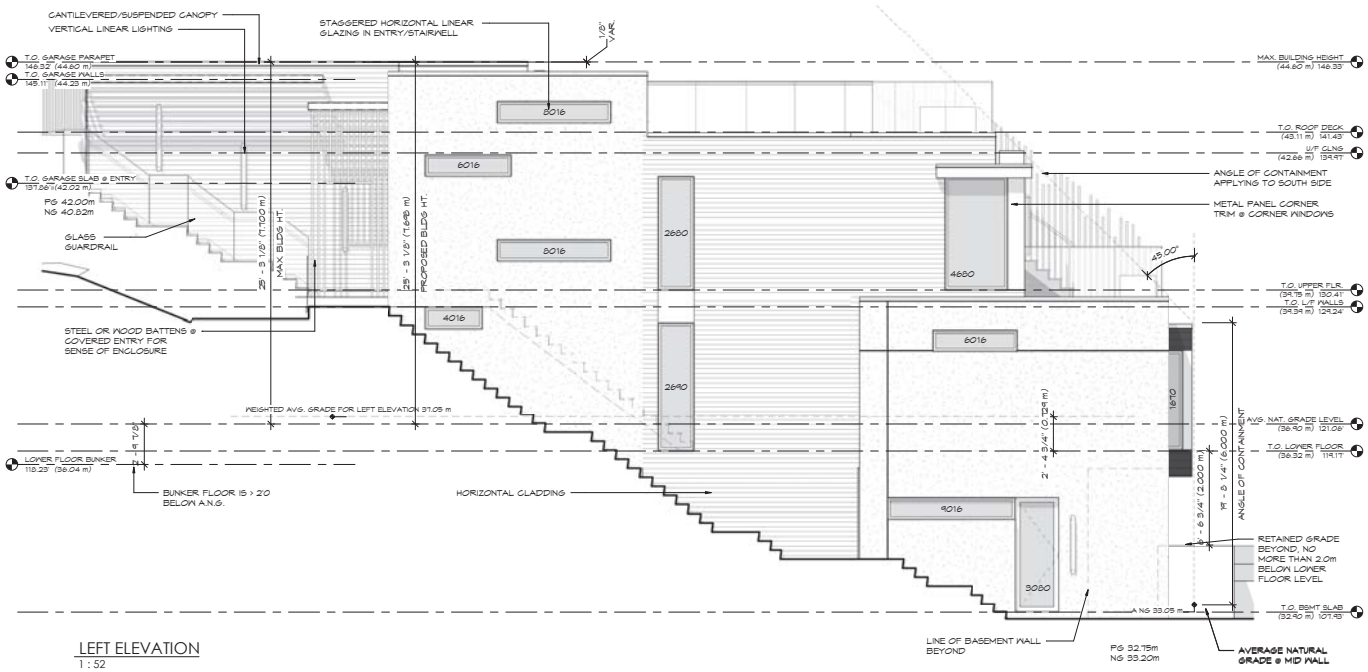


REAR ELEVATION
1/4" = 1'-0"

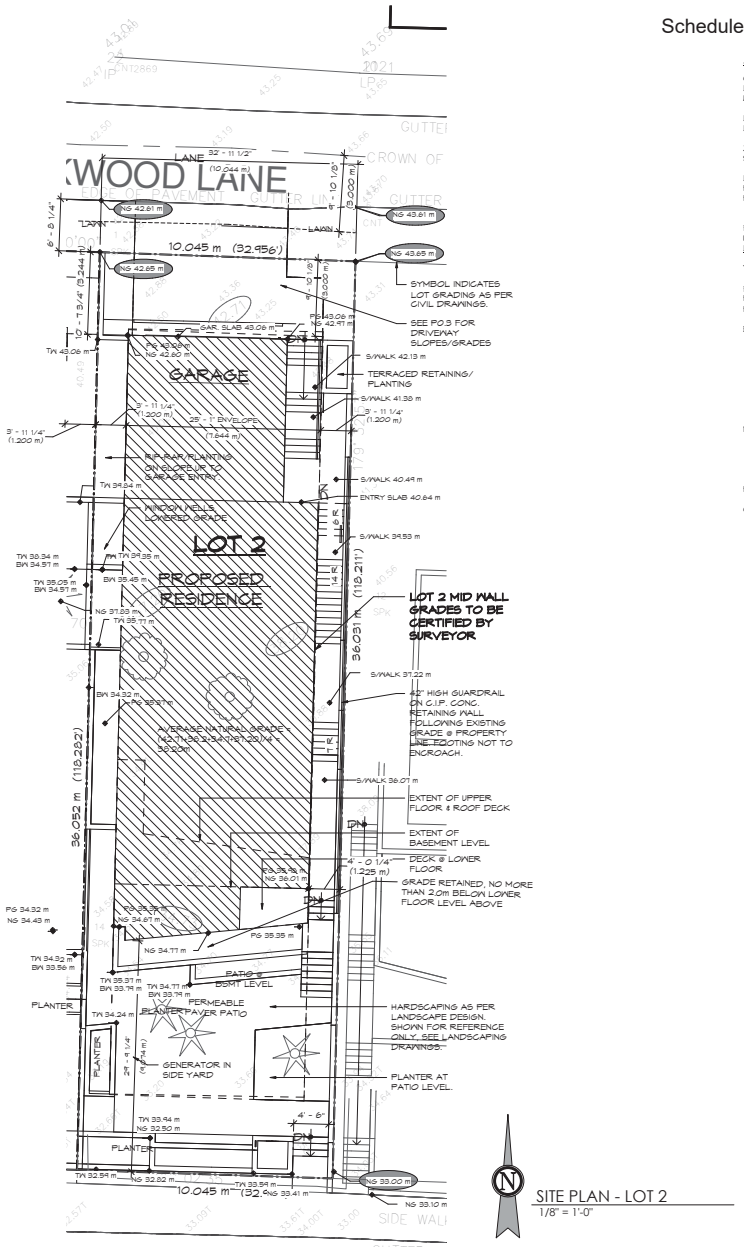
LEFT WALL FACE

1653.17 SF (153.56 m²)		
WALL AREA =		1653.17 SF
LIMITING DISTANCE =	1.2m	
MAX. UNPROTECTED OPENINGS @14% =		231.44 SF
(1.0% DOUBLED FOR SPRINKLERS)		
PROPOSED UNPROTECTED OPENINGS		174.66 SF

LEFT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"



LEFT ELEVATION
1 : 52



SITE PLAN - LOT 2
1/8" = 1'-0"

LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:
LOT 2 OF SUBDIVISION OF 14947 BUENA VISTA AVE, WHITE ROCK BC

LEGAL DESCRIPTION:
LOT 2 OF SUBDIVISION OF

ZONING: RS-2
SITE AREA: 3846.78 SQ. FT. (362.23m2)

LOT COVERAGE:
PERMITTED: 50% = 1964.42 SQ. FT.
PROPOSED: 46.52% = 1814.00 SQ. FT.

FLOOR SPACE RATIO (FSR):
UPPER FLOOR AREA: 1000 SQ. FT.
LOWER FLOOR AREA: 1338 SQ. FT.

TOTAL AREA: 2338 SQ. FT.

FLOOR SPACE RATIO (FSR):
PERMITTED: 60% (2338.07/3849.06= .60)
PROPOSED: 59.96% (2338 SQ FT.)

BUILDING SETBACKS: PERMITTED

FRONT	3.0M*
REAR	3.0M*
L. SIDE	1.2M
R. SIDE	1.2M

*COMBINED FRONT/REAR YARD TO BE NOT LESS THAN 12.0m/39.37'
PROPOSED COMBINED YARD = 9.354m+3.00m = 12.354m

MAXIMUM HEIGHT: 7.7M = 25.26'

ANGLE OF CONTAINMENT APPLIES TO SOUTH ELEVATION OF BUILDING. (45d TO THE VERTICAL COMMENCING 6.0m ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.680m

CLIMATIC DATA:

CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT

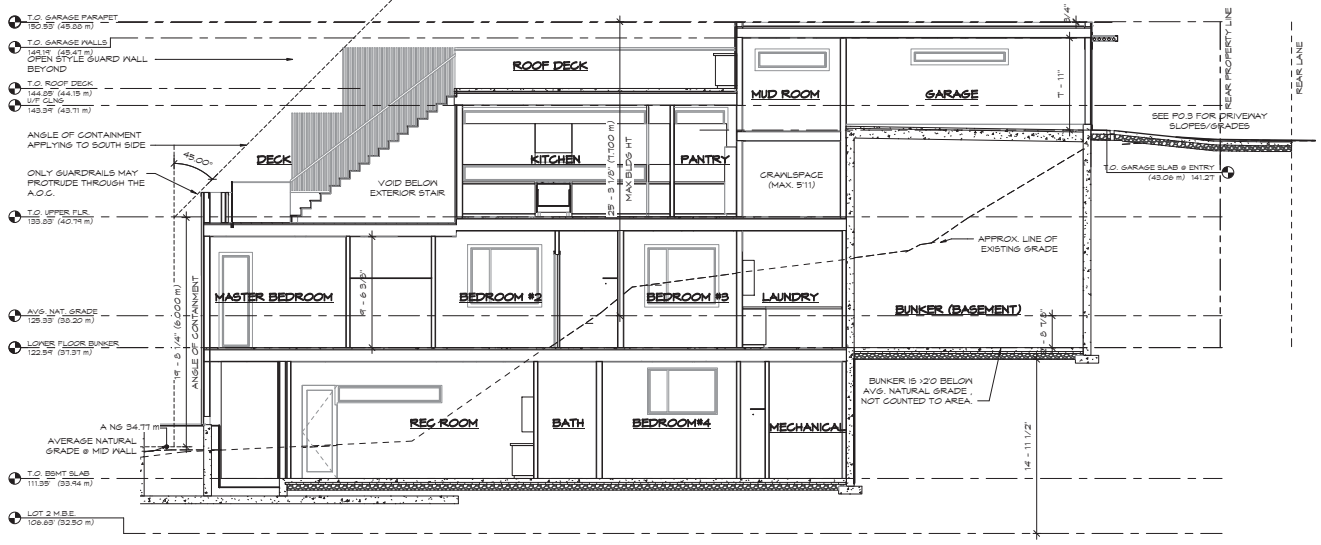
VENTILATION MEETS B.C.B.C. 9.32 & 9.36

FLOOR AREA SUMMARY

T.O. BSMT SLAB	
BASEMENT AREA	1230 SF
	1230 SF
T.O. LOWER FLOOR	
LOWER FLOOR AREA	1337 SF
BUNKER	430 SF
	1768 SF
T.O. UPPER FLR.	
UPPER FLOOR AREA	1000 SF
GARAGE	442 SF
ELEV.	23 SF
STAIRWELL	38 SF
	1504 SF
T.O. ROOF DECK	
ROOF DECK	743 SF
	743 SF
TOTAL FLOOR AREA	5245 SF

GEODETIC HEIGHTS

MAX. BUILDING HEIGHT	150.54'
T.O. GARAGE PARAPET	150.53'
T.O. GARAGE WALLS	149.19'
T.O. ROOF DECK	144.05'
U/F CLNG	143.39'
T.O. GARAGE SLAB @ ENTRY	141.27'
MUDROOM LEVEL	141.19'
T.O. UPPER FLR.	133.85'
T.O. L/F WALLS	132.65'
AVG. NAT. GRADE	125.33'
T.O. LOWER FLOOR	122.54'
LOWER FLOOR BUNKER	122.54'
T.O. BSMT SLAB	111.35'
LOT 2 M.B.E.	106.63'



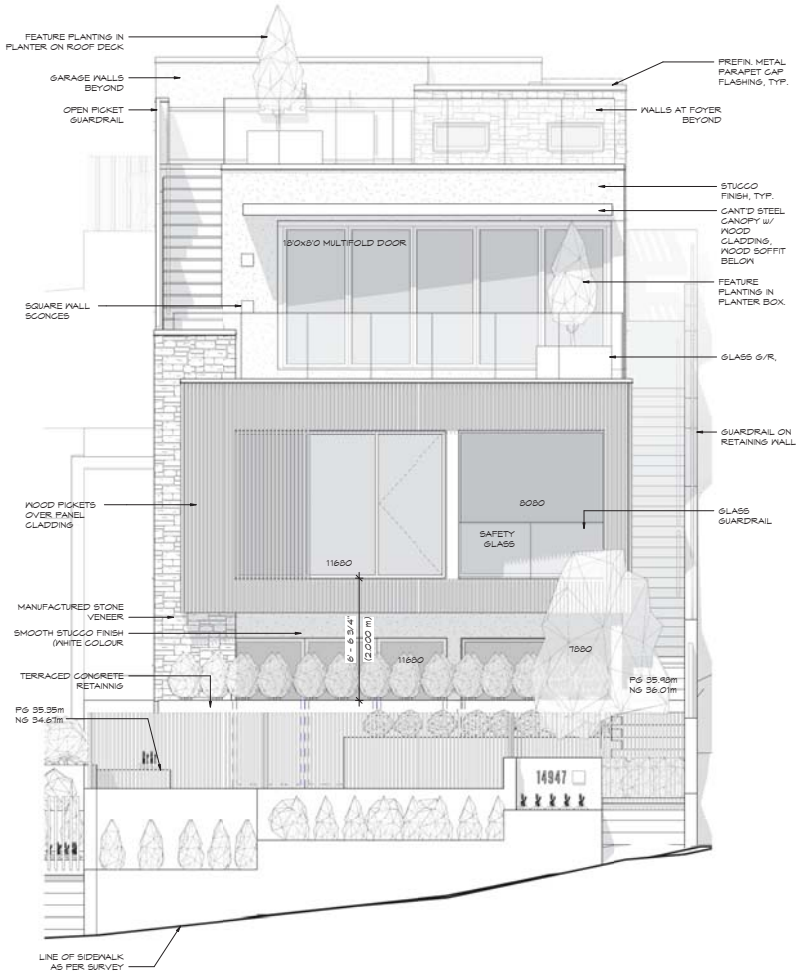
SITE SECTION @ EAST SETBACK
3/16" = 1'-0"

SU CASA DESIGN

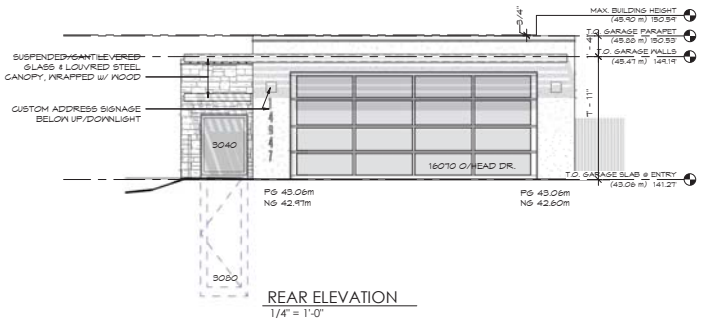
LOT 2 MONOLITH DESIGN BUILD LTD.
SUBDIVISION OF 14947 BUENA VISTA AVE,

LOT 2 SITE PLAN
19058 - LOT 2

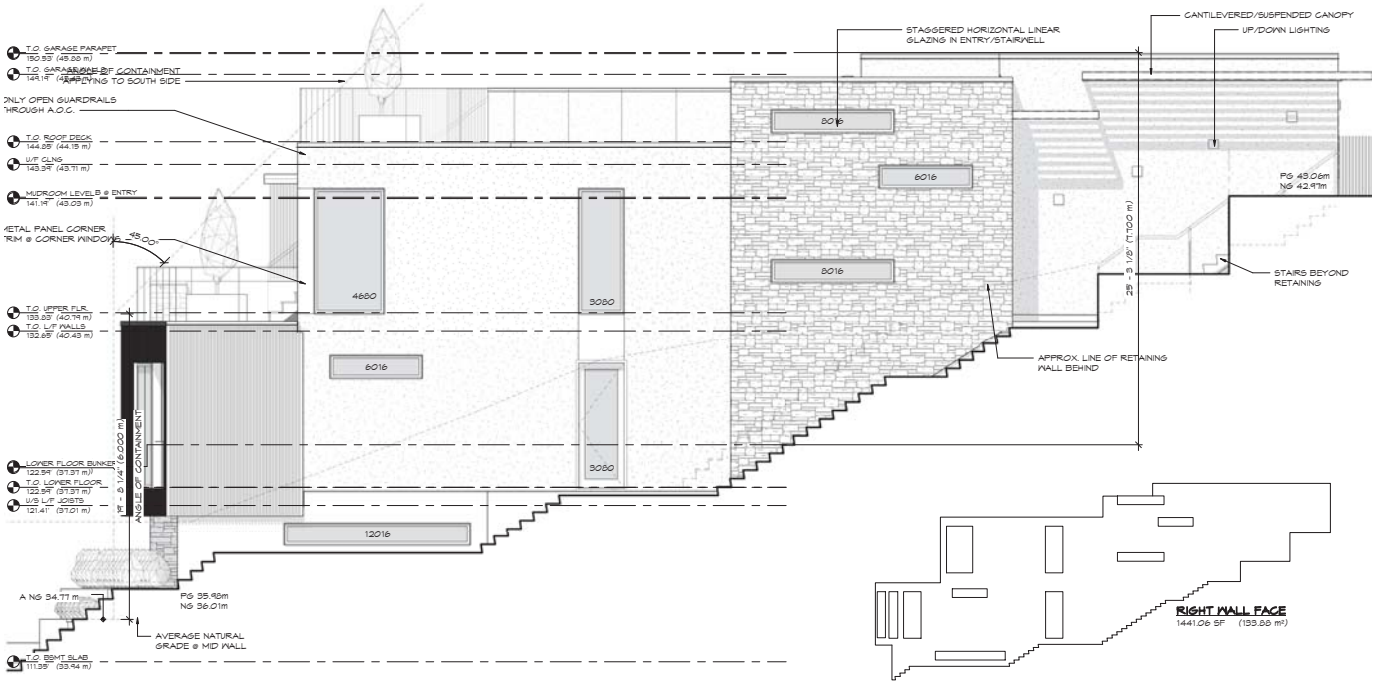
2021-01-27 9:33:21 AM



STREETSCAPE ELEVATION

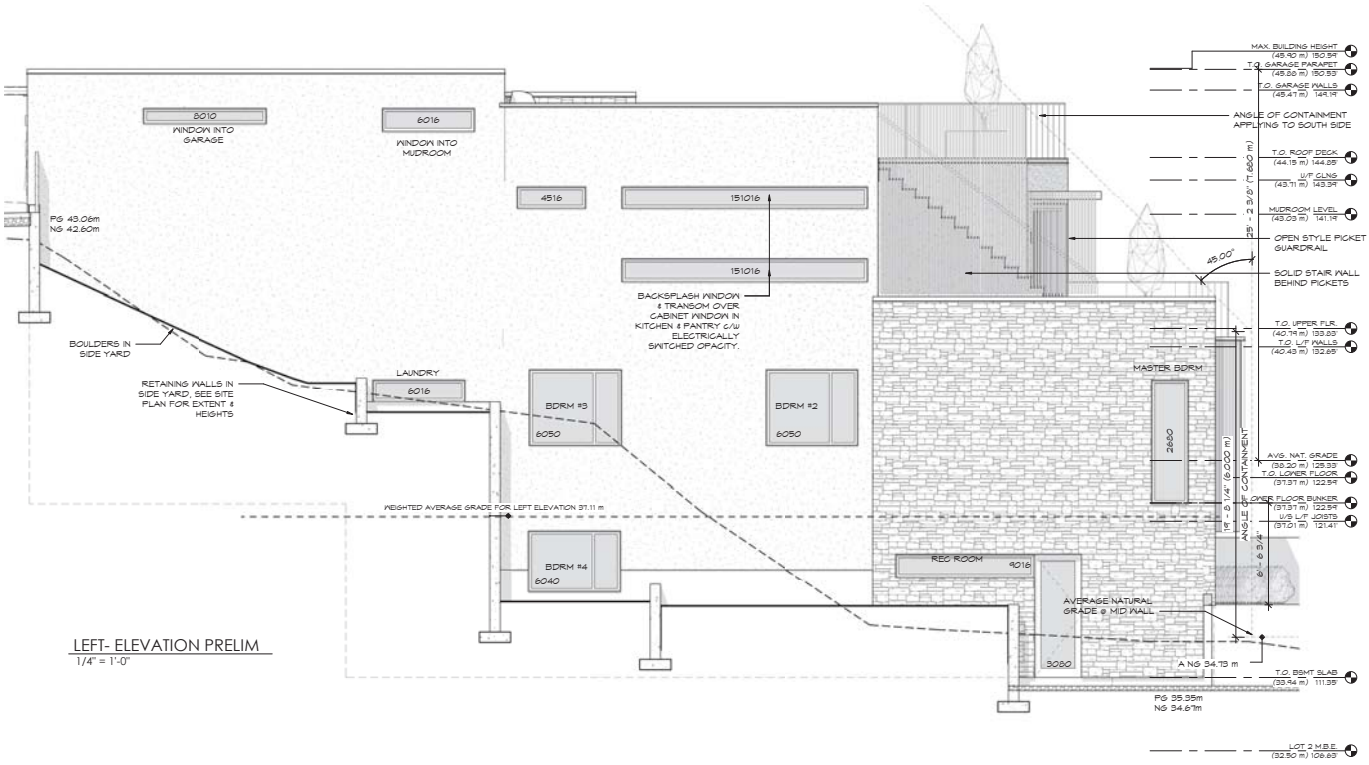


REAR ELEVATION
1/4" = 1'-0"

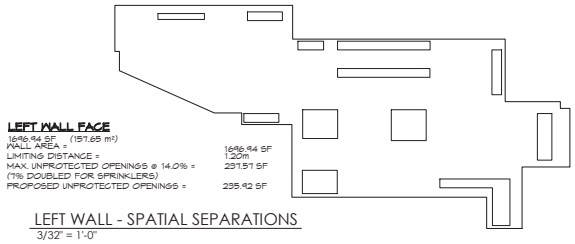


RIGHT ELEVATION
1/4" = 1'-0"

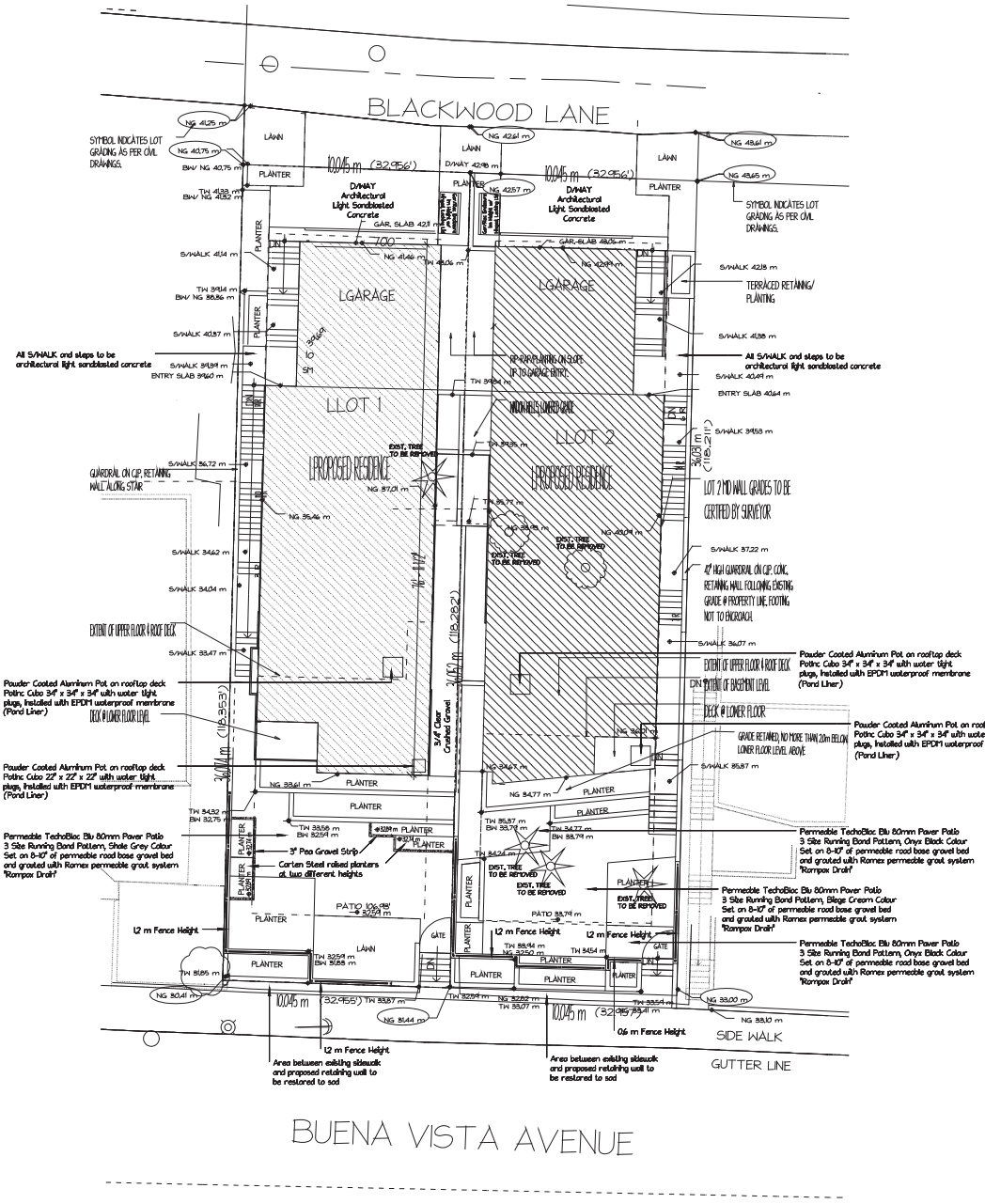
RIGHT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"



LEFT- ELEVATION PRELIM
1/4" = 1'-0"



LEFT WALL - SPATIAL SEPARATIONS
3/32" = 1'-0"



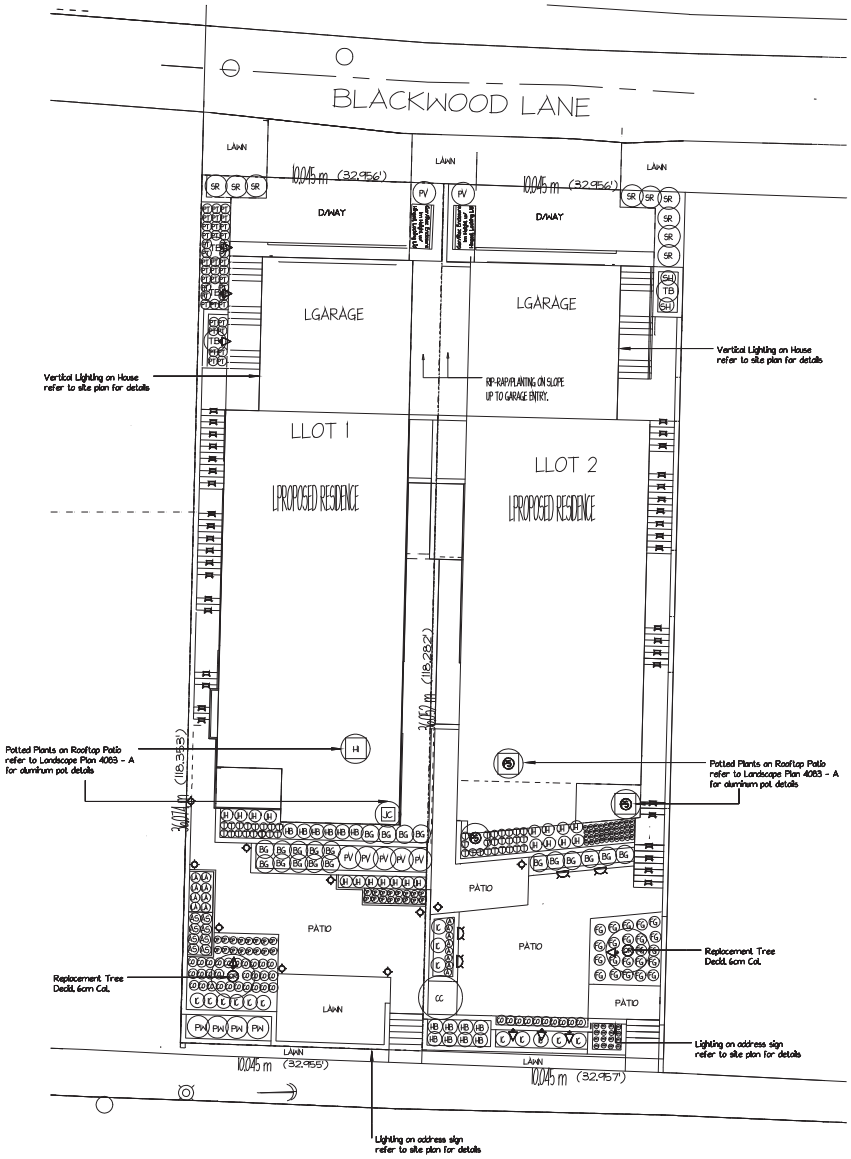
Notes Grades to be verified by contractor on site prior to construction
For further dimensions please refer to site plan
For planting and lighting details please refer to Landscape Plan 4083-B

Subdivision of
14947 Buena Vista Ave
Lot 1 & 2

Landscape Plan

DRAWING NO:	REVISION:
4083-A	2
DRAWN BY: Trent Brown	CHECKED BY: Matt Vanderberg
DATE: Sep 15, 2020	
SCALE: 1/8" = 1'	

VANDENBERG LANDSCAPES
A Change of Scenery.



PLANTING LIST

PLANTS & SHRUBS

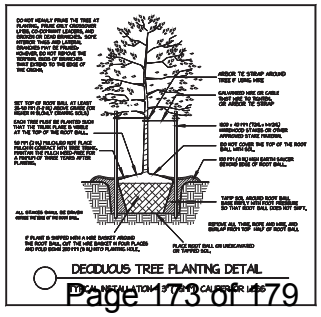
Symbol	Botanical Name	Common Name	Size	Qty.
A	Allium hollandum 'Purple Sensation'	Purple Sensation Allium	1G	8
AS	Artemisia schmidiana 'Silvermound'	Silvermound Artemisia	1G	8
BG	Buxus 'Green Gem'	Green Gem Boxwood	2G	14
CC	Cotinus coggygria 'Ancot' Golden Spirit	Golden Spirit Smoke Bush	5G	1
ED	Carex oshimensis 'Everillo'	Everillo Sedge	1G	38
FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1G	22
HB	Hebe buxifolia	Box Leaf Hebe	2G	14
HI	Hamamelis x intermedia 'All Gold'	All Gold Witch Hazel	10G	1
IC	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3G	14
JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	5G	1
JH	Juniperus horizontalis 'Golden Carpet'	Golden Carpet Juniper	1G	15
LA	Lysimachia aurea	Golden Creeping Jenny	1G	8
OJ	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	1G	56
OJ	Ophiopogon japonicus 'Nigra'	Black Mondo Grass	1G	32
PT	Polystichum tsus-simense	Korean Rock Fern	1G	40
PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	2G	7
PW	Pittosporum tobira 'Wheeler's Dwarf'	Japanese Pittosporum	1G	4
SH	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	1G	2
SR	Sarcococca ruscifolia	Fragrant Sweet Box	3G	9
T	Thymus praecox 'Purple Carpet'	Purple Carpet Creeping Thyme	4"	39
TB	Taxus baccata 'Fastigiata Aurea'	Golden Irish Yew	4'	4

TREES

QR	Quercus robur 'Kindred Spirit'	Kindred Spirit Oak	6 cm Cal.	2
PS	Pinus sylvestris TOPIARY	Topiary Scots Pine	4-5 ft.	3

LIGHTING LEGEND

- Kichler 15782AZT27R, 2700K Louvered mini step light, LED, set in concrete step. Textured Architectural Bronze Color. 12V.
- Kichler 15073AZT, 3200K Louvered brick light, LED, set in concrete wall. Textured Architectural Bronze Color. 12V.
- Kichler 16405530, 3000K All purpose recessed light , LED, set in paver patio. Stainless Steel. 12V.
- Kichler 15874BKT20L24, 3000K Accent spot light , LED, set in garden. Textured Black. 12V.



Notes Grades to be verified by contractor on site prior to construction
For further dimensions please refer to site plan
For proposed grades and paving details, please refer to Landscape Plan 4083 - A
All planting to be in accordance with the most recent addition of the Canadian Landscape Standard

Subdivision of
14947 Buena Vista Ave
Lot 1 & 2

Landscape Plan

DRAWING NO: 4083-B	REVISION: 2
DRAWN BY: Trent Brown	CHECKED BY: Matt Vanderberg
DATE: Sep 15, 2020	
SCALE: 1/8" = 1'	

VANDENBERG LANDSCAPES
A Change of Scenery.

MOMS STOP THE HARM

Moms Stop The Harm Takes Its Message to Municipa

NOVEMBER 24, 2020

In November 2020, Moms Stop the Harm asked municipalities and Indigenous communities across the country for their assistance in ending the overdose crisis and the toll it is taking on our communities. Specifically, we asked them to consider passing a resolution on the overdose crisis (see text below). Among other things, the resolution asks the federal government to declare the overdose crisis to be a national public health emergency and develop a pan-Canadian plan that looks at decriminalization and legal regulation of drugs.

The MSTH municipal initiative, like our petition campaign, is aimed at increasing political pressure on the federal government to take the overdose crisis seriously. Unfortunately, it has not done so to date.

If you'd like to help with phase two of this initiative - following up with municipalities- please let us know.

And it is still not too late to collect signatures for petitions to the House of Commons. You can get more information about how to go about this on our **Petition for Urgent Action on the Overdose Crisis** page.

Municipalities that have already passed the resolution and forwarded it to the federal minister of health Patty Hajdu are: (up to date January 28th, 2021)

- **Daniel's Harbour, NFL.,**
- **Halton Hills (Town), ON.,**
- **Cobourg, ON.,**
- **Creighton, SK.,**
- **Squamish, BC.,**
- **Kamloops, BC.,**
- **Salmo, BC.,**
- **Colombier, QC.,**
- **Saint-Valerien, QC..**
- **Saint Joseph de Coleraine, QC.,**

- **Saint-Emelie-De-L'Energie, QC.,**
- **Thessalon, QC.,**
- **Victoria, BC.**

More detailed information is available here:

Here is a copy of our letter:

Petition to Municipalities on the Overdose Crisis

Whereas the opioid crisis is one of the largest public health emergencies of our lifetime, with a death on average about every two hours and a death toll of over 16,360 since 2016 (January 2016 to March 2020).

Whereas other countries have significantly reduced drug-related fatalities with reforms such as legal regulation of illicit drugs to ensure safe supply and decriminalization for personal use.

Whereas the federal government has indicated it is premature to discuss these measures until there are comprehensive supports for people to get well.

Whereas supports are needed, but measures that save lives are essential if people are to survive and access supports.

Whereas the Canadian Association of Chiefs of Police has stated that they agree the evidence suggests "decriminalization for simple possession as an effective way to reduce the public health and public safety harms associated with substance use", causing the government to indicate that it is now "deliberating" over decriminalization.

Whereas the overdose crisis rages, showing few signs of abating.

Be it resolved that the Government of Canada declare the overdose crisis a national public health emergency so that it is taken seriously and funded appropriately.

Be it also resolved that the Government of Canada immediately seek input from the people most affected by this crisis and meet with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan, which includes comprehensive supports and full consideration of reforms that other countries have used to significantly reduce drug-related fatalities and stigma, such as legal regulation of illicit drugs to ensure safe supply of pharmaceutical alternatives to toxic street drugs, and decriminalization for personal use.

MAILING INFORMATION

Please send your resolution to Patty Hajdu, Minister of Health, Health Canada, Address Locator 0900C2, Ottawa, Ontario, K1A 0K9

Please send a copy of your resolution to:

1) Moms Stop the Harm at info@momsstoptheharm.com or 5-6038 Willow Street, Vancouver, British Columbia, V5Z 3S6

2) Your local member of Parliament (MP). You can get your MP's contact information information by calling 1-800-463-6868 or going to https://www.ourcommons.ca/en

1 LIKES SHARE

Petition for Urgent Action on the Overdose Crisis

NOVEMBER 09, 2020

Time to send a message to the Federal Government

In the upcoming months, Moms Stop The Harm members and allies will intensify our work towards ending overdose deaths and injuries by urging the Government of Canada to take action and to do things differently.

Specifically, we will ask the Government of Canada to declare the overdose crisis a national public health emergency and:

- **Immediately collaborate with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan.**

- **Ensure that any plan considers reforms that other countries have used, such as legal regulation of drugs to ensure safe supply, decriminalization for personal use, and changes to flawed drug policy and policing.**
- **Ensure this emergency is taken seriously with adequately funded programming and supports.**

Especially during the COVID-19 pandemic, the overdose crisis is one of the most devastating public health emergencies our country has faced in a century. And it is time for the federal government to do more.

MSTH has developed a new tool to help our members and supporters to increase political pressure on the federal government to do more:

A paper Petition and Sample Letter to Your Member of Parliament (MP): Petitions are a good way to show we have support. Government representatives will not be able to help but notice when our petition is read in the House of Commons day after day. MPs will be forced, in a small way, to bear witness to the overdose crisis and hopefully respond with new and improved measures. We also hope the petition will nudge MPs to take informed positions on drug policy issues in the upcoming election.

While paper petitions may seem old school, they have more strengths than parliamentary online petitions. Online petitions can only be signed for a short period of time and are presented by one MP. Paper petitions can be presented by many MPs and signed until there is an election.

How you can help:

Step one: Download and print the Petition. Please get family, friends and allies to sign our petition. You'll need a minimum of 25 signatures (Note: A couple of extra signatures always helps in case someone has not properly completed the petition).

Step two: Send the signed MSTH petition(s), along with a Covering Letter, to your MP, or another MP if you prefer. Copy, paste and customize the letter. You can get your MP's contact information by calling 1-800-463-6868 or going to https://www.ourcommons.ca/en. Remember a) mail to MPs is postage free and b) MPs are there to help you with matters like this. It's their job.

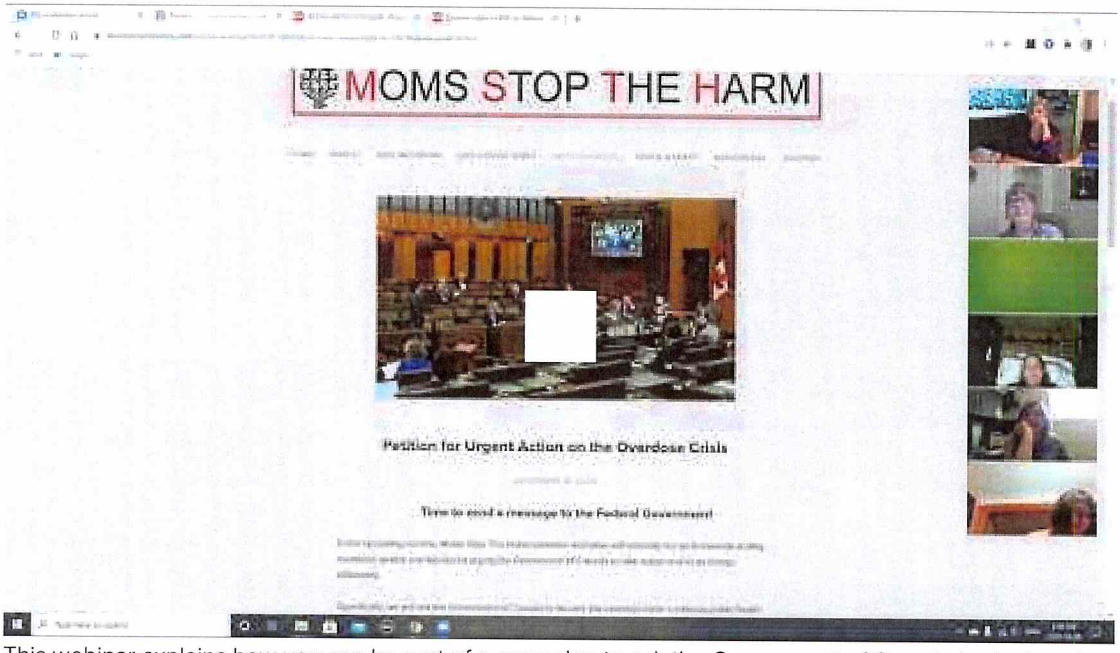
Step three: Call your MP in a couple of weeks if you haven't heard anything and ask if she or he will be presenting your petition in the House of Commons. What is said in the House of Commons is documented in the Hansard Index, which will allow us to track the progress our our petitions. Please let us know if your MP is reluctant to do so, as we can help you find an MP who supports our cause. You can reach us at info [at] momsstoptheharm.com.

We have also added a video link here and included the video below to help you with instructions for gathering signatures and on how to submit the paper petition.

MSTH greatly appreciates your help with the petitions in order to bring the overdose crisis closer to the forefront of the government's agenda, where it belongs.

Lives depend on it!

For updates on the status of petitions presented in the house check here.



This webinar explains how you can be part of a campaign to ask the Government of Canada to declare the overdose crisis a national public health emergency. The webinar explains how downloading a petition, collecting signatures and sending the signed petitions to your MP can easily be accomplished and make a big difference. Specifically we ask the the the federal government immediately collaborate with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan. Ensure that any plan considers reforms that other countries have used, such as legal regulation of drugs to ensure safe supply, decriminalization for personal use, and changes to flawed drug policy and policing. Ensure this emergency is taken seriously with adequately funded programming and supports. Especially during the COVID-19 pandemic, the overdose crisis is one of the most devastating public health emergencies our country has faced in a century. And it is time for the federal government to do more.

♥ 1 LIKES < SHARE

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