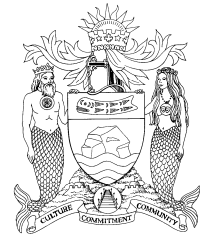


***Live Streaming/Telecast:** Please note that Standing Committees, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca



Click on the item to
take you to the related
document.

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

April 3, 2019

A **REGULAR MEETING** of CITY COUNCIL will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, APRIL 8, 2019** to begin at **7:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. **CALL MEETING TO ORDER**
2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its regular meeting scheduled for April 8, 2019 as circulated.

3. **ADOPTION OF MINUTES**
 - March 11, 2019 Regular Council meeting; and
 - March 13, 2019 Special Council meeting.

Page 8
Page 12

RECOMMENDATION

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

- a) March 11, 2019 Regular Council meeting; and
- b) March 13, 2019 Special Council meeting.

Note: *the March 11, 2019 Public Hearing Minutes for Bylaws 2289 and 2290 were placed "On Table" and considered / adopted at the March 13, 2019 Special Council meeting.*

4. **QUESTION AND ANSWER PERIOD**

Question and Answer Period is an opportunity for the public to ask questions and make comments. In accordance with the City bylaw:

 - Question and Answer Period will be timed to not exceed 15 minutes. If there are a number of speakers Council may wish to extend this time, by a vote, for a further 15 minutes to do this just prior to the conclusion of the regular Council meeting.
 - Each speaker will be given two (2) minutes and one (1) opportunity to speak
 - There is a sign in sheet for anyone who wants to speak during this time you are asked to print your name and City of residence. You will be called in the same order that the names appear on the speakers' list.
 - Speakers are asked to begin by stating their name and city of residence

- This information will be included in the minutes along with a summary list of questions, comment topics and answers given and this information will further be placed on the City’s website
- There are to be no questions or comments on a matter that will be the subject of a public hearing (during the time between the public hearing and final consideration of the bylaw).

A summary list of all questions, comment topics, and answers provided will be available on the [City’s website under the Government tab.](#)

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

5.1.1 SHARON GREGSON, COALITION OF CHILD CARE ADVOCATES OF BC: BC’S “\$10ADAY” CHILDCARE PLAN

Page 22

S. Gregson, Coalition of Child Care Advocates of BC, to appear as a delegation to request the Council’s support to add City of White Rock to the list of the 50 other local governments in the BC supporting the “\$10aDay” plan.

5.1.2 SERRU RELUNASUN, 100 CONSULTING: AFFORDABLE HOUSING / VOLUNTEER FACILITATION

S. Relunasun, 100 Consulting, to appear as a delegation to speak in regard to affordable housing and volunteer facilitation.

5.1.3 STEVE DOWSLEY, RESPONSIBLE CANNABIS RETAIL

S. Dowsley, to appear as a delegation to speak in regard to responsible cannabis retail.

5.1.4 ERNIE KLASSEN AND LOUISE MCKNIGHT, WHITE ROCK PRIDE SOCIETY

E. Klassen and Louise McKnight of the White Rock Pride Society to appear as a delegation to request the City’s support and inquire on the completion of rainbow crosswalk.

***Note:** Following a delegation at the May 28, 2018 meeting Council adopted the following resolution in regard to a rainbow crosswalk:*

THAT Council approves and directs staff to install a rainbow crosswalk at the Five Corners location.

5.1.5 ROEL COERT TELECOM DEVELOPMENT IMPACTS ON WHITE ROCK

R. Coert, to appear as a delegation regarding telecom development and the impacts on White Rock.

5.2 PETITIONS

None

6. PRESENTATIONS AND CORPORATE REPORTS

6.1 PRESENTATIONS

6.1a STEPHEN CROZIER, NEW WESTMINSTER & DISTRICT LABOUR COUNCIL

S. Crozier, President of the New Westminster & District Labour Council to provide a PowerPoint presentation regarding 2019 Day of Mourning (Nationally recognized on April 28).

Note: The City will be hosting a Day of Mourning event on Friday, April 26th at 11:00 am at City Hall.

6.2 CORPORATE REPORTS

6.2.1 CONTRACT AWARD FOR WHITE ROCK PIER REPAIRS

Corporate report dated April 8, 2019 from the Director of Engineering and Municipal Operations titled “Contract Award for White Rock Pier Repairs”. **Page 26**

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Engineering and Municipal Operations, titled “Contract Award for White Rock Pier Repairs;” and
2. Approve the award of the White Rock Pier Reconstruction Marine Construction Contract to PPM Civil Constructors, ULC. in the amount of \$3,079,740.00 (excluding GST).

6.2.2 2019 BUSKING PROGRAM ADDITIONAL LOCATION

Page 31

Corporate report dated April 8, 2019 from the Director of Recreation and Culture titled “2019 Busking Program Additional Location”.

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Recreation and Culture, titled “2019 Busking Program Additional Location;” and
2. Direct staff to add the Memorial Park location to the White Rock Busking Program.

6.2.3 RELEASE OF SUPERCEDED AMENITY RESTRICTIVE COVENANT FOR 1456 JOHNSTON ROAD (ZON/MJP 17-016)

Page 42

Corporate report dated April 8, 2019 from the Director of Planning and Development Services titled “Release of Superceded Amenity Restrictive Covenant for 1456 Johnston Road (ZON/MJP 17-016)”.

RECOMMENDATION

THAT Council authorize staff to release the section 219 Covenant registered under number CA1625754 and related priority agreements for the property located at 1456 Johnston Road.

6.2.4 CITY PROPERTY AT 15463 BUENA VISTA AVENUE

Corporate report dated April 8, 2019 from the Director of Corporate Administration titled “City Property at 15463 Buena Vista Avenue”. **Page 44**

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Corporate Administration, titled “City Property at 15463 Buena Vista Avenue;” and
2. Provide direction to staff regarding the future use of this property.

7. MINUTES AND RECOMMENDATIONS OF COMMITTEES

7.1 STANDING AND SELECT COMMITTEE MINUTES

- Land Use and Planning Committee – March 11, 2019 **Page 47**
- Finance and Audit Committee – March 11, 2019 **Page 50**
- Finance and Audit Committee – March 13, 2019 (Public Comments) **Page 52**
- Sea Festival Committee – March 7, 2019 **Page 59**
- Parking Task Force – March 14, 2019 **Page 65**

RECOMMENDATION

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

- a) Land Use and Planning Committee – March 11, 2019;
- b) Finance and Audit Committee – March 11, 2019;
- c) Finance and Audit Committee – March 13, 2019 (Public Comments);
- d) Sea Festival Committee – March 7, 2019; and
- e) Parking Task Force – March 14, 2019.

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

None

8. BYLAWS AND PERMITS

8.1 BYLAWS

8.1.1 BYLAW 2291 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 – 1541/1551 CHESTNUT STREET) BYLAW, 2019, NO. 2291 **Page 71**

Bylaw 2291 proposes to rezone 1541 and 1551 Chestnut Street from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to allow the subdivision of the two (2) properties into three (3) new lots

Note: This item was presented at the Land Use and Planning Committee meeting held earlier this evening.

RECOMMENDATION #1

THAT Council gives first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291”.

RECOMMENDATION #2

THAT Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291*”.

RECOMMENDATION #3

THAT Council direct staff to resolve the following issues prior to final adoption:

- a. 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
- b. Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

8.2 PERMITS

None

9. CORRESPONDENCE

9.1 CORRESPONDENCE - RECEIVED FOR INFORMATION

***Note:** Further action on any of 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.*

- 9.1.1** Letter dated March 18, 2019 from the Office of the Ombudsperson (Ombudsperson) to inform of their Quarterly Report: October 1 – December 31, 2018. There have been no files opened with the Ombudsperson during this time. **Page 73**

- 9.1.2** Correspondence dated March 27, 2019 with a request that the City of White Rock support the City of Port Moody’s resolution regarding Greenhouse Gas Limits for New Buildings that will be considered at Lower Mainland Local Government Association conference May 8 – 10, 2019 and the Union of British Columbia Municipalities conference September 23 – 27, 2019. **Page 76**

- 9.1.3** Correspondence dated March 25, 2019 from Kathy Thornton, Semiahmoo Rotarian requesting support by the City of White Rock for the SASSY Awards. The SASSY Awards are a local rotary awards program for youth aged 15 – 21 living, studying or working in Surrey or White Rock. **Page 88**

***Note:** The City of White Rock has supported this effort in the past (in 2018 - \$500 from the communications budget / in 2013- \$1,000 from Grants In Aid was contributed). There is a deadline to participate of April 12, 2019 (the Grants In Aid process would be too late to meet the deadline in 2019).*

- 9.1.4** Correspondence dated April 1, 2019 from Fraser Health to inform they will be conducting the *My Health My Community* (MHMC) survey in the City of White Rock starting summer 2019. For the 2019 MHMC survey, they are offering communities the opportunity to identify up to five (5), unique, community-specific survey questions that could be customized to fit White Rock’s needs, goals and interests. The deadline to submit these questions is **May 10, 2019**.

***Note:** Council may wish to consider this information and put forward some specific questions or following consideration ask staff to place the item again on the April 29th agenda for further discussion.*

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10. MAYOR AND COUNCILLOR REPORTS

10.1 MAYOR’S REPORT

Mayor Walker requested the following information to be noted in a public meeting: The Members of Council that will comprise the 2019 Grants In Aid Committee (Standing Committee of Council) will be as follows:

- Councillor Fathers (Chairperson)
- Councillor Chesney; and
- Councillor Manning.

10.2 COUNCILLORS REPORTS

10.2.1 METRO VANCOUVER BOARD IN BRIEF

Board In Brief – March 29, 2019

Page 100

RECOMMENDATION

THAT Council receive for information the March 29, 2019 Metro Vancouver Board In Brief as circulated.

11. MOTIONS AND NOTICES OF MOTION

11.1 MOTIONS

- 11.1.1** Deputy Mayor Kristjanson provided the following motion for consideration at the April 8, 2019 regular Council meeting:

Page 112

THAT Council direct staff to prepare a business case to determine if White Rock should continue to use their current water supply or receive water from Metro Vancouver by joining the Greater Vancouver Water District.

***Note:** The original business case is attached for information purposes*

- 11.1.2** Deputy Mayor Kristjanson provided the following motion for consideration at the April 8, 2019 regular Council meeting:

THAT Council direct staff to bring forward a corporate report regarding “renoviction”, outlining the City’s current bylaws and policies in this area and reviewing the City of Port Coquitlam’s Bylaw No 4116 ensuring the City of White Rock’s bylaws are protecting their residents in the same or similar manner.

11.2 NOTICES OF MOTION

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

13. OTHER BUSINESS

14. CONCLUSION OF THE APRIL 8, 2019 REGULAR COUNCIL MEETING

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

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
C. Johannsen, Director of Planning and Development Services
C. Issak, Manager of Planning
S. Lam, Deputy Corporate Officer

Press: 1
Public: 76 (approximately)

1. **CALL MEETING TO ORDER**
The meeting was called to order at 7:00 p.m.

2. **ADOPTION OF AGENDA**

2019-099 **It was MOVED and SECONDED**
THAT the Corporation of the City of White Rock Council adopts the agenda for its regular meeting scheduled for March 11, 2019 including an “On Table item under Section 7.2 Policy 160 Marine Drive Terms of Reference.

CARRIED

3. **ADOPTION OF MINUTES**

a) February 25, 2019

2019-100 **It was MOVED and SECONDED**
THAT the Corporation of the City of White Rock Council adopts the following meeting minutes as circulated:

a) February 25, 2019

CARRIED

4. **QUESTION AND ANSWER PERIOD**

Question and Answer Period is an opportunity for the public to ask questions and make comments.

A summary list of all questions, comment topics, and answers provided will be available on the [City’s website under the Government tab.](#)

4.1 CHAIRPERSON CALLS FOR SPEAKERS TO QUESTION AND ANSWER PERIOD

- G. Wolgemuth, White Rock, How much has the City of White Rock paid in legal fees in regard to the file pertaining to Section 463?

This answer was not available at the meeting and would be noted through the City's Freedom of Information and Protection of Privacy process / and placed on the website once complete.

4.2 MEETING POSTPONED (ADJOURNED)

The regular meeting was postponed at 7:09 p.m. in order to consider the Public Hearings regarding proposed Bylaws 2289 and 2290 (1300 Block and 1310 Johnston Road).

It was noted that the regular Council meeting will reconvene directly following the adjournment or conclusion of the scheduled public hearings at City Hall Council Chambers later the same evening.

2019-101

It was MOVED and SECONDED

THAT Council:

- 1) Postpones the March 11, 2019 regular Council meeting at this time until the adjournment or conclusion of the public hearing for Bylaws 2289 and 2290; and
- 2) Directs that directly following the regular Council meeting will be reconvened in the City's Council Chambers.

CARRIED

4.3 MEETING RECONVENES

The regular meeting was reconvened at 10:48 p.m. with all noted Council and staff members in attendance.

5. DELEGATIONS AND PETITIONS

5.1 DELEGATIONS

5.1.1 SHARON GREGSON, COALITION OF CHILD CARE ADVOCATES OF BC: BC'S "\$10ADAY" CHILDCARE PLAN

S. Gregson, Coalition of Child Care Advocates of BC, to appear as a delegation to request the Council's support to add City of White Rock to the list of the 50 other local governments in the BC supporting the "\$10aDay" plan.

Due to meeting length, the delegation was no longer available, will attend next Council meeting.

5.1.2 **SERRU RELUNASUN, 100 CONSULTING: AFFORDABLE HOUSING / VOLUNTEER FACILITATION**

S. Relunasun, 100 Consulting, to appear as a delegation to speak in regard to affordable housing and volunteer facilitation.

Due to meeting length, the delegation was no longer available, will attend a future Council meeting.

5.1.3 **ROWLAND KELLY: SECONDARY SUITES / DUPLEXES AND THE OCP**

R. Kelly, appeared as a delegation to request that Council amend the City's Official Community Plan to permit secondary suites in duplexes.

Mr. Kelly noted he purchased his home with a suite and a secondary suite service fee being was being charged on his taxes and paid so it was thought the suite was legal by the City standards.

2019-102 **It was MOVED and SECONDED**

THAT Council refers the information for a corporate report from staff regarding the information from R. Kelly who appeared as a delegation to request that Council amend the City's Official Community Plan to permit secondary suites within duplexes.

CARRIED

5.2 **PETITIONS**

None

6. **PRESENTATIONS AND CORPORATE REPORTS**

6.1 **PRESENTATIONS**

6.1a **CAROLYN LATZEN: ECONOMIC DEVELOPMENT**

C. Latzen, provided a PowerPoint presentation regarding ways Council can support the City's Economic Development Plan.

Due to meeting length, the delegation was no longer available, will attend next Council meeting.

6.1b **LINA HALWANI MAJOR PROJECT LEAD AND PAM RYAN, LUCENT QUAY CONSULTING INC: GEORGE MASSEY CROSSING PROJECT**

L. Halwani, Major Project Lead and P. Ryan, President of Lucent Quay Consulting Inc, provided a presentation regarding the George Massey Tunnel project.

2019-103 **It was MOVED and SECONDED**

THAT Council receives the information provided by L. Halwani, Major Project Lead in regard to the George Massey Crossing Project.

CARRIED

MEETING ADJOURNED TO MARCH 13, 2019

2019-104

It was MOVED and SECONDED

THAT Council adjourns the March 11, 2019 regular Council meeting and calls a Special Council meeting for all outstanding items from the March 11, 2019 agenda to be held Wednesday, March 13, 2019 at 5:00 pm at City Hall in the City Hall Council Chambers.

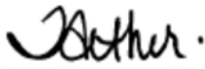
CARRIED

7.

CONCLUSION OF THE MARCH 11, 2019 REGULAR COUNCIL MEETING

The Chairperson declared the meeting adjourned as noted in motion 2019-104 at 11:14 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

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

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
C. Johannsen, Director of Planning and Development Services
J. Johnstone, Director of Human Resources
S. Kurylo, Director of Financial Services
P. Lemire, Fire Chief
E. Stepura, Director of Recreation and Culture
C. Zota, Manager of Information Technology
S. Lam, Deputy Corporate Officer

Press: 0
Public: 13 (approximately)

1. **CALL MEETING TO ORDER**
The meeting was called to order at 5:01 p.m.

2. **ADOPTION OF AGENDA**

2019-105 **It was MOVED and SECONDED**
THAT the Corporation of the City of White Rock Council adopts the agenda for its special meeting scheduled for March 13, 2019 with the addition of the March 11, 2019 public hearing minutes regarding Bylaws 2289 and 2290.

CARRIED

3. **DELEGATIONS**

3.1 **DELEGATIONS**

3.1.1 **SERRU RELUNASUN, 100 CONSULTING: AFFORDABLE HOUSING / VOLUNTEER FACILITATION**

This item will be considered at a future Council meeting.

4. **PRESENTATIONS AND CORPORATE REPORTS**

4.1 **PRESENTATIONS**

4.1a **CAROLYN LATZEN: ECONOMIC DEVELOPMENT**

C. Latzen, provided a PowerPoint presentation that highlighted ways Council could support the City's Economic Development Plan.

The presentation spoke to strategic points outlined in the City's 2009 Economic Development Strategic Plan, and encouraged the implementation of an Economic Development Officer.

Discussion ensued and the following comments were provided in response to questions of Council:

- An Economic Development Officer would work in tandem with existing organizations, such as the Business Improvement Association and the South Surrey White Rock Chamber of Commerce
- The City prioritized the actions summarized in the 2009 report, and many have been completed to date
- Conducting regular business reviews could assist in ensuring timelines are met. It was suggested that 12-24 months could be a reasonable timeframe for such a project
- A consultant could be retained to drive forward an economic development timeline and plan
- Once activities become self-sustainable, the need for an Economic Development Officer could be re-evaluated.

2019-106

It was MOVED and SECONDED

THAT Council receives the information provided within the presentation from C. Latzen, regarding Economic Development, be received for information.

CARRIED

5. **CORPORATE REPORTS**

5.1.1 **CITY HALL**

Corporate report dated March 11, 2019 from the Chief Administrative Officer titled "City Hall".

The Chief Administrative Officer summarized the corporate report and staff provided the following comments in response to questions of Council:

- The City retained a consultant to draft a needs assessment of City Hall in 2011. Staff will look into seeing if this review could be updated to today's scenario
- It would be appropriate to use Community Amenity Contributions for this project
- The City's Community Centre at 15154 Russell Avenue is an air space parcel (strata owned)
- City Hall operations will need to continue during renovations, and so relocation of staff is part of the consideration when determining how to move forward with the project
- City should hold their land, noting that it is invaluable to the City. The City can lease land if they wish, but not recommended to sell

2019-107

It was MOVED and SECONDED

THAT Council:

1. Receives for information the corporate report dated March 11, 2019, from the Chief Administrative Officer, titled “City Hall”; and
2. Directs staff to prepare a business analysis, as described within the corporate report.

CARRIED

5.1.2

UPDATED OCP REVIEW SCOPE AND PROCESS

Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “Updated OCP Review Scope and Process”.

In response to questions of Council, staff advised that they remain in communication with the City of Surrey to ensure both municipalities are kept updated with what is taking place in the Semiahmoo Town Centre.

2019-108

It was MOVED and SECONDED

THAT Council:

1. Receives for information the corporate report dated March 11, 2019, from the Director of Planning & Development Services, titled “Updated OCP Review and Process;”
2. Endorses the proposed updated scope and process for the OCP Review, as described in this corporate report; and
3. Authorizes an additional \$50,000 in funding to conduct the Town Centre Review component of the OCP Review.

CARRIED

MEETING POSTPONED / ADJOURNED

The regular Council meeting adjourned to the Finance and Audit Committee (6:01 p.m.).

MEETING RECONVENED

The regular Council meeting reconvened at 9:09 p.m. with all noted Council members and the following staff in attendance:

Chief Administrative Officer, Director of Corporate Administration, Director of Engineering and Municipal Operations, Director of Planning and Development Services and Deputy Corporate Officer

5.1.3

CITY UNOPENED ROAD ALLOWANCE INVENTORY 2019

Corporate report dated March 11, 2019 from the Director of Corporate Administration titled “City Unopened Road Allowance Inventory 2019”.

Discussion ensued and the following comments were noted:

- Through the previous Centre Street consultation, it was brought to light that there were several encroachments onto city property (sheds, fences, etc)
- Clean-up, improvement of access, and way-finding signs are tasks the City should look at implementing as a means of reclaiming some of the encroached land
- The City should continue to own existing properties, noting that the land benefits the residents.
- Road end are not designated lots, they are unopened roads. As such, BC Assessment has not given value to the road ends (including the unopened). If one wanted to add a value, the property would need to be looked at from a “what could you do with this land” perspective, then assign a value in that regard.

2019-109

It was MOVED and SECONDED

THAT Council directs staff to bring forward a corporate report regarding the encroachments on unopened roads, and that the report include estimated values.

CARRIED

2019-109

It was MOVED and SECONDED

THAT Council receives for information the corporate report dated March 11, 2019, from the Director of Corporate Administration, titled “City Unopened Road Allowance Inventory 2019”.

CARRIED

6.

MINUTES AND RECOMMENDATIONS OF COMMITTEES

6.1

STANDING AND SELECT COMMITTEE MINUTES

- Governance and Legislation Committee – February 25, 2019
- Finance and Audit Committee – February 28, 2019

2019-110

It was MOVED and SECONDED

THAT Council receives for information the following standing committee meeting minutes as circulated:

- a) Governance and Legislation Committee – February 25, 2019; and
- b) Finance and Audit Committee – February 28, 2019.

CARRIED

6.2

STANDING AND SELECT COMMITTEE RECOMMENDATIONS

The following recommendations have been brought forward from the **Governance and Legislation Committee** meeting held on February 25, 2019:

2019-111

It was MOVED and SECONDED

THAT Council endorses Council Policy 160 – Terms of Reference: Marine Drive Task Force as discussed and circulated with the agenda.

CARRIED

7. **BYLAWS**

7.1 **BYLAWS**

7.1.1 **BYLAW 2286 - FEES AND CHARGES BYLAW, 2017, NO. 2230, AMENDMENT NO. 3, 2019, NO. 2286**

Bylaw 2286 proposed a fee change to the per square footage rate of the Sidewalk Use License. This bylaw received three (3) readings at the February 25, 2019 regular Council meeting and was presented for consideration of final reading.

Discussion ensued and staff advised that as part of the waterfront enhancement strategy, staff are reviewing commercial waterfront zones. This would include considering recommendations relative to enclosed patios along the waterfront.

***Note:** the Bylaw was amended at the February 25, 2019 regular Council meeting to give a one (1) year time period for the fee with the expectation the bylaw will be reviewed again with the next financial plan process.*

2019-112 **It was MOVED and SECONDED**

THAT Council gives final reading to “*Fees and Charges Bylaw, 2017, No. 2230, Amendment No. 3, 2019, No. 2286*”.

CARRIED

Councillor Fathers voted in the negative

7.1.2 **AMENDMENTS TO THE PLANNING PROCEDURES BYLAW AND BUSINESS LICENCE BYLAW FOR CANNABIS STORE APPLICATION PROCESS**

a) **BYLAW 2280 - CITY OF WHITE ROCK PLANNING PROCEDURES BYLAW, 2017, NO. 2234, AMENDMENT (CANNABIS STORE) BYLAW, 2019, NO. 2280**

Bylaw 2280 proposes to revise the existing application procedures for liquor license referrals to also include reference to cannabis store licenses. The amendment would delete the existing general procedures “Schedule N” for “Liquor License Referrals” and replace it with a new Schedule in the same order, for “Liquor and Cannabis Licenses referrals.”

This bylaw was the subject of a Governance and Legislation Committee meeting held February 25, 2019, and received three (3) readings at the regular Council meeting held later that evening. These bylaws are presented for consideration of final reading.

2019-113 **It was MOVED and SECONDED**

THAT Council gives final reading to “*City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (cannabis store) Bylaw, 2019, No. 2280*”.

CARRIED

b) **BYLAW 2281 – WHITE ROCK BUSINESS LICENCE BYLAW, 1997, NO. 1510, AMENDMENT NO. 6 (CANNABIS STORE) BYLAW, 2019, NO. 2281**

Bylaw 2281 updates the City’s Business License Bylaw to identify the conditions that a business license for a cannabis store is automatically nullified if the Temporary Use Permit is no longer in effect (due to expiry or revocation of permit due to breach of conditions).

This bylaw was the subject of a Governance and Legislation Committee meeting held February 25, 2019, and received three (3) readings at the regular Council meeting held later that evening. These bylaws were presented for consideration of final reading.

2019-114

It was MOVED and SECONDED

THAT Council gives final reading to “*White Rock Business Licence Bylaw, 1997, No. 1510, Amendment No. 6 (Cannabis Store) Bylaw, 2019, No. 2281*”.

CARRIED

7.1.3

OCP AND ZONING AMENDMENTS FOR 1300-BLOCK / 1310 JOHNSTON ROAD

Bylaws 2289 and 2290 pertain to proposed Official Community Plan (OCP) and Zoning Amendments for 1300-block / 1310 Johnston road. These bylaws received first and second reading on February 11, 2019 and were the subject of public hearings held on March 11, 2019.

Council also carried a motion to grant a 60-day extension of period for withholding a building Permit for 1310 Johnston road at a special council meeting on February 14, 2019. Notice of the public hearings was published in the March 1 and 6th editions of the Peace Arch News.

These bylaws were presented for consideration of third and final reading.

a) **BYLAW 2289 - OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2210, AMENDMENT NO. 1 (1300 BLOCK JOHNSTON ROAD), 2019, NO. 2289**

The Director of Corporate Administration advised that the minutes of the March 11, 2019 Public Hearings regarding Bylaw 2289 and 2290 were provided on table for Council’s adoption.

Council took a recess (9:24 p.m. to 9:29 p.m.) to review the minutes.

Councillor Kristjanson suggested that the tally of voters in support and not in support do not match his count.

2019-115

It was MOVED and SECONDED

THAT Council adopts the minutes for the March 11, 2019 Public Hearing for Bylaws 2289 and 2290 as presented.

CARRIED

Councillor Kristjanson voted in the negative

Staff provided slides summarizing what it would mean to both adopt or defeat the proposed Bylaws.

It was clarified that the decisions regarding Bylaws 2289 and 2290 would not impact the 1350 Johnston Road project.

2019-116

It was MOVED and SECONDED

THAT Council gives third and final reading to “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289*”.

CARRIED

b)

BYLAW 2290 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-61 AMENDMENT – 1310 JOHNSTON ROAD) BYLAW, 2019, NO. 2290

The verbal and written submissions were received with the adoption of the Public Hearing minutes dated March 11, 2019, presented On Table at the meeting.

Discussion ensued with respect to proposed Bylaw No. 2290, and the following comments were noted:

- Not opposed to development; however, while the design is good the project is not the right fit for the neighbourhood
- Recognized that there was support for the bylaw, stating that residents were not pleased with previous Council’s decision to approve the project at 1310 Johnston Road
- Democracy Direct’s previous mandate was not to support further high rises below Thrift Avenue following the fourteen (14) already approved projects, adding that the agreement to permit the previous fourteen (14) was prior to learning of the *Local Government Act* Section 463 to withhold a building permit

The following comments regarding proposed Bylaw 2290 were noted:

- The City owes a duty to the applicant to honour the commitment made by the previous Council
- 1350 Johnston has already been approved, as such, high-rises have already been approved below Thrift Avenue
- Concerned that the lot may remain vacant if the proposed project does not move forward
- Concern with potential legal costs that could be incurred by the City if Council moves forward with the proposed Bylaw
- Community Amenity Contributions (CAC’s) coming from the project could be earmarked for an affordable housing project, or permanent shelter
- The building permit should not be withheld at this time.

It was noted that the applicant presented photos of an alternative option during the public hearing. Staff clarified that the modified renderings are not approved, and if

Council were to express support for such a design, that the project would need to go through a new Development Permit approval process. If this was Council's wish they should refer the project back to staff with specific direction.

2019-117

It was MOVED and SECONDED

THAT Council gives third and final reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Block Johnston Road), 2019, No. 2290*".

CARRIED

Councillors Fathers and Manning voted in the negative

7.1.4

BYLAW 2287 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-62 – 1453 STAYTE ROAD) BYLAW, 2019, NO. 2287

This item was considered at the March 11, 2019 Land Use and Planning Committee, where the matter was referred back to staff.

8.

CORRESPONDENCE

8.1

CORRESPONDENCE - RECEIVED FOR INFORMATION

8.1.1

Letter dated February 26, 2019 from Mayor G. V. Harvie proposing a meeting to discuss the changes to the emergency health services clinical response model and the impact to local government municipalities.

2019-118

It was MOVED and SECONDED

THAT Council accepts the invitation from Mayor G. V. Harvie to participate in a meeting in order to discuss changes to the emergency health services clinical response model and the impact to local government municipalities.

CARRIED

9.

MAYOR AND COUNCILLOR REPORTS

9.1

MAYOR'S REPORT

Mayor Walker noted the following community events / information:

- Feb 27, Pink Shirt Day
- Feb 28, Metro Vancouver Housing Committee Bus Tour
- Feb 28, Finance and Audit Committee meeting
- Mar 1, Regional Forum under Provincial "CleanBC"
- Mar 1, TransLink Mayors' Joint ECP Committee meeting
- Mar 5, Newbridge Academy Facility Tour
- Mar 6, Translink Mayors' Council on Regional Transportation's Finance and Governance Committee meeting
- Mar 6, Metro Vancouver's Housing Committee
- Mar 8, South Surrey and White Rock Chamber of Commerce "Balance for Better" International Women's Day event
- Mar 8, Metro Vancouver Mayors' Committee meeting

Councillor Fathers exited the meeting at 10:16 p.m.

9.2 **COUNCILLORS REPORTS**

Councillor Chesney noted the following community events / information:

- Mar 8, Groundbreaking for City of Surrey Water and Sanitary Sewer /Semiahmoo First Nation (SFN) Infrastructure

Councillor Johanson noted the following community events / information:

- Feb 26 & Mar 7, Facilities Tour
- Feb 27, Pink Shirt Day
- Mar 8, South Surrey White Rock Chamber of Commerce “Balance for Better” International Women’s Day event

Councillor Manning noted the following community events / information:

- Feb 26, Facility Tour
- Feb 28, Affordable Housing Webinar

Councillor Trevelyan noted the following community events / information:

- Feb 26, White Rock BIA Board meeting
- Feb 27, Victoria Terrace meeting
- Mar 6, Public Information meeting (Beachview Property)
- Mar 7, Sea Festival Planning Committee
- Mar 8, South Surrey and White Rock Chamber of Commerce “Balance for Better” International Women’s Day event
- Mar 12, BIA, Jan’s on the Beach event

Councillor Kristjanson the following community events / information:

- Mar 7, Facility Tour
- Mar 12, South Surrey White Rock Chamber of Commerce meeting
- Mar 13, Cornerstone Community Forum

9.2.1 **METRO VANCOUVER BOARD IN BRIEF**

METRO VANCOUVER BOARD IN BRIEF – FEBRUARY 22, 2019

2019-119

It was MOVED and SECONDED

THAT Council receives for information the February 22, 2019 Metro Vancouver Board in Brief document.

CARRIED

10. MOTIONS AND NOTICES OF MOTION

10.1 MOTIONS

None

10.2 NOTICES OF MOTION

Councillor Chesney spoke to the damage suffered to the White Rock Pier resulting from the December storm. It was reported that the Pier is the longest in Canada, and is a signature piece that defines White Rock.

The following motion was presented to Council for consideration:

WHEREAS White Rock is home to Canada's longest pier;

2019-120

It was MOVED and SECONDED

THAT Council supports the designation of White Rock being home to Canada's longest Pier.

CARRIED

11. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

12. OTHER BUSINESS

13. CONCLUSION OF THE MARCH 13, 2019 SPECIAL COUNCIL MEETING

The Chairperson declared the meeting concluded at 10:25 p.m.

S. Alam

Mayor Walker

Stephanie Lam, Deputy
Corporate Officer

AFFORDABILITY

Child Care Affordability in BC — What's Working *(and What's Worrying)*

SINCE COMING TO OFFICE IN JULY 2017, BC's new provincial government has taken bold action to begin delivering on its commitment to implement a universal child care system over a 10 year period to provide affordable, accessible and high-quality child care for every family who wants or needs it. These actions build on the high level of public support for and the government's election commitment to the \$10aDay Child Care Plan as the best way to address the historic child care chaos in BC.

Government has taken three significant steps toward its promise of child care fees no higher than \$10 a day for full time care and \$7 a day for part-time care, with no fees for families earning under \$40,000 annually — as proposed in the \$10aDay Child Care Plan.

BC Budget 2018 committed \$1 billion in new provincial funding over three years, with \$630 million allocated to the first two steps to make child care more affordable: Child Care Fee Reduction Initiative and Affordable Child Care Benefit. The third affordability step, Universal Child Care Prototypes, are funded through an agreement with the federal government.

BC Budget 2018 commits \$630 million to make child care more affordable: the Child Care Fee Reduction Initiative and the Affordable Child Care Benefit. The Universal Child Care Prototypes are funded through an agreement with the federal government.

1. Child Care Fee Reduction Initiative (FRI)

This affordability initiative was launched in spring 2018. Building on the existing Child Care Operating Fund contract between government and licensed child care providers, FRI provides funds directly to licensed providers to lower fees for infant/toddler care by up to \$350/a month and by up to \$100/month for children aged 3 to 5.

The Fee Reduction Initiative is good public policy. As the vast majority of eligible child care providers are participating in this initiative, families of more than 50,000 children now pay less in child care fees than they did six months ago — the first fee reduction in a generation!

FRI builds on the evidence-based lessons proposed in the \$10aDay Plan including:

- Inviting in existing licensed providers who want to be part of the new system;
- Contracting with participating providers to ensure they use the new funds to lower fees and are accountable for any further fee increases;
- Providing additional operating funds to cover the costs of administering the program; and
- Lowering fees for ALL families as we move towards a universal child care system.

After some initial administrative bumps — this initiative is WORKING.

It has lowered fees AND provides the best way to move from the current patchwork to a SYSTEM.

Participation in FRI is the way to ensure that fees continue to go down, public funds are tied to public goals and providers receiving public funds are partners in building a new system.

However, it is *worrying* to hear from parents that some providers, typically in the for-profit sector, are still raising fees substantially, claiming they face 'unexpected expenses'.

FRI RECOMMENDATIONS

To make FRI work as effectively as possible government should:

- Make participation in FRI a basic eligibility condition for all other child care funding programs;

Participation in Fee Reduction Initiative is the way to ensure that fees continue to go down, public funds are tied to public goals and providers receiving public funds are partners in building a new system.

- Ensure participating providers are accountable for all fee increases, including those attributed to 'unexpected expenses,' and that information about provider fees and increases is transparent and publicly accessible; and
- Increase and expand funding for FRI over the next two years so fees can continue to go down for all families.

2. Affordable Child Care Benefit

This affordability initiative began in Sept. 2018. It replaces the former Child Care Subsidy Program, but remains essentially a subsidy system tied to income testing.

The biggest changes are that the ACCB provides larger subsidies to more families and a streamlined on-line application process, using the previous year's income tax returns to establish eligibility for the year.

Families with annual incomes up to \$111,000 will now receive a portion of the ACCB, scaled according to income. The benefit is intended to lower average parent fees in licensed child care to \$10 per day for families earning between \$60,000 and \$80,000 annually. Families earning less than \$45,000 annually will receive the full ACCB, up to the cost of care. The maximum benefit is increased to \$1,250 per month for licensed infant/toddler care — eliminating most parent fees for lower-income families, consistent with the \$10aDay Plan.

But, as we have *said before*, income-tested subsidies are NOT the way to build or fund a public system. It's not the way we fund schools, libraries, hospitals or other BC early learning programs like Strong Start. These services are publicly-funded. We all help cover their costs through our taxes, based on our ability to pay, and we all pay the same (minimal or no fees) to access the services.

Internationally, there are no examples of affordable, high quality universal child care systems where the majority of funds are delivered through income-tested subsidies. Based on this evidence, the \$10aDay Plan recommends direct operating funds to child care programs to bring fees down for everyone rather than individualized subsidies.

Internationally, there are no examples of affordable, high quality universal child care systems where the majority of funds are delivered through income-tested subsidies. Based on this evidence, the \$10aDay Plan recommends direct operating funds to child care programs to bring fees down for everyone rather than individualized subsidies because:

- Without a cap on fees, increases to subsidies lead to increases in parent fees.
- While fee increases are capped for the licensed programs participating in FRI, there are no restrictions on fee increases for those licensed services that choose not to opt into the FRI or for unlicensed services. This may create upward pressure on 'average fees.'
- While families in preschools and school aged care can receive the ACCB, these programs are not yet eligible for FRI so there are no restrictions on fee increases for these important services.
- Families making over \$111,000 annually will not receive any benefit through ACCB yet child care affordability remains a challenge for many of them.
- Women returning to the labour force because child care is now affordable stand to lose their subsidy once they are employed.
- A funding system primarily driven by income-tested subsidies, no matter how efficiently it is done, creates division rather than social cohesion.

We will carefully monitor the implementation of the ACCB to ensure that it is WORKING to eliminate fees for lower income families, as called for in the \$10aDay Plan, and providing short term affordability relief to more families.

But, over the longer term, relying on a subsidy system like ACCB to fund child care is *worrying*.

ACCB RECOMMENDATION

The Affordable Child Care Benefit is not the way to build a universal system. Government should:

- Ensure that funding for FRI grows at a more rapid rate so that fees come down across the board, thus reducing the need for the ACCB.

3. Universal Child Care Prototypes

Funded through the Early Learning and Child Care Agreement (ELCC) that BC signed with the federal government, \$60 million will be invested to bring fees down to no more than \$10 per day in approximately 1,800 licensed child care spaces — with a priority on infant and toddler spaces — in a range of existing child care facilities across BC.

Starting in October 2018, the initiative will run for 18 months and is designed to develop funding models to guide the implementation of \$10/day, universal child care in BC over the next 10 years.

The Prototypes will be evaluated by an external contractor, with a budget of \$3 million.

Starting in October 2018, the Prototype initiative will run for 18 months and is designed to develop funding models to guide the implementation of \$10/day, universal child care in BC over the next 10 years.

This initiative explicitly focuses on government's election commitment to implement \$10aDay child care. It is consistent with the Plan's recommendations in a number of ways including:

- Establishing a maximum fee of \$10/day;
- Providing direct operating funding to participating prototypes; and
- Ensuring accountability for the use of these public funds.

However, this initiative, on its own, does not address other key elements in the Plan such as:

- Increased wages and educational levels for Early Childhood Educators
- New quality spaces to support more women's re-entry into the labour force; and
- An integrated public system of community-based child care networks.

Therefore, it will be important not to expect results beyond what this initiative is funding.

We will carefully monitor this initiative to ensure that it is **WORKING** to provide government and the public with evidence about how best to implement universal \$10aDay child care.

PROTOTYPE RECOMMENDATIONS

To make the Universal Child Care Prototypes work as effectively as possible, government should:

- Adequately fund prototypes to support both affordability AND quality through increased wages and education for participating Early Childhood Educators;
- Support prototypes to learn from and with each other and the broader sector; and
- Ensure the evaluation process is grounded in the evidence about effective child care systems, sensitive to the current child care context and focused on the goal of quality, universal child care.

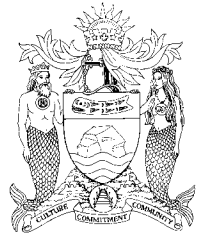
COALITION OF
**child care
advocates**
OF BC



ECEBC | early childhood
educators of BC

The Coalition of Child Care Advocates of BC and the Early Childhood Educators of BC advance the \$10aDay Plan in ways that are consistent with their respective mandates and applicable regulatory requirements. Both organizations individually and jointly provide public education about the Plan. As a registered charity, ECEBC also engages in a limited amount of permitted non-partisan advocacy which is directly connected to its charitable public education work. As a registered non-profit society, CCCABC advances the Plan through its advocacy campaign, and at www.10aDay.ca.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 8, 2019

TO: Mayor and Council

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

SUBJECT: Contract Award for White Rock Pier Repairs

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Engineering and Municipal Operations, titled "Contract Award for White Rock Pier Repairs;" and
 2. Approve the award of the White Rock Pier Reconstruction Marine Construction Contract to PPM Civil Constructors, ULC. in the amount of \$3,079,740.00 (excluding GST).
-

INTRODUCTION

The purpose of this corporate report is obtain Council approval to award a contract for the White Rock Pier repairs.

PAST PRACTICE / POLICY / LEGISLATION

Council Policy #301 "Procurement Policy" requires Council approval for contracts with values exceeding \$250,000.

BACKGROUND

History and Storm Damage

On December 20, 2018, a 91 km/h windstorm combined with heavy rain and a high tide destroyed two (2) sections of the historic White Rock Pier and the western wharf. Several rows of piles along the Pier sustained impact damage likely from floating debris and/or loose vessels. A section of the Pier collapsed and most piles and all superstructure at this location are missing.

The December storm illustrated the vulnerability of the Pier to storm surges that could potentially occur more frequently due to climate change. Although the Pier was reconstructed more than 40 years ago in 1977, it is not designed for sea level rise, earthquake protection or the current building code. Additionally, the creosote piles provide an environmental disbenefit.

The remaining sections of the Pier are vulnerable to damage from future storms. Over 60 truckloads of large logs and debris were removed from the beach following the December storm. The Pier is not constructed to withstand battering of the wooden pile cap and deck structure with logs or other hard debris during storm surges.

In order to ensure safety for the thousands of users annually, the Pier needs to:

- be designed to the current building code,
- meet environmental standards,
- be protected against earthquakes,
- be hardened against debris laden storm surges,
- be able to support an ambulance in the event of a medical emergency.

Rebuilding and Restoration of the Pier

At the January 28, 2019 Regular Council meeting, Council endorsed the repair strategies outlined in the January 28, 2019 “Pier and East Beach Storm Repair Schedule and Repair Strategies” corporate report. This plan calls for the rebuilding of the missing and badly damaged sections of the Pier and repairs to miscellaneous damaged components in time for Pier reopening August 31.

A Request for Proposals (RFP) for the rebuilding of destroyed Pier sections and completion of miscellaneous emergency repairs was posted on the BC Bid website and five (5) submissions were received before the bid deadline. Subject to Council awarding a contract on April 8, 2019, this project is scheduled for completion August 31, 2019.

As discussed in the January 28, 2019 corporate report, it was envisioned that the initial Pier rebuilding and repairs would be followed up with restoration of the remainder of the Pier to modern standards over the next two (2) winter seasons. However, if funding is available and senior government approvals are in place, the restoration of the remainder of the Pier could start this fall. It is likely that this work would take approximately one (1) year to complete with a continuous construction schedule. If contract resources are available and permitting allows for two (2) construction crews to work concurrently, the project could potentially be completed sooner.

The awarding of a contract for the rebuilding and emergency repairs is an important first step towards the overall restoration of the Pier. An early start of this work following Council award will help set the path for the future restoration. As soon as funding is available and approvals received, a subsequent project for restoration of the remainder of the Pier could be put in place, dovetailing into the current project.

DISCUSSION

Archaeology

The discovery of a midden at Memorial Park in January 2018 suggests foreshore construction may uncover additional culturally important sites. The City retained Wood Environmental & Infrastructure Solutions (Wood) to prepare an Archaeological Overview Assessment (AOA) for the Pier project. Wood, the Pier design team and the City recently met with Semiahmoo First Nation to discuss the Pier project.

Environment

White Rock Pier is located in Semiahmoo Bay, which is part of the Boundary Bay Wildlife Management Area (WMA), and is therein regulated under the Wildlife Act. Permits are required for construction work within the WMA.

The City retained an environmental consultant, Hatfield Consultants, to provide permitting and environmental monitoring services. Hatfield submitted an application to the BC Ministry of Forests Lands, Natural Resource Operations and Rural Development (FLNRO) to allow for the reconstruction of the pier and ongoing operations and maintenance. Hatfield also submitted a Request for Review to Fisheries and Oceans Canada. Feedback from the two senior government

departments indicates that the necessary permits will be in place in time for project start in early April.

ANALYSIS

The City posted a Request for Proposal (WR019-010) on March 1, 2019 for a marine construction contractor to demolish damaged timber components, salvage timber planks, reconstruct the failed section of the Pier with steel piles and precast concrete substructure, install timber decking and hand rails, and replace damaged timber piles in select locations. The project involves installing 66 new steel pipe piles and replacing 15 timber piles and comprises approximately 20% of the Pier.

The RFP closed on March 21, 2019. The City received proposals from five (5) proponents. A summary of the proponents and bid price is as follows:

Proponent	Bid Price
JJM Construction Ltd.	\$6,569,904.00
Heavy Metal Marine Ltd.	\$4,256,997.24
Vancouver Pile Driving Ltd.	\$3,823,815.00
Pacific Industrial & Marine Ltd.	\$3,649,280.00
PPM Civil Constructors, ULC.	\$3,079,740.00

City Staff and the consulting team conducted a technical evaluation. The evaluation criteria included the proponent's experience, qualifications and references, proposed work plan and methodology, proposed schedule, and price. PPM Civil Constructors, ULC. (PPMCC) had the highest overall score.

PPMCC operates out of Langley, BC and has experience in construction of ports, marinas, docks, piers, wharves, driven and drilled piling, and over-water demolition. Previous experience include the \$13.5M Kodiak Ferry Terminal Dock and Uplands Improvement project, \$24M Seattle Multimodal Terminal at Colman Dock project, and the \$13.3M Portage Cove Harbor Expansion project.

On the basis of providing overall best value to the City, staff recommends PPM Civil Constructors, ULC. be awarded the contract.

BUDGET IMPLICATIONS

The current budget for Phase 1 of the Pier restoration, including design, construction, environmental and regulatory costs, electrical, lighting, arches, telecommunications conduits and ground improvement (if needed), is \$4.3M. Of this amount, \$20,000 was budgeted in 2018 for engineering assessments and \$4,280,000 is budgeted in 2019.

SCHEDULE

The re-opening of the Pier and reestablishment of the telecommunications link is scheduled for August 31, 2019. Construction completion for this contract, which excludes the Pier archway and lighting repairs, is targeted for July 31, 2019.

RISK MANAGEMENT

The project risks and mitigation measures outlined as follows.

Risk	Mitigation
Impacts to Visitor Parking	<ul style="list-style-type: none"> • The project has allocated eight (8) parking stalls along the south side of the parking lot west of the museum. This area will be used for site office, safety trailer, and equipment storage. Drive aisles will remain open. The remainder of the parking lot will be open to the public. • The RFP specifies a marine contractor so materials can arrive by barge. • If crew parking is required, the City will be directing crews to park at Montecito Parkade. • The opening of the West Beach Parkade will increase parking availability.
Schedule	<ul style="list-style-type: none"> • Project is phased; reconstruction is for the damaged sections only • Contract includes a liquidated damages clause and performance bonus clause to reduce schedule risk • Pier arches have a minimum 12-week lead-time, and will be procured in a separate contract.
Archaeology	<ul style="list-style-type: none"> • The City has engaged the Semiahmoo First Nations about this project. • Engagement letters have been sent to First Nations that have interests in Boundary Bay • An archaeological consultant has been retained to prepare an Archaeological Overview Assessment.
Environmental	<ul style="list-style-type: none"> • The City has engaged with DFO and FLNRO on this project. The City has retained an environmental consultant for environmental permitting and environmental monitoring. • Applications to DFO and FLNRO have been submitted
Building Code	<ul style="list-style-type: none"> • The City has applied for a Building Permit

CONCLUSION

The City received proposals from five (5) proponents. City staff and the consulting team conducted a technical evaluation. Based on overall best value to the City, staff recommends that PPM Civil Constructors, ULC. be awarded the contract in the amount of \$3,079,740.00 (excluding GST).

Restoration of the remainder of the Pier can be expedited over approximately one (1) year starting in early Fall if funding and approvals are in place.

Respectfully submitted,



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

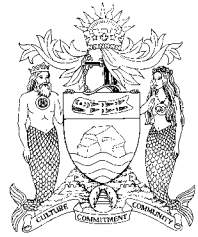
Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Dan Bottrill", is centered on the page. The signature is written in a cursive style with a large, looped initial "D".

Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 8, 2019
TO: Mayor and Council
FROM: Eric Stepura, Director, Recreation and Culture
SUBJECT: 2019 Busking Program Additional Location

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Recreation and Culture, titled "2019 Busking Program Additional Location;" and
 2. Direct staff to add the Memorial Park location to the White Rock Busking Program.
-

INTRODUCTION

The City of White Rock's busking program is a very successful program organized by the Recreation and Culture Department. Since its start in 2010, street performers have showcased their talents and provided various forms of entertainment at a number of locations throughout White Rock. With the completion of Memorial Park, staff recommend adding this site as an additional busking location, specifically on the plaza near the Coastal Cradle public art installation.

PAST PRACTICE / POLICY / LEGISLATION

In 2010, Council designated six (6) locations for busking within the City. In 2012, Council approved a seventh location (Terry Parr Plaza) and, in 2015, Council added two (2) additional locations - the top of the Oxford Comfort Station and the breakwater end of the White Rock Pier. With the completion of Memorial Park, the opportunity to situate a tenth location near the Coastal Cradle public art installation and public washrooms is recommended.

ANALYSIS

The White Rock Busking Program began in 2010 and is administered by the Recreation and Culture Department on behalf of the City. Interested performance artists must audition before being issued a busking license from the City. The audition process is conducted by a committee of community members who are heavily involved in performing arts in White Rock. Auditions

are typically held in April, and licenses issued in May. Artists approved the previous year are able to renew without audition. The license is valid from May 1 to April 30 of the following year. Busking locations are available daily from 10:00 a.m. – 9:00 p.m. The licensing fee for 2019 is \$25. See *Appendix A* for the complete Busking Program 2019 Guidelines.

In 2010, the City started the program with six (6) designated busking locations and issued twenty-four (24) busking licenses. By 2018, the City of White Rock had 54 buskers registered and nine (9) designated busking locations.

The nine (9) busking locations in the City are: (see Appendix B for the map)

1. White Rock Museum and Archives Plaza, area west of main entrance.
2. The Bear Sculpture, East Beach, Marine Drive at Finlay Street.
3. The ATM on Marine Drive at the foot of Martin Street.
4. The White Rock on the beach, east of the Pier.
5. The Whale Wall, corner of Russell Avenue and Johnston Road.
6. Five Corners, Johnston Road and Pacific Avenue.
7. Terry Parr Plaza, East Beach, Marine Drive at Ash Street.
8. Oxford Comfort Station adjacent to the Promenade at the foot of Oxford Street.
9. White Rock Pier at the south end near the breakwater (currently unavailable due to repairs).

Street performers add a vibrant and creative atmosphere at locations around the City and are a very popular form of outdoor entertainment in cities around the world. Staff request a new location be added to the program, effective 2019, at Memorial Park near the Coastal Cradle public art installation.

CONCLUSION

The White Rock Busking Program is a great opportunity for street performers to demonstrate their talent and for the community to showcase its musicians and performing artists. To date, the program has been very successful. The addition of a new venue will provide more opportunities for both residents and visitors to enjoy and appreciate live outdoor entertainment as well as mitigate the impact on performers due to the loss of the White Rock Pier busking location while repairs are taking place.

Respectfully submitted,



Eric Stepura
Director, Recreation and Culture

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Dan Bottrill", is centered on the page. The signature is fluid and cursive.

Dan Bottrill,
Chief Administrative Officer

Appendix A: Busking Program 2019 Guidelines

APPENDIX A
Busking Program 2019 Guidelines

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1.0 GENERAL GUIDELINES FOR ALL PERFORMERS

- Only approved buskers are permitted to perform in the City of White Rock.
- Buskers must demonstrate a reasonable degree of proficiency in their performances. The City of White Rock (hereinafter referred to as "COWR") reserves the right to determine the standard of proficiency and suspend performing privileges if complaints regarding a busker are received and/or if the busker is unable to consistently maintain the necessary standard. Suspended Buskers will be required to audition at the City of White Rock convenience before receiving consideration to perform again in the City of White Rock.
- Buskers must have a neat and clean appearance.
- Buskers must be entertaining in their own right and include, but are not limited to musicians, dancers, jugglers, magicians and circle shows. Buskers, for the purpose of these guidelines, do not include face painters, portrait artists, painters, crafts people, etc., or any person or artist who provides a service or produces a product.
- Buskers under the age of 18 years must be present during registration and must also have a parent or guardian present when registering and the parent or guardian must cosign the registration form.
- Buskers under the age of 16 years must have a responsible adult accompanying them at all times while performing in COWR.
- Buskers must bring their valid permit and clearly display their permit during all performances.
- Buskers must conduct themselves in a safe, professional and cooperative manner and abide by the Busker Guidelines in order to receive and maintain permission to perform in COWR. Undesirable conduct or failure to uphold the Busker Guidelines will lead to temporary or permanent suspension of performing privileges. Such suspension to be determined at the discretion of COWR.
- Buskers must ensure that they are legally permitted to perform in Canada and obtain all permits, clearances, licenses, and performance rights to material presented.
- Buskers must abide by the City of White Rock Noise by-law.
- Buskers must fully cooperate with their fellow Buskers, merchants and COWR staff and not interfere with, obstruct or inconvenience the performances of another registered busker.
- Buskers acknowledge that they are performing for a family audience and must refrain from the use of lewd or offensive conduct or language in the course of their performances.
- Buskers acknowledge that the safety and enjoyment of the public is of paramount concern and must always ensure their performance does not directly or indirectly compromise the safety and enjoyment of City of White Rock visitors. Acts may not include any stunts, animals, pyrotechnics, or any other possible hazardous activity.
- Buskers may receive donations for their performances, but must not charge a minimum or set fee for performances. Aggressive or persistent solicitation of donations is not permitted.
- Buskers may not sell or distribute products or merchandise without COWR permission. Permission will only be granted for the sale of recordings of the busker's own work available for sale only during their performance.
- Buskers may not advertise, endorse or promote products or sponsors without the written permission of COWR. Signs, banners or displays that are not integral to the performance are not permitted. COWR reserves the right to remove any sign, banner or display that obstructs or interferes with pedestrian or traffic circulation, interferes with normal business activity or obstructs views or other signs.
- Buskers must not act or represent themselves as agents or employees of the City of White Rock.
- Performances shall only occur on the designated spots. Only quieter, non-amplified unobtrusive performances are permitted at the acoustic locations. COWR reserves the right to restrict the

locations and times available. COWR will provide reasonable advance notification of closures whenever possible

- COWR reserves the right to halt performances that restrict or disrupt the normal business activity, safety or enjoyment of City of White Rock for merchants, customers and visitors.
- The busker agrees to indemnify and save harmless the COWR from all costs, loss, sustained or caused by, or arising out of the buskers' performance and behaviour in COWR.

2.0 REGISTRATION

- Buskers must apply annually to busk in COWR. Buskers will be granted permission in the form of a Busking Permit. The Permit is valid from May 1 of the current year, until April 30 of the following year. A non-refundable processing and registration fee must be paid at the time of registration (Cash, Visa, American Express, Interac or MasterCard).
- Groups and groups whose members wish to have the option to perform in different configurations (i.e. as individuals and other times as a group) must purchase individual passes for all group members. Passes are not transferable.
- The 2019 permit fee is \$25. The 2019 group permit fee is \$50.
- Lost passes must be replaced, and are subject to a nonrefundable \$15 processing fee.
- Buskers must present the registration fee, valid picture identification and address confirmation when registering. Buskers must ensure that all registration information remains current and notify COWR of changes to address or telephone numbers. COWR reserves the right to deny registration without valid identification. All new Buskers will be asked to audition prior to obtaining approval of a permit.

3.0 OUTDOOR ACOUSTIC BUSKING

The following outdoor, acoustic busking locations in COWR. They include:

- 1) **White Rock Museum and Archives Plaza**, area west of main entrance.
- 2) **The Bear Sculpture**, East Beach, Marine Drive at Finlay Street.
- 3) **The ATM on Marine Drive** at the foot of Martin Street.
- 4) **The White Rock** on the beach, east of the pier.
- 5) **The Whale Wall**, corner of Russell Avenue and Johnston Road.
- 6) **Five Corners**, Johnston Rd. and Pacific Avenue.
- 7) **Terry Parr Plaza**, East Beach, Marine Drive at Ash Street.
- 8) **Oxford Comfort Station**, White Rock Promenade and Oxford Street
- 9) **Memorial Plaza**, near the Coastal Cradle **(to be confirmed)**

Note: White Rock Pier at the south end near the breakwater (unavailable due to repairs)

- a) Performers must have their permit visible to the public at all times.
- b) Locations are available to play seven days a week beginning at 10AM and ending by 9PM.
- c) Performances will start on the hour and be a maximum of 45 minutes in length. This allows for 15 minutes to set-up and take-down.
- d) All spots are first come first serve. If another busker is waiting, please limit your time to one hour.

- e) Keep your performances limited to max of 45 minutes per location per day. People want to see varied content and acts.
- f) Share your location with other buskers. That means if other performers are waiting for the same location, share your spot after one hour or less.
- g) If two buskers show up at the same location at the same time, take turns and work it out or try jamming together.
- h) COWR staff reserve the right to cancel, at their discretion, any performance that is inappropriate or disruptive.
- i) No amplifiers, prerecorded music, loud music or loud sounds are permitted at the outdoor locations. See Item 4.0 regarding special permission for amplification at the White Rock Museum Plaza location only.
- j) Performers who obstruct or disrupt pedestrian movement or business activity will not be permitted to perform at those locations.
- k) Buskers must respect the businesses surrounding their performing area and keep volumes low.
- l) Performers are not permitted to use public seating tables or chairs for performances.
- m) Instrument and performance restrictions are subject to change without notice.
- n) The COWR reserves the right to close Busking locations due to special events. Details of restrictions will be sent in an email prior to the event. If and when the COWR needs to limit locations and dates, due to events or other activities, the Buskers will be notified as early as possible.

4.0 AMPLIFICATION

The Selection Committee may pre-approve some amplified instruments if required by the performers, as long as the group plays at 'acoustic volume'. In these specific cases, amplification may be used at White Rock Museum and Archives, West Plaza location only, and must be used with care and consideration for the visitors, tenants and nearby residents of White Rock. Amplification is a privilege in COWR. Should the COWR decide that buskers are consistently playing too loud because of their amplification, this privilege will be withdrawn.

Buskers must comply with the requests of COWR to reduce their volume. Periodic monitoring of sound levels with a decibel meter will be conducted to ensure reasonable levels.

5.0 INSTRUMENT AND PERFORMANCE RESTRICTIONS

Set Lists: Buskers who routinely play three or more days per week need to have three or more hours of repertoire performance-ready and must conscientiously vary their sets daily to avoid repetition. Buskers may not play the same song more than once in a half-hour or hour period.

Backing tracks: The use of backing tracks in COWR will be determined on a case-by-case basis. Also, any act using pre-recorded backing tracks may at COWR's discretion have the tracks turned off at any time. The parameters followed will include but not be limited to that backing tracks must enhance but not create the musical experience. They must be original and created by the user. They cannot overpower the live musician.

Psychics and tarot card readers: Busking permits for these and other 'intuitive arts' are not available.

Drums: Hand and kit drums are limited at the COWR discretion at all outdoors performance locations. Steel drums are not permitted in COWR.

Statue Performance Artists: Due to the unique nature of Statues they are dealt with on a case-by-case basis at COWR discretion.

Balloon Performance Artists: Balloon performance artists must follow all the regular guidelines outlined for all buskers in terms of performance opportunities, time constraints and locations. No fixed price may be charged for balloon creations. No other product or item other than balloons can be offered. Balloon performance artists must have a selection of "freebie" balloon art as well as more complex designs. They must ensure the busking areas remain clean. Balloon performance artists are not permitted to approach visitors in the seating areas.

6.0 SALES OF MUSICAL RECORDINGS

- Buskers may only sell recordings of their own work. Groups or bands may only sell work of the registered group or band.
- Compilations of artists will only be permitted if the busker makes a significant contribution to the entire collection.
- Buskers are responsible for ensuring they have acquired the necessary rights, licenses, clearances and permission to sell recordings.
- Buskers may only offer recordings for sale during their performances. Sale of recordings must be subtle and inconspicuous, must not be aggressive and must be passive in nature. Only small displays may be used.
- Buskers must not aggressively or frequently promote the sale of recordings.
- Buskers must offer customers a complete refund or replacement of defective recordings.
- COWR reserves the right to suspend sale of musical recording privileges if a busker does not uphold the Guidelines.

7.0 FIRE AND DANGEROUS PROPS

COWR reserves the right to refuse permission to perform or halt a performance if it is considered unsafe. Under no circumstances can fire or dangerous props be used in performance locations. Acts may not include any stunts, animals, pyrotechnics, or any other possible hazardous activity.

Buskers acknowledge that the safety and enjoyment of the public is of paramount concern and must always ensure their performance does not directly or indirectly compromise the safety and enjoyment of City of White Rock visitors.

8.0 ELECTRICAL POWER

This section only applies if special permission has been granted (see Section 4.0). Electrical power is available at the White Rock Museum and Archives, West Plaza location. The outlet is located nearer to the East end of the building.

Buskers need to provide their own **40' extension cord** to use the power (from the east side to the west side of the plaza). Buskers must ensure that their equipment, cables and cords meet current safety standards.

Cords or other equipment must not cross roadways or in any way interfere with the safe and convenient movement of pedestrians. Cords may not directly cross a pedestrian walkway. Cords and cables should be taped down to prevent accidents. COWR reserves the right to disconnect any equipment that is likely to cause injury or damage.

Power may not be available due to maintenance, repairs or safety concerns.

COWR assumes no responsibility for any damage that may occur to a Buskers' equipment-including damage or loss caused by interruption of power or disconnection or removal of equipment.

9.0 ENFORCEMENT OF GUIDELINES

Any and all levels of guideline enforcement are entirely at COWR' discretion. It is important that buskers read and understand all of the busking guidelines. It is the busker's responsibility to become familiar with the rules and guidelines.

For infractions, the busker may be suspended for the remainder of the Pass term. The busker will not be reinstated until they have met with a COWR representative. It is the responsibility of the suspended busker to schedule the meeting. Certain behaviour will result in immediate suspension, or registration restriction:

- Physical or verbal abuse to anyone in COWR, including fellow Buskers; and
- Any inappropriate or dangerous behavior or performance.
- Inappropriate behavior includes, but is not limited to: swearing, yelling, intoxication, intimidation, belligerence, harassment, manipulation etc. Buskers may receive permanent suspension of performance privileges if they show continued disrespect for the program.

10.0 BUSKER MANAGEMENT

The White Rock Recreation and Cultural Services Department manages the Buskers Program on behalf of the City of White Rock. All queries and concerns about busking performances in COWR should be directed to CULTURE@whiterockcity.ca

COWR retains the right to change or amend the Guidelines at its own discretion. COWR also reserves the right to refuse to issue a pass to an individual or group at its discretion. Buskers may pass on their kudos, comments and concerns to: (604) 541-2199 White Rock Community Centre; Busking Program, 15154 Russell Ave, White Rock V4B 0A6
cutlure@whiterockcity.ca



**City of White Rock Busking Program
2019 Guidelines**

PHOTO RELEASE

I, _____, give consent to The City of White Rock to use my image for the promotion of the City, its services and its facilities.

ACCEPTANCE OF BUSKING GUIDELINES

I accept the conditions in the Busking Guidelines, and will perform according to the policies and procedures contained herein.

Busking Permit Applicant Signature:

Signature

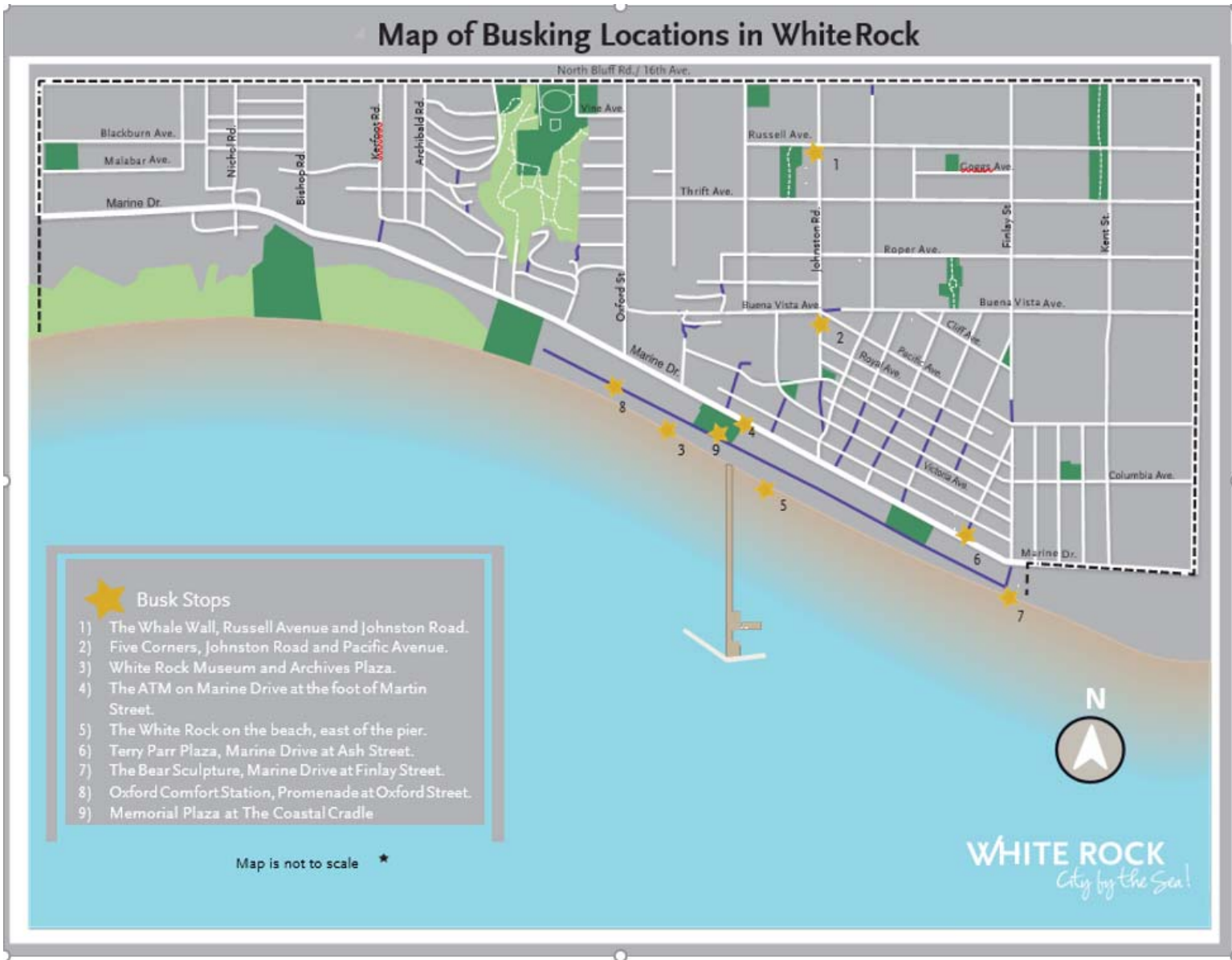
Date: _____

Name

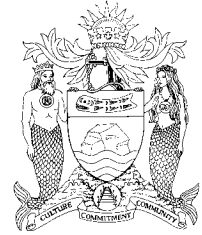
Complete Address

Email/ Phone _____

Appendix B: Map of 2019 busking locations with proposed Memorial Park location (White Rock Pier has been removed during repairs).



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 8, 2019

TO: Mayor and Council

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Release of Superseded Amenity Restrictive Covenant for 1456 Johnston Road (ZON/MJP 17-016)

RECOMMENDATION

THAT Council authorize staff to release the section 219 Covenant registered under number CA1625754 and related priority agreements for the property located at 1456 Johnston Road.

BACKGROUND

When the AVRA project was originally approved in 2010, the proposal included both a tower (now constructed at 1455 George Street) and a two-storey building at 1456 Johnston Road with apartments above retail shops. During this approval process the property owner committed to a community amenity contribution, in accordance with previous Council Policy 804 (Density Bonus / Amenity Contribution Policy), with a total value of \$200,000 (\$50,000 value of public art and \$150,000 payment-in-lieu), with the public art and \$100,000 of the payment-in-lieu was to be provided prior to the occupancy of the tower and the remaining \$50,000 prior to the occupancy of the two-storey building. This commitment was secured by a section 219 Restrictive Covenant numbered CA1625754 (attached as Appendix A), which is still on the property's title.

The proposed two-storey building on 1456 Johnston Road was not constructed and a new owner, Forge Properties, now has approved zoning (CD-23, adopted September 2018) for a six-storey residential and commercial building. During the zoning amendment process the applicant committed to a community amenity contribution, in accordance with Council Policy 511 (Density Bonus / Amenity Contribution Policy), with a total value of \$506,000. This commitment was secured by a section 219 Restrictive Covenant numbered CA7068257 (attached as Appendix B), which has been registered on the property's title. The amount negotiated for this contribution incorporated consideration of the \$50,000 that remained as outstanding from the previous approval.

As the new community amenity contribution related to the 2018 rezoning has been secured through the section 219 Restrictive Covenant numbered CA7068257, it is now in order to release the covenant CA1625754 (2010, under original AVRA approval) given that it has been superseded.

CONCLUSION

This report identifies a superceded restrictive covenant on title for the property at 1456 Johnston Road and recommends that Council authorize to release of the superceded covenant.


Respectfully submitted,



Carl Johannsen, MCIP RPP
Director of Planning and Development Services

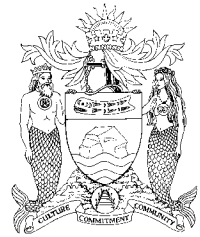
Comments from the Chief Administrative Officer:

I concur with the recommendation of this corporate report.



Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 8, 2019
TO: Mayor and Council
FROM: Tracey Arthur, Director of Corporate Administration
SUBJECT: City Property at 15463 Buena Vista Avenue

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 8, 2019, from the Director of Corporate Administration, titled “City Property at 15463 Buena Vista Avenue;” and
 2. Provide direction to staff regarding the future use of this property.
-

INTRODUCTION

This corporate report reviews the City’s ownership and use of the property at 15463 Buena Vista Avenue.

BACKGROUND

In 2009, the City acquired the property at 15463 Buena Vista Avenue. This property is adjacent to Dr. R. J. Allan Hogg Rotary Park on both its eastern and northern property line. A two-bedroom, one-level, 1800 square-foot house is located on the property. The lot is approximately 21,700 square feet.



At the time of purchase, the City’s intention for the property was eventual amalgamation with Dr. R. J. Allan Hogg Rotary Park. The purchase price was \$900,000 and funding source was parkland development cost charges.

The *Local Government Act* stipulates that parkland development cost charges (including interest earned) can only be used to pay for the acquisition and improvement of parkland. Improvements

include components such as fencing, drainage, irrigation, trails, restrooms, and playground equipment. If this property is retained but is no longer planned to be used for a parkland purpose, the \$900,000 plus interest should be replenished back to the Parkland Development Cost Charge reserve.

The *Community Charter* stipulates that proceeds from the sale of parkland must be placed in the Land Sale Reserve for the purpose of acquiring other park lands. That would apply in this case should the City decide to sell this property.

At the time of acquisition, a decision was made not to convert the land to park until a later date. At the time of purchase, the City obtained a tenant for the house and it has remained in use as a single-family dwelling for ten (10) years. This tenancy ended as of February 28, 2019.

The monthly rent at the end of the tenancy was \$1,534.49. All of the City's net rent earned from the tenancy has been allocated to a fund for the property's eventual conversion. There is now approximately \$103,000 that has been collected and placed in this fund.

The house on the property was built in 1944 and underwent a substantial renovation in 1967. Staff at the White Rock Museum and Archives have indicated that they are not aware of any historic significance that would merit heritage considerations for the house.

ANALYSIS

Use as a Park

City staff are of the opinion that \$103,000 is sufficient for the minimum requirements for converting the land at 14563 Buena Vista Avenue to a park use (i.e. demolition, abatement, capping of services, paving a path to connect with existing park, grass seeding). Additional funds could be used to install other park assets (e.g. picnic tables, benches, art, etc.).

Maintain Existing Use

In the event that Council would like to defer the conversion of this property to park to a future time, the City has the option of maintaining its current use as a rental home. However, staff are of the opinion that the house will require significant upgrading/renovation before being offered for rent. At a minimum, the house needs interior and exterior paint, new carpeting, new curtains, and a new life safety system (i.e. smoke alarms). The roof, appliances, plumbing, and electrical should also be assessed and may require replacement or upgrade. The cost for this work is likely to be significant. Consequently, staff believe that the house has outlived its practical usefulness to the City and recommend demolition over continued use as a rental home.

Sale

BC Assessment puts the current value of the property at 15463 Buena Vista Avenue at \$1,520,000. Market value may vary somewhat from this figure, but it appears to be a reasonable approximation of an anticipated sale price. Further work with a realtor or valuator would be required for a more precise figure.

The sale proceeds would need to be deposited into the City's Land Sale Reserve for the use of acquiring future parklands. The \$103,000 fund for parkland conversion could then be reallocated to other parks initiatives or capital projects as recommended by the Director of Finance and Director of Engineering and Municipal Operations.

Another Use

Should Council decide to use the property at 15463 Buena Vista Avenue for an alternative use, it is able to do so as long as the \$900,000 original purchase price plus interest is replenished back to the Parkland Development Cost Charge reserve. The City would then be free to re-zone, redevelop, amalgamate, or subdivide as required. Staff would require direction from Council about intentions for an alternative use for the property in order to develop a plan for further Council consideration.

BUDGET IMPLICATIONS

A funding source of \$103,000 is readily available for conversion of 15463 Buena Vista Avenue to park or any other use of Council's choosing.

A sale of the property would add approximately \$1,520,000, less real estate commissions and legal fees, to the Land Sale Reserve for the eventual purchase of parklands.

Any other use of the property will require an additional funding source, to replenish the Parkland Development Cost Charge reserve for the original purchase price plus interest.

OPTIONS

The following options are available for Council's consideration:

1. Authorize staff to upgrade and repair the structure on the land at 15463 Buena Vista Avenue for continued rental use (with the intent to convert it to park space at a future date); or
2. Authorize staff to demolish the structures at 15463 Buena Vista Avenue and convert the land at 15463 Buena Vista Avenue for use as park space; or
3. Authorize staff to develop a plan for an alternative use for the structure or land at 15463 Buena Vista Avenue.

CONCLUSION

The tenancy for the City owned property at 15463 Buena Vista Avenue expired in February 2019 and the housing structure on the property requires extensive updating and repairs prior to its further use as rental property. As the property is adjacent to Dr. R. J. Allan Hogg Rotary Park and the intent for its purchase was for eventual amalgamation of this property with the Park to provide additional green park space, an opportunity to consider this use or alternate uses for this property is timely and is being brought forward to Council for consideration and direction

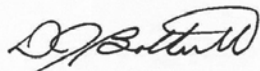
Respectfully submitted,



Tracey Arthur
Director of Corporate Administration

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

PRESENT: Councillor Chesney, Chairperson
Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Johannsen, Director of Planning and Development Services
C. Isaak, Manager of Planning

Press: 0
Public: 11

1. **CALL MEETING TO ORDER**
Chairperson Chesney called the meeting to order at 5:00 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-004 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for March 11, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) January 28, 2019 – Land Use and Planning Committee Meeting

2019-LU/P-005 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the January 28, 2019 meeting as circulated.

CARRIED

4. **ZONING AMENDMENT AND MAJOR DEVELOPMENT PERMIT APPLICATION – 1453 STAYTE ROAD (ZON&MJP 18-017)**
Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”.

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion points were noted:

- Is there flexibility of the applicant to move the height of the proposed project down?

The Applicant was invited to speak at this time.

The Project Architect Brian Shigetomi of Atelier Pacific Architecture noted they worked with the Planning Department following the public meeting and the shape of the building, roof line and location, were amended but stated that there may be a possibility to review the north/west corner, some of the suites may be reviewed / possibly removed.

- This area once a lumberyard, zoning history of the site was noted
- It was confirmed the building would be residential strata units, wood frame, for sale, of various sizes
- The project relator noted the approximate unit costs will be: \$600 / \$700 per sq ft
- Traffic study has been completed along with parking, loading and garbage collection
- Was there consideration to move the driveway (from one side to the other) – location as noted in the project allows the maximum open space
- Parking is in compliance with the City’s bylaw

2019-LU/P-006

It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs staff to work with the applicant on other options for the site located at 1453 Stayte Road, noting concern with the proposed density.

CARRIED

5.

15081 MARINE DRIVE DELEGATION: ZONING AND PARKING CONSIDERATIONS FOR SMALLER LOTS ON MARINE DRIVE AND RECOMMENDED APPROACH

Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach”.

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion point was noted:

- It was clarified that changes would not occur until after completion of the Official Community Plan (OCP) review

2019-LU/P-007

It was MOVED and SECONDED

THAT the Land Use and Planning Committee:


1. Receives for information the corporate report dated March 11, 2019, from the Director of Planning and Development Services, titled “15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach;” and
2. Authorizes staff to initiate a Zoning Bylaw Review of CR-3 and CR-4 zones in conjunction with the Official Community Plan (OCP) Review, Waterfront Enhancement Strategy, Marine Drive Task Force and the Parking Task Force.

CARRIED

6. **CONCLUSION OF THE MARCH 11, 2019 LAND USE AND PLANNING
COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:42 p.m.

Councillor Chesney, Chairperson



Tracey Arthur, Director of
Corporate Administration

Unapproved

- PRESENT:** Councillor Johanson, Chairperson
Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan
- STAFF:** D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
S. Kurylo, Director of Financial Services
- GUESTS:** Carol Chiang, Partner, KPMG
C.J. James, Partner, KPMG
- Press: 0
Public: 0

CALL MEETING TO ORDER

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

1. AGENDA APPROVAL

2019-F/A-012

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopts the agenda for the meeting scheduled for March 11, 2019 as circulated.

CARRIED

2. PREVIOUS MINUTES

a) Finance and Audit Committee Meeting – February 28, 2019

2019-F/A-013

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopt the minutes of their meeting held February 28, 2019 as circulated.

CARRIED

3. CITY OF WHITE ROCK, AUDIT PLANNING REPORT FOR THE YEAR ENDED DECEMBER 31, 2018

Director of Financial Services introduced Carol Chiang, Partner, KPMG, and C.J. James, Partner, KPMG.

Carol Chiang, Partner, KPMG did an overall review of the materials circulated with the agenda: Audit Planning Report for the year Ended December 31, 2018.

The four (4) following areas of focus for the upcoming audit will be:

- Tangible Capital Assets:
- Revenue Recognition and deferred Revenue
- Expenses, including payroll
- Presumed risk of management override of controls

The following discussion point was noted:

- Risk of project overruns – scope of this audit does not include a review of this. The Auditors will make budget observations and recommendations. If a project overrun is something that Council would like to have an audit on that would be under a separate engagement.

2019-F/A-014

It was MOVED and SECONDED

THAT the Finance and Audit Committee receives the KPMG report dated March 1, 2019 for information.


CARRIED

4.

CONCLUSION OF THE MARCH 11, 2019 FINANCE AND AUDIT COMMITTEE MEETING

The Chairperson concluded the meeting at 4:24 p.m.

Councillor Johanson
Chairperson



Tracey Arthur, Director of
Corporate Administration

PRESENT: Councillor Johanson, Chairperson
Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
F. Farrokhi, manager, Communications and Government Relations
J. Gordon, Director of Engineering and Municipal Operations
C. Johannsen, Director of Planning and Development Services
J. Johnstone, Director of Human Resources
S. Kurylo, Director of Financial Services
P. Lemire, Fire Chief
E. Stepura, Director of Recreation and Culture
C. Zota, Manager of Information Technology
S. Lam, Deputy Corporate Officer

Press: 0
Public: 20 (approximately)

The Chairperson called the meeting to order at 6:14 p.m.

1. AGENDA APPROVAL

2019-F/A-015

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopts the agenda for the meeting scheduled for March 13, 2019 as circulated.

CARRIED

2. PREVIOUS MINUTES

None

3. REPORTS

3.1 2019 TO 2023 DRAFT FINANCIAL PLAN

The Director of Financial Services gave a general outline of the proposed 2019 - 2023 Draft Financial Plan with a PowerPoint presentation.

Staff read the statement of procedure for providing public comments /submissions, and reported that advertisements appeared in the March 6 and 8th, 2019 editions of the Peace Arch News, and informed that no written submissions have been received to date.

Chairperson Johanson called for speakers regarding the 2019-2023 Draft Financial Plan:

G. Wolgemuth, White Rock, provided questions to the Committee and staff provided the following comments in response:

- confirmed that the 1310 Johnston Road project is not noted with any anticipated projected Community Amenity Contributions for the budget
- The City has three (3) full-time Bylaw Enforcement Officers, there is no proposal to increase the enforcement budget
- The City will continue to monitor illegal Air-B & B (vacation rentals) locations, adding that a corporate report is anticipated to be brought forward to Council in the future
- Secondary Suites is noted as a corporate priority, will be considered though the zoning bylaw review
- It was clarified that the City's Parking Enforcement Officers are not the same staff as Bylaw Enforcement Officers. They are separate positions/departments and each position holds different qualifications; therefore, parking officers cannot assist with enforcement on matters such as illegal Air B & B units

The following comments were noted:

- The City could lose approximately \$80k in licensing fees for illegal vacation suites
- Suggested that the City has not allocated any funds towards affordable housing, adding that the City should spend Community Amenity Contributions (CAC's) on affordable housing projects if the funds originate from a developer

R. Louis, White Rock, provided the following comments:

- The City should authorize funding to strike a Semiahmoo Peninsula Public Transit Task Force that would include participation from the cities of White Rock and Surrey, as well as TransLink. The budget should also allow the Task Force to host at least two (2) open houses. The Task Force would address various transit concerns shared between White Rock/South Surrey including wayfinding signage, providing buses with two doors, accessible transit, etc.
- Suggested that the City rent/utilize buses and shuttles that accommodate all-abilities access (if the programming is reinstated for 2019)
- Following the Johnston Road revitalization, there are no longer bus shelters between North Bluff Road and Russell Avenue

In response to Council's questions, staff/Council provided the following information:

- A budget would not necessarily be required to operate a Task Force as it could likely be accommodated through a contingency fund

- Mayor Walker, member on the TransLink Board, will continue to advocate for the transit concerns/issues. Will also obtain further clarification on the double door buses
- The City should consider striking a Council to Council meeting between White Rock and the City of Surrey to discuss the transit issues

2019-F/A-016 **It was MOVED and SECONDED**

THAT the Finance and Audit Committee recommends that Council direct staff to coordinate a Council to Council meeting with the City of Surrey to discuss transit issues, including striking a proposed Task Force.

CARRIED

T. Marples, White Rock, provided comments in support of a Communications and Government Relations (Comms) team at the City of White Rock:

- provides Council a clear view/understanding on any given issue
- Marketing should be prioritized, adding that it was a key platform for the majority of Council during the election
- provides the community with communication avenues with the City
- One (1) person cannot address all of the City's Comms needs, adding that one (1) staff person should be the bare minimum in the Department
- Tasks take time (often require writing, formatting, editing, and approval)

Discussion ensued regarding the renewal of the temporary full-time position and the following comments were noted:

- A person on leave does not necessarily facilitate a replacement/additional staff person. Each leave is considered independently
- In terms of number of staff required to operate at the City, the demands and work are considered
- Functions of a department are typically increased with the addition of temporary staff as they are brought on to meet the nature of the demands

2019-F/A-017 **It was MOVED and SECONDED**

THAT the Finance and Audit Committee recommends that the Temporary Full-Time Communications position be reinstated into the Financial Plan.

CARRIED

Councillor Chesney voted in the negative

K. Jones, White Rock, provided the following comments:

- Requested that the City consider those on a fixed income, noting that adding additional costs to the City could impact the annual tax rate.
- Requested a zero based budget, and a zero percent increase
- Increase in density has not equated to a reduction in taxes, suggesting that an increase in population inflates property values
- As the City does not anticipate having an increase in development projects, suggested that the engineering and planning management be cut in half

- Expressed support for the position of a construction supervisor to manage the developers/project management leads in the City
- Requested the City ask Metro Vancouver (MV) what benefits White Rock will be receiving from the increase in GVRD sewer and drainage fees

In response to the speaker, staff provided the following comments:

- MV has made a number of capital improvements, noting that the additional MV debt is increasing by approximately \$2B. The capital upgrades have been planned by MV for many years / the City has worked the budget to accommodate this increase without a tax burden. The City is part of a region, which means there are regional services that allow White Rock to receive the same benefits as any other member region
- The proposed Financial Plan includes the reduction of two (2) fees – both Solid Waste and Sewer/Sanitation
- It was noted that when the City changed their solid waste services, there were no general tax increases, there were reductions
- A City cannot, and does not, charge utility projects to the general fund
- While you can defer property taxes, you cannot defer utility fees as it is a contradiction of the principles of general user fees and practice - if the City did not have a user-pay fee model, fees would be established based on property size
- Major capital projects that are not for utilities (eg: roads), are paid from general revenue and that can be deferred on property taxes
- When projects are funded by grants, that positively impacts taxpayers
- The City benefits from being a member of GVRD, noting that White Rock liquid waste receives a certain amount of treatment prior to being released into the ocean

N. Kaburta, White Rock, advised of concerns regarding property rights along the foreshore, riparian concerns, and surveying of land impact on property taxes, and therefore requested deferral of the Financial Plan:

- A proper survey of the land in White Rock should be conducted so that property rights are clear
- What is the footprint of White Rock?
- We should base the Financial Plan on City assets
- The City needs to consider their riparian rights

Chairperson Johanson called for further first time speakers. There was no response. A call for second time speakers was made.

Speaking for the second time:

G. Wolgemuth, White Rock, expressed concerns for the Committee's support for Communications staff, suggesting that the public should be heard prior to decision making. The following comments were noted:

- What is the amount of debt servicing for water infrastructure loans?
- Why are reserves being transferred to other reserve accounts? Why is the City using them for loans when there is a \$5M surplus each year?
- Do micro piles need to be done?
- How many contractors and those working on high rises are they being checked for a business licence?

In response to the speaker, staff provided the following comments:

- Details regarding the debt servicing for water infrastructure is noted on page 96 of the agenda
- Micro-piles are required. As far back as 2011, there have been issues of slippage and it is quite deep. Tree roots would not hold it back
- Those conducting work on projects in the City have proper licenses to conduct business
- A corporate report speaking to business license approaches, and the new electronic portals, will be coming forward in the future.

R. Louis, White Rock, referred to the City's plans of discontinuing the White Rock shuttle service, and suggested that it be reinstated with accessible vehicles (low rise and two doors). Spoke to the need for the City to budget for multi-language wayfinding signage with maps (billboard size) along the White Rock/South Surrey border. Reported that TransLink has already indicated to him in writing that they would be interested in participating in a Task Force.

In response to the speaker, the following comments were noted:

- The City is working with the Pattison Group (bus shelter program)
- Street furniture and signage falls under the mandate of the Business Improvement Association (BIA)
- Confirmed that the waterfront shuttle/trolley service will not be returning for 2019

A. Beltry, White Rock, questioned why he is being charged fees up to \$3,500 for building alarms that are triggered. Noted that they are too high, and questioned why the price is high.

Staff advised that White Rock Security and Fire Alarm System Regulation Bylaw, 2013, No. 2034 establishes the fees for false alarms. When false alarms take place, emergency response teams attend the site which means that those resources are unavailable should another call come in. The fees are applied on a sliding scale. Staff will look into the costs incurred by Mr. Beltry.

K. Jones, White Rock, provided further comments:

- Noted that the City of Surrey has implemented a modern financial operating system, and suggested the City consider connecting to their system as opposed to purchasing new for White Rock
- The City should draft their zero-based budget as if White Rock was a part of Surrey. Questioned why White Rock should pay more for basic services that are readily available across the surrey border with a price deferential (eg: library, fire, etc)
- What benefit are we getting in the sewage treatment? Stated the City is receiving no benefit from Metro Vancouver's secondary treatment plant.

In response to the speaker's comments, staff provided the following information:

- Financial systems serve many different functions and are part of the City's IT infrastructure. They are integrated with a number of other systems such as banking. Not sure it is possible to be able to share such systems across municipalities
- With respecting to selecting services/vendors, the City has a Request for Proposal process where submissions are received, reviewed, and staff present recommendations based on the best fit.

N. Kaburta, White Rock, requested the City conduct their due diligence and appoint a Biological Safety Officer to monitor the arsenic levels in the water, and suggested that this is relative to the Human Pathogen and Toxins Act.

Chairperson Johanson called for further speakers to the draft financial plan. There was no response.

Discussion ensued, and the following comments were noted (responses noted with the white bullet):

- Why does the City need to spend \$1.5M for the work along the hump if the land is owned by BNSF?
 - An agreement between the City of Surrey and Burlington Northern Santa Fe (BNSF) was established prior to the incorporation of White Rock. When White Rock incorporated to become their own city, all agreements were transferred to White Rock
 - There are cracks along the road which is caused by slippage of the land on the hump. This needs to be addressed.

2019-F/A-018

It was MOVED and SECONDED

THAT the Finance and Audit Committee recommends that \$20K be allocated towards hosting a 2019 Busker's Festival.

CARRIED

2019-F/A-019

It was MOVED and SECONDED

THAT the Finance and Audit Committee recommends that \$25K be allocated as a one-time cost to fund a 40th Anniversary Tour de White Rock event.

CARRIED

Councillors Kristjanson and Tevelyan voted in the negative

4.

CONCLUSION OF THE MARCH 13, 2019 FINANCE AND AUDIT COMMITTEE MEETING

The Chairperson declared the meeting concluded at 9:00 p.m.

S. Alam

Councillor Johanson

Stephanie Lam, Deputy
Corporate Officer

PRESENT: D. Campbell, Chairperson
B. Sullivan, Vice-Chairperson
H. Crawford
F. Kubacki (arrived at 4:08 p.m.)
A. Nielsen
C. Poppy
A. Shah
S. Sullivan
P. Zheng (arrived at 4:05 p.m.)

COUNCIL: Councillor C. Trevelyan (non-voting)

STAFF: E. Stepura, Director of Recreation and Culture
E. Keurvorst, Manager of Culture
C. Westwood, Special Events Coordinator
D. Johnstone, Committee Clerk

Public: 1
Press: 0

1. CALL TO ORDER

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

The Director of Recreation and Culture assumed the role of Chair and round table introductions were made.

2. ADOPTION OF AGENDA

2019-SFC-01 **It was MOVED and SECONDED**

THAT the White Rock Sea Festival Committee (the Committee) adopts the agenda for the March 7, 2019 meeting with the inclusion of Council Policy 153 – Terms of Reference: White Rock Sea Festival Committee.

CARRIED

3. REVIEW/APPROVAL OF MINUTES

2019-SFC-02 **It was MOVED and SECONDED**

THAT the Committee adopts the August 23, 2018 minutes as circulated.

CARRIED

4. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Members of the Committee to appoint a Chairperson and Vice-Chairperson for the 2019 Committee year.

2019-SFC-003 **IT WAS MOVED AND SECONDED**

THAT the Committee appoints as the Chairperson for the 2019 Sea Festival Committee Year:

- Chairperson: D. Campbell

CARRIED

2019-SFC-004 **IT WAS MOVED AND SECONDED**

THAT the Committee appoints as the Vice-Chairperson for the 2019 Sea Festival Committee Year:

- Vice-Chairperson: B. Sullivan

CARRIED

D. Campbell assumed the role of Chairperson.

5. **COMMITTEE TERMS OF REFERENCE REVIEW – DIRECTOR OF RECREATION AND CULTURE**

The Director of Recreation and Culture reviewed the Terms of Reference and mandate for the Committee.

In response to a question from the Committee, staff noted that the Semiahmoo First Nation has requested that they partner with the City to discuss both the Sea Festival and Semiahmoo Days through a joint sub-committee.

ACTION: Staff to provide Sea Festival Committee minutes to SFN for their information.

6. **FESTIVAL PLAN – MANAGER, CULTURAL DEVELOPMENT AND SPECIAL EVENTS COORDINATOR**

The Manager of Cultural Development and the Special Events Coordinator reviewed the Incident Command List of Duties and Responsibilities. Key positions for City staff and Committee members were highlighted, along with the tasks associated with their role.

The criteria for Committee coordinator positions were discussed by staff and the Committee. The following discussion points were noted:

- Coordinator positions have the ability to recruit their own teams to assist with workload and various tasks.
- The float coordinator position was previously held by a member of the Chinese Village Club. The Committee expressed an interest in reaching out to see if that person could fill the position again.

ACTION: P. Zheng to follow up on the float coordinator position and report back to the Committee.

- The parade coordinator and the float coordinator positions could be merged into one (1) position.
- Approximately 70 volunteers would be required for the festival.
- The sponsorship coordinator position has a broader reach outside of the community, while the business liaison position works with the White Rock Business Improvement Association (BIA) and local businesses.

- Government sponsorship requests should indicate that two (2) or three (3) positions are required for the festival.

ACTION: F. Kubacki to work with staff on Government funding applications.

ACTION: D. Campbell to reach out to previous Committee member S. John (from Pulse FM) to enquire if she would have any contacts who may have an interest in working with the Committee.

- The Committee suggested reaching out to the White Rock BIA regarding the Business Liaison Coordinator position.

ACTION: Follow up with the White Rock BIA to see if they would be interested in being involved in the Committee, with the support of the City.

ACTION: C. Poppy to discuss the business liaison opportunity with members of the Real Estate Committee.

COMMITTEE MEMBER COORDINATOR POSITIONS – SEA FEST 2019			
Coordinator Position	Responsibilities	Background That Would be Beneficial	Committee Member Name
Parade Coordinator	Oversee the Torch Light Parade: <ul style="list-style-type: none"> • Schedule, Operations, Route layout, Safety • Liaise with City Staff regarding position lineup 	Expertise in planning and organizing community parades	C. Poppy (A. Nielsen will assist).
Float Coordinator	<ul style="list-style-type: none"> • Design, decorate and maintain the City’s parade float. • Arrange for the float to visit other community festivals. 	Parade float design, decorating and coordination experience.	To be determined.
Transportation Coordinator	<ul style="list-style-type: none"> • Work with City Staff to develop and manage a festival parking and transportation plan 	Transportation and parking planning experience	B. Sullivan
Volunteer Coordinator	<ul style="list-style-type: none"> • Oversee recruiting, orientation and training of volunteers. • Assist City staff in planning a volunteer recognition event. 	Past experience in recruiting, orienting and training volunteers for community festivals and/or events.	F. Kubacki
Sponsorship Coordinator	<ul style="list-style-type: none"> • Recruit local and regional businesses to contribute cash and in-kind donations to build part of the operating budget and to offset budget line items. • Recognize event sponsors. 	Member of the local business community, experienced in corporate fundraising (business owner, or charitable agency Board member or employee)	Sub-Committee: A. Shah (Chair) F. Kubacki S. Sullivan
Children’s Activity	<ul style="list-style-type: none"> • Plan, organize and implement a children’s activity area 	Festivals, arts, sports or entertainment event coordination background	H. Crawford.

Coordinator			
Marketing & Communications Coordinator	<ul style="list-style-type: none"> • Raise awareness to enhance participation, volunteer recruitment and spectator attendance. • Oversee media relations and photography/video for the event 	<p>Ability to create marketing and communication plans, connections with local and regional media (newspaper publisher, television producer, PR consultant)</p>	<p>Special Events Coordinator.</p> <p>P. Zheng to assist with communication and promoting in other languages for the Chinese community.</p>
Business Liaison Coordinator	<ul style="list-style-type: none"> • Recruit local businesses to help support the event through special theme promotions, event sponsorship and event marketing at their place of business 	<p>Member of the local business community experienced in event promotions (BIA or Chamber of Commerce Board member or employee)</p>	<p>To be determined.</p>

The Director of Recreation and Culture reported that:

- Memorial Park and the parkade are anticipated to be completed by the end of March.
- The Promenade extension area, from the White Rock on the beach to the bear statue, are anticipated to be completed by the end of April.
- Work on the four (4) railway crosswalks along Marine Drive is anticipated to be completed by the end of April.
- Construction on the pier is not expected to be completed until the end of August.

**7. COMMITTEE TO LIAISE WITH SEMIAHMOO FIRST NATION
 RE: SEMIAHMOO DAYS/SEA FESTIVAL**

- The Chairperson
- Children’s Activities Coordinator
- City Staff Representative

D. Campbell and H. Crawford volunteered to join the Semiahmoo Days/Sea Festival sub-committee, along with City staff.

ACTION: The Director of Recreation and Culture to contact Joanne Charles to set up the first Semiahmoo Days/Sea Festival sub-committee meeting, preferably during the day.

8. SPONSORSHIP PACKAGE FOR DISTRIBUTION TO COMMITTEE MEMBERS

The Committee reviewed the sponsorship package, which staff provided as On-Table information at the meeting.

In response to questions from the Committee, staff noted the following:

- In an effort to ensure that businesses are recognized appropriately, Community and Media partners would be acknowledged for both their donations and their in-kind contributions.
- The financial contributions for each category would be dependent on budget.
- Opportunities for sponsorship can be customized depending on interest – brand promotion, involvement in the festival, etc.
- The City has approached several potential sponsors with a one-time ask for City of White Rock summer events including Canada Day, Tour de White Rock and the Sea Festival.
- City funding for the festival will still need to be approved by Council through the Financial Plan.
- Last year the festival raised \$36,100 through sponsorship.

ACTION: Special Events Coordinator to provide budget break down from the 2018 event to the sponsorship sub-committee for their information.

ACTION: Special Events Coordinator to organize sponsorship sub-committee meeting prior to the next Sea Festival Committee meeting.

9. 2019 MEETING SCHEDULE

2019-SFC-005 **It was MOVED AND SECONDED**

THAT the White Rock Sea Festival Committee endorses their 2019 meeting schedule to be as follows:

- March 7
- April 4
- May 2
- June 6
- July 4
- July 25
- August 1 – (Volunteer Orientation 6 p.m.- 8 p.m. following the Committee Meeting)
- August 22 – Debrief Meeting

CARRIED

General discussion ensued, and the Committee noted the following:

- August 3rd and 4th are the dates for the 2019 Sea Festival.
- This would be the 70th Anniversary for the Festival, and as such it is important for the Committee to promote the event.
- The start time for the parade could be earlier to better accommodate families. A 6:30 p.m. start time was suggested.
- In the event that the parade starts earlier logistics would need to be considered for people at west beach needing to get to east beach.

ACTION: Committee Clerk to do a call out to Committee members for agenda items one (1) week in advance of the agenda distribution date.

ACTION: 2019 Budget to be provided to the Committee when available.

10. CONCLUSION OF THE MARCH 7, 2019 MEETING

The Chairperson declared the meeting concluded at 5:10 p.m.



D. Campbell, Chairperson

D. Johnstone, Committee Clerk

PRESENT: M. Armstrong
K. Klop
C. Lane
S. McQuade
G. Parkin
A. Shah
B. Sullivan

COUNCIL: Councillor C. Trevelyan, Chairperson (non-voting)

NON-VOTING MEMBERS: A. Nixon, BIA

STAFF: S. Kurylo, Director of Financial Services
R. Volkens, Manager of Parking
S. Lam, Deputy Corporate Officer (departed the meeting at 3:42 p.m.)
D. Johnstone, Committee Clerk

Public: 1
Press: 0

1. CALL TO ORDER
The meeting was called to order at 3:30 p.m.

2. ADOPTION OF AGENDA

2019-PTF-01 **It was MOVED and SECONDED**
THAT the Parking Task Force (the Task Force) amends the March 14, 2019 agenda to include:

- Item 2.1 - Task Force Orientation; and,

THAT the Task Force adopts the agenda as amended.

CARRIED

2.1. TASK FORCE ORIENTATION
The Deputy Corporate Officer provided an orientation for the Task Force. Committee meeting procedures were discussed.

Task Force members were advised that adding items to the agenda need to go through the Task Force Chairperson, and need to be submitted on the Wednesday prior to the meeting.

3. ROUNDTABLE INTRODUCTION
Chairperson Trevelyan initiated a roundtable introduction for the Task Force.

- What do you hope to contribute to the Task Force?
 - Bring public feedback from the community
 - A business perspective, with a focus on Marine Drive
 - Resident issues of residential parking
 - A focus on visitors and how best to accommodate people with parking
 - Reducing challenges and barriers for residents and businesses
 - Viewing parking as a resource, and looking at how best to maximize its use
 - Consideration to the changing demographics of White Rock (i.e. empty nesters moving to the area)
 - Consideration of a holistic approach to parking
 - Focus on Marine Drive and how best to bring business back to the area

- What do you hope the Task Force will accomplish?
 - Sensible policy around parking / parking fees and resident vs nonresident discussion
 - Raising funds for the City but also encouraging business on the waterfront
 - Finding a balance between parking users, people living in the area and people visiting the area
 - Waterfront parking rates and passes.

4.

PARKING TASK FORCE TERMS OF REFERENCE REVIEW

The Committee Clerk noted that at the February 25, 2019 Governance and Legislation Committee meeting Council directed that the following be amended in the Terms of Reference:

- Wording under bullet seven (7) to read: *to ensure that any changes in parking rates do not impact property taxes.*
- Add in the paragraph at the bottom of page 1: *Staff have been requested to work with the White Rock Business Improvement Association (BIA) to provide to Council an assessment/ summary of the impact that the free parking offered in 2019 had for both businesses on the West and East of Marine Drive with the following elements to be included:*
 - *Two (2) years of Financials 2018 and 2019 (giving fact as to impact)*
 - *Cross section of businesses.*

General discussion regarding the Terms of Reference ensued, and the following discussion points were noted:

- The Task Force term could be extended if required
- With respect to the two (2) years of financials for businesses on the West and East of Marine Drive, it was clarified that businesses would not be required to provide their business name

ACTION: The Director of the White Rock BIA to approach businesses on the West and East of Marine Drive to see what kind of information they would be willing to provide with respect to the two (2) years of financials.

- Weather should also be taken into consideration when looking at financials
- Consultation with other communities similar to White Rock could be explored for their parking programs and rates
- Council will be looking into rezoning on the Waterfront through the review of the Official Community Plan, and the Marine Drive Task Force
- Both a shuttle bus and a trolley have previously been utilized by the City along Marine Drive (the shuttle bus was funded by the City, and the Trolley was a partnership between the City and the BIA)

Following a brief discussion surrounding the impact on parking rates and property taxes, staff noted that the City has a bottom line that they are required to maintain, and if full parking costs are not recovered through parking revenues the fall back funding source would be property taxes.

Chairperson Trevelyan requested that the Task Force review the objectives in the Terms of Reference. Potential additions to the listed objectives were discussed.

2019-PTF-02

It was MOVED and SECONDED

THAT the Parking Task Force adds the following items as objectives to include within the Terms of Reference: Parking Task Force Council Policy – 156:

- Charging stations;
- Non-resident permit parking;
- Congestion; and
- Parking spaces in new developments.

CARRIED

5.

PARKING OPERATIONS AND FINANCIAL OVERVIEW

The Director of Financial Services provided a PowerPoint presentation providing information on parking operations and a financial overview.

In response to questions from the Task Force, staff reported the following additional information:

- Parking enforcement officers conduct periodic sample counts of resident pay parking decal usage in waterfront parking locations.
- With respect to waterfront parking decals, it was clarified that green decals are issued to merchants, and yellow decals are issued for property owners. Resident green parking decals allow for parking over four (4) hours.
- The City has been working to move reserved parking spots on Martin Street to underneath the Montecito building to allow for more parking opportunities for those visiting the waterfront.

- The City sets parking fees to be equivalent to what it costs to provide the service. Parking rate increases are reflective of parking cost increases.
- Parking spots along and off of Marine Drive are open for the general public. Business owners are encouraged to park under the Montecito.
- Currently businesses are unable to reserve specific spots for their customers (ie. in front of their businesses). It would be difficult to police and prime parking spaces would be no longer available to the general public.
- Growth throughout the City has impacted street parking, as there is limited space remaining for parking options.
- Permit Parking Areas have been created to ensure that those living near City Pay Parking areas (ie. the waterfront, near Peace Arch Hospital, and Centennial Park) have parking spaces specifically allocated for their use.
- To determine the price for the new resident parking permit, staff looked at resident parking permit prices in other municipalities. The figure of \$12 is lower than what others charge and was determined based on a cost of \$1 per month. Residents are able to purchase up to four (4) passes per home or suite.
- New parking permits issued by the City are now traceable, utilizing a barcode system and recorded addresses. A different serial number is assigned to each permit, with residents being permitted to park on their own block, as well as any adjacent block.
- Concerns have been raised in situations where a resident may not have parking on their property, and therefore has no other option than to purchase a Permit.
- Additional pressure has been placed on City parking with the increase in private pay parking facilities within the Town Centre.
- A covenant would likely be required in order to reserve public parking spaces within new developments.
- Indirect parking expenses (for Management and Administration) are not tracked to specific jobs on a day-to-day basis, but are calculated over time to ensure the estimates are reasonable.
- 2018 parking revenues are below budget on the waterfront due to a combination of weather and construction.

ACTION: Staff to provide information to the Task Force on revenue per lot.

- Revenue earned is tracked by stall.
- The projected revenue for the parkade will be dependent on the price policy, and will be tracked separately.
- The operating costs for the parkade are estimated to be \$100,000 in 2019.

ACTION: Staff to provide the Task Force with the calculation estimates for parkade revenue (options provided based on cost and behavior).

- All dispenser/meter revenues are subject to 5% GST, and lot revenues are subject to a further 21% Translink Parking Tax, which will increase to 24% in July 2019.
- It was clarified that revenue generated from the parking lots leased from Burlington Northern (BNSF) are subject to both the provincial and TransLink tax. The annual

lease payment the City is required to pay to BNSF is the greater of 20% of gross revenues generated on the leased land (excluding taxes) or \$450,000.

6. PRIORITIES

The Task Force discussed which priorities should be addressed first when looking into parking matters in the White Rock. The following discussion points were noted:

- Targeting parkade rates and all-season parking on the waterfront should be considered first, as the matter is time sensitive.
- Evaluating different approaches that may work for the community, looking into peak time pricing, all day pricing by location etc., could be discussed early on as this information could be useful to building a model for White Rock.
- Free waterfront parking in February and March 2019 indicate a \$182K revenue impact; however, it was noted that lot closures due to construction have also played a role in that number.
- If nothing changes with current parking prices there will be a \$100,000 shortfall in parking revenue due to the parkade operating costs, \$44,000 shortfall due to the projected loss in Hospital area parking revenues, and loss of revenue due to free February and March parking.

The Task Force requested the following information be provided by staff:

- Previous Parking Task Force minutes;
- Information on how parking rates were initially set;
- Parking trends over the past 10 years, as well as how this correlates with weather;
- Monthly figures for specific areas along the waterfront (by hour to determine peak times) in excel if possible;
- Figures on revenue lost for closed parking lots along Marine Drive (for construction);
- Revenue figures from parking enforcement and ticketing, as well as enforcement costs and benefits of enforcement;
- Information on solutions other comparable communities may have with respect to parking (New Westminster and Steveston were both suggested);
- Information on parkade rates and if rates change seasonally in tourist-like locations; and,
- City's Business Case for the parkade.

Staff reported that some of the information requested by the Task Force may take time to produce; however, staff would work to get the easily accessible information and numbers out to the Task Force in advance of the next meeting.

6. 2019 MEETING SCHEDULE

Meetings scheduled for the Task Force have been scheduled bi-weekly; however, the schedule is subject to change at the call of the Chair. As noted in the Terms of Reference, the Parking Task Force will have meetings from March until July, 2019.

2019-PTF-003 **IT WAS MOVED AND SECONDED**

THAT the Parking Task Force endorses their 2019 meeting schedule to be as follows:

- March 14
- March 28
- April 11
- April 25
- May 9
- May 23
- June 13
- June 27
- July 11
- July 25

CARRIED

8. CONCLUSION OF THE MARCH 14, 2019 MEETING

The Chairperson declared the meeting concluded at 5:37 p.m.



Councillor Trevelyan, Chairperson

D. Johnstone, Committee Clerk

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2291**



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 17 Section 9 Township 1 New Westminster District Plan 17292
(1541 Chestnut Street)
PID: 010-263-683

Lot 17 Section 9 Township 1 New Westminster District Plan 17292
(1551 Chestnut Street)
PID: 005-200-318

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'.

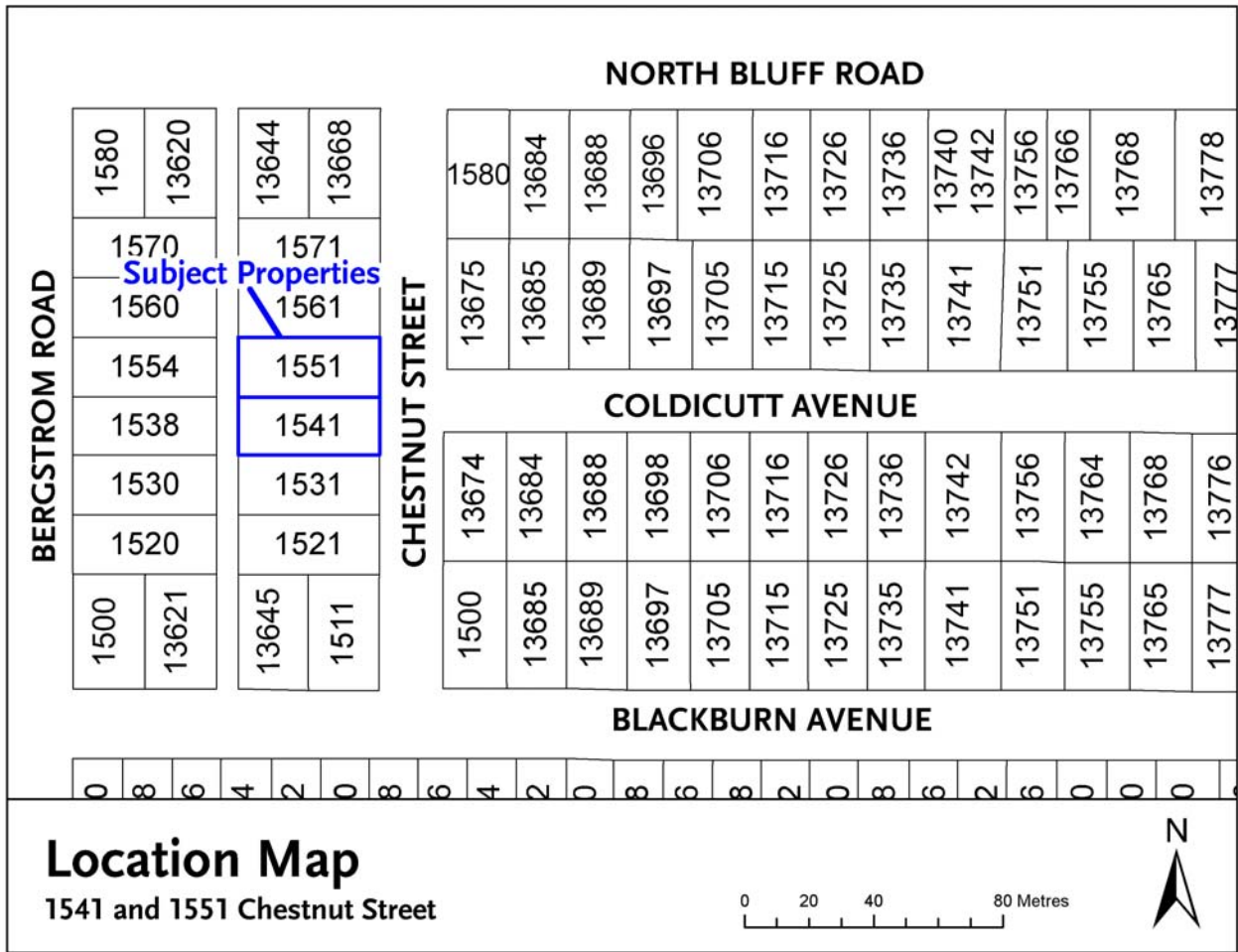
2. This Bylaw may be cited for all purposes as the "*White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 1541/1551 Chestnut Street) Bylaw, 2019, No. 2291*".

PUBLIC INFORMATION MEETING held on the	30 th	day of	January, 2019
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
RECEIVED THIRD READING on the		day of	
ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

Schedule "1"





The Office of the
Ombudsperson

2nd floor – 947 Fort Street
PO Box 9039 STN PROV GOVT
Victoria BC V8W 9A5

www.bcombudsperson.ca

General Inquiries: 250-387-5855
Toll-Free: 1-800-567-3247
Fax: 250-387-0198

His Worship Darryl A Walker
Mayor
City of White Rock
15322 Buena Vista Ave.
WHITE ROCK BC V4B 1Y6

March 18, 2019

RECEIVED
MAR 23 2019

Dear Mayor Walker,

RE: Quarterly Report: October 1 – December 31, 2018

This package of documents details the complaint files the Office of the Ombudsperson closed for the City of White Rock between October 1 and December 31, 2018. This package does not include information about complaint files that are currently open with our office. As required by the *Ombudsperson Act*, this report provides information about the complaint files we closed regarding your organization within the last quarter, including both files we investigated and files we closed without investigation. No action is required on your part, however we hope that you will find this information useful and share it within your organization.

Enclosed you will find a detailed report containing the following:

- The number of files our office closed in the last quarter regarding your organization and the category under which these files were closed. The categories we use to close files are based on the sections of the *Ombudsperson Act*, which gives the Ombudsperson the authority to investigate complaints from the public regarding authorities under his or her jurisdiction. A more detailed description of our closing categories is available on our website at: <https://bcombudsperson.ca/qr-glossary>.
- If applicable, copies of all closing summaries from investigated files that were closed during the last quarter. Our office produces closing summaries for *investigated* files only, and not for enquiries or those we choose not to investigate. These summaries provide an overview of the complaint received, our investigation and the outcome.
- If applicable, a summary of the topics identified in all complaints that were closed in the last quarter for your organization. Our office tracks the topics of complaints we investigate and those we close without investigation (we do not track this information for enquiries). We track general complaint topics for all complaints we receive, and when applicable, we include authority-specific and/or sector-specific topics for your organization and/or sector. Because complaints are confidential, we do not share complaint topic information if we received too few complaints to preserve the complainants' anonymity.

40
years
1979-2019

B.C.'s Independent Voice for Fairness



If you have questions about our quarterly reports, or if you would like to sign up for our mailing list to be notified of educational opportunities provided by our Prevention Initiatives Team, please contact us at 250-508-2950 or consult@bcombudsperson.ca.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jay Chalke".

Jay Chalke
Ombudsperson
Province of British Columbia

Enclosures



Quarterly report for City of White Rock for October 1 – December 31, 2018

Type of complaint closure	# closed
Enquiries – Many people who contact us are not calling to make a complaint, but are seeking information or advice. These contacts are classified as <i>Enquiries</i> to distinguish them from <i>Complaints</i> , which are requests that our office conduct an investigation.	1
Complaints with No Investigation – Our office does not investigate every complaint it receives. First, we determine whether we have authority to investigate the complaint under the <i>Ombudsperson Act</i> . We also have discretion to decline to investigate for other reasons specified in the <i>Ombudsperson Act</i> .	0
Early Resolution Investigations – Early Resolution investigations provide an expedited process for dealing with complaints when it appears that an opportunity exists for the authority to take immediate action to resolve the issue. Typical issues that are addressed through Early Resolution include timeliness, communication, and opportunities for internal review.	0
Complaint Investigations – When we investigate a complaint we may conclude with a determination that a complaint is not substantiated, or with a negotiated settlement of the complaint, or with public findings and recommendations. We may also exercise discretion to cease investigation for a number of other reasons specified in the <i>Ombudsperson Act</i> .	Total: 0
<i>Reason for closing an Investigation:</i>	
Pre-empted by existing statutory right of appeal, objection or review.	0
Investigation ceased with no formal findings under the <i>Ombudsperson Act</i> .	
More than one year between event and complaint	0
Insufficient personal interest	0
Available remedy	0
Frivolous/vexatious/trivial matter	0
Can consider without further investigation	0
No benefit to complainant or person aggrieved	0
Complaint abandoned	0
Complaint withdrawn	0
Complaint settled in consultation with the authority - When an investigation leads us to conclude that action is required to resolve the complaint, we try to achieve that resolution by obtaining the voluntary agreement of the authority to settle the complaint. This allows matters to be resolved fairly for the complainant and authority without requiring a formal finding of maladministration.	0
Complaint substantiated with formal findings under the <i>Ombudsperson Act</i> .	0
Complaint not substantiated under the <i>Ombudsperson Act</i> .	0
Ombudsperson Initiated Investigations – The Ombudsperson has the authority to initiate investigations independently from our process for responding to complaints from the public. These investigations may be ceased at the discretion of the Ombudsperson or concluded with formal findings and recommendations.	0

For more detailed information about the complaint closing categories used by our office, please see our glossary of terms at: <https://www.bcombudsperson.ca/resources/information-public-bodies/fairness-quick-tips>. To obtain a more detailed breakdown of the complaints closed for your authority for the quarter, please contact us at consult@bcombudsperson.ca.

Tracey Arthur

Subject: FW: City of Port Moody Resolution Regarding Greenhouse Gas Limits for New Buildings

From: Tracey Takahashi <TTakahashi@portmoody.ca>

Sent: Wednesday, March 27, 2019 2:17 PM

Cc: Tracey Takahashi <TTakahashi@portmoody.ca>

Subject: City of Port Moody Resolution Regarding Greenhouse Gas Limits for New Buildings

Good afternoon,

At the Regular Council Meeting held on March 12, 2019, City of Port Moody Council considered the attached report dated February 26, 2019 from the Climate Action Committee regarding Greenhouse Gas Limits for New Buildings and passed the following resolution:

RC19/116

THAT the following resolution regarding Greenhouse Gas Limits for New Buildings be submitted to the Lower Mainland Local Government Association, for subsequent submission to the Union of BC Municipalities, as recommended in the report dated February 26, 2019 from the Climate Action Committee regarding Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings:

WHEREAS climate change is recognized to be an urgent concern requiring rapid decarbonization of energy across all sectors, including buildings, in order to achieve 45% GHG emissions reductions by 2030 and net-zero GHG emissions by mid-century, as noted by the IPCC Special Report on 1.5C;

AND WHEREAS the *British Columbia Energy Step Code* establishes targets for increasing energy efficiency of new construction, but these may not result in the necessary levels of GHG emissions reductions to support local government GHG reduction targets nor BC's legislated GHG emissions reduction targets;

AND WHEREAS new buildings can last for many decades and are difficult, expensive, and disruptive to retrofit for renewable energy after construction;

AND WHEREAS near-zero GHG emissions mechanical systems are well proven and can be cost-effectively incorporated in new buildings, while also improving efficiency;

THEREFORE BE IT RESOLVED THAT the Province include GHG limits for new construction as an enforceable element in Division B of the *British Columbia Building Code*, including a pathway to achieve zero GHG emissions for new construction in a timeline commensurate with the science of climate change and BC's reduction targets;

AND BE IT FURTHER RESOLVED THAT the Province's goal in the CleanBC Plan to "make every new building constructed in BC "net-zero energy ready" by 2032" be revised to "make every new building constructed in BC "zero emissions" and "net-zero energy ready" by 2032";

AND THAT a request be sent to local governments in British Columbia for staff to advise their Councils to support the City of Port Moody's forthcoming resolution "Greenhouse Gas Limits for New Buildings" at the Lower Mainland Local Government Association conference on May 8-10, 2019 and the Union of BC Municipalities conference on September 23-27, 2019.

City of Port Moody Council is asking all municipalities in BC to support the forthcoming resolution at the Lower Mainland Local Government Association conference to be held on May 8-10, 2019 and at the Union of BC Municipalities conference to be held on September 23-27, 2019.

Thank you.

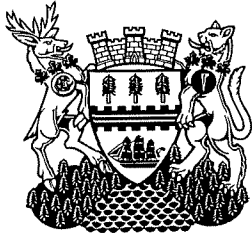
Tracey Takahashi, CMC

Deputy Corporate Officer, City of Port Moody

604-469-4539 (t) 604-364-7520 (c) 604-469-4550 (f)

ttakahashi@portmoody.ca | www.portmoody.ca

CONFIDENTIALITY NOTICE: This message, including any attachments, contains information intended for a specific individual and purpose. It is the property of the City of Port Moody and should be treated as confidential. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, please notify the sender immediately and destroy all copies of this e-mail and any attachments. Please be advised that correspondence with any government body, including City of Port Moody Council and staff, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.



City of Port Moody

Report/Recommendation to Council

Date: February 26, 2019 File No. 01-0360-20-55-00

Submitted by: Climate Action Committee

Subject: Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

Purpose / Introduction

To bring forward a Union of British Columbia Municipalities resolution regarding greenhouse gas limits for new buildings and seek Council endorsement to advance the resolution to the Lower Mainland Local Government Association (LMLGA) and the Union of British Columbia Municipalities (UBCM) for consideration, as recommended by the Climate Action Committee.

Recommended Resolutions

THAT the following resolution regarding Greenhouse Gas Limits for New Buildings be submitted to the Lower Mainland Local Government Association, for subsequent submission to the Union of BC Municipalities, as recommended in the report dated February 26, 2019 from the Climate Action Committee regarding Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings:

WHEREAS climate change is recognized to be an urgent concern requiring rapid decarbonization of energy across all sectors, including buildings, in order to achieve 45% GHG emissions reductions by 2030 and net-zero GHG emissions by mid-century, as noted by the IPCC Special Report on 1.5C;

AND WHEREAS the British Columbia Energy Step Code establishes targets for increasing energy efficiency of new construction, but these may not result in the necessary levels of GHG emissions reductions to support local government GHG reduction targets nor BC's legislated GHG emissions reduction targets;

AND WHEREAS new buildings can last for many decades and are difficult, expensive, and disruptive to retrofit for renewable energy after construction;

AND WHEREAS near-zero GHG emissions mechanical systems are well proven and can be cost-effectively incorporated in new buildings, while also improving efficiency;

Report/Recommendation to Council

Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

February 26, 2019

THEREFORE BE IT RESOLVED THAT the Province include GHG limits for new construction as an enforceable element in Division B of the British Columbia Building Code, including a pathway to achieve zero GHG emissions for new construction in a timeline commensurate with the science of climate change and BC's reduction targets;

AND BE IT FURTHER RESOLVED THAT the Province's goal in the CleanBC Plan to "make every new building constructed in BC "net-zero energy ready" by 2032" be revised to "make every new building constructed in BC "zero emissions" and "net-zero energy ready" by 2032";

AND THAT a request be sent to local governments in British Columbia for staff to advise their Councils to support the City of Port Moody's forthcoming resolution "Greenhouse Gas Limits for New Buildings" at the Lower Mainland Local Government Association conference on May 8-10, 2019 and the Union of BC Municipalities conference on September 23-27, 2019.

Executive Summary

The Province of British Columbia (BC) has committed to reducing greenhouse gas (GHG) emissions by at least 40% below 2007 levels by 2030, 60% by 2040, and 80% by 2050. In BC, most GHG emissions come from creating and using energy. Major energy-related sources of GHG emissions include transportation, such as driving cars, and stationary combustion sources, such as heating buildings.

New buildings can last for many decades and are difficult, expensive, and disruptive to retrofit for renewable low-carbon energy solutions after construction. The sooner new buildings achieve near zero emissions, the fewer buildings there will be that require costly and challenging deep energy retrofits to achieve GHG reduction targets.

While the BC Energy Step Code establishes a provincial framework for reducing energy use in new buildings, it does not explicitly address GHG emissions from buildings. As buildings represent up to half of GHG emissions at the community level, there is a need to develop an effective policy framework to achieve emissions reductions.

The Climate Action Committee recommends advancing a resolution to the LMLGA and subsequently to the UBCM, calling on the Province to mandate GHG limits for new buildings as an enforceable element of Division B of the British Columbia Building Code (BCBC). The resolution also asks that the provincial goal in the CleanBC Plan "to make every new building constructed in BC net-zero energy ready by 2032" be revised to "make every new building constructed in BC net-zero energy ready and zero emissions by 2032".

As the proposed resolution will support other BC communities in achieving GHG emissions reductions, the Climate Action Committee further recommends that local government staff in BC be requested to advise their Councils to support the City of Port Moody's forthcoming resolution

Report/Recommendation to Council

Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings
February 26, 2019

“Greenhouse Gas Limits for New Buildings” at the LMLGA May 8-10, 2019 and UBCM
September 23-27, 2019 conferences.

Background

At the February 25, 2019 Climate Action Committee meeting, staff provided a presentation on the BC Energy Step Code (Step Code), including an overview of GHG emissions modelling in relation to the Step Code, how greenhouse gas intensity (GHGI) is calculated, the reasoning for focusing on GHGs in new buildings, and introduced the proposed UBCM resolution (**Attachment 1**).

After the staff presentation, the Climate Action Committee passed a resolution in support of the proposed UBCM resolution and seeking support from other municipalities. This resolution is included as the recommended resolution in this report.

Discussion

Climate Change and Greenhouse Gas Emissions

In October of 2018, the Intergovernmental Panel on Climate Change (IPCC) published a special report on the impacts of global warming of 1.5°C¹ above pre-industrial levels and related global greenhouse gas emission pathways. The report states that human activities are estimated to have caused approximately 1.0°C of global warming above pre-industrial levels and that global warming is likely to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate. Global warming reflecting current nationally stated mitigation goals until 2030 is estimated to result in global warming of about 3°C by 2100, with warming continuing afterwards due to past and ongoing emissions.

Impacts on natural and human systems from global warming have already been observed as many land and ocean ecosystems and some of the services they provide have already changed due to global warming. In addition, climate-related risks to health, livelihoods, food security, water supply, and economic growth are projected to increase with global warming of 1.5°C and increase further with 2°C and 3°C (**Attachment 2**).

Warming from anthropogenic emissions from the pre-industrial period to the present will persist for centuries to millennia and will continue to cause further long-term changes in the climate system, such as sea level rise. The IPCC special report states that reaching and sustaining net zero global anthropogenic CO₂ emissions is necessary to halt anthropogenic global warming on multi-decadal time scales.

The IPCC advises that pathways limiting global warming to 1.5°C would require rapid and far-reaching transitions in energy, land, urban, and infrastructure, including transportation and buildings, and industrial systems in order to achieve 45% GHG emissions reductions by 2030 and net-zero GHG emissions by mid-century.

¹ https://www.ipcc.ch/site/assets/uploads/sites/2/2018/07/SR15_SPM_version_stand_alone_LR.pdf

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Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

February 26, 2019

Provincial Goals

The Province has committed to reducing GHG emissions by at least 40% below 2007 levels by 2030, 60% by 2040, and 80% by 2050. In BC, most GHG emissions come from creating and using energy. Major energy-related sources of GHG emissions include transportation, such as driving cars, and stationary combustion sources, such as heating buildings.

Building-related emissions account for almost half of community GHG emissions in most of B.C. As such, reducing building-related emissions can have a significant impact on meeting provincial and community GHG emissions reduction targets.

New buildings can last for many decades and are difficult, expensive, and disruptive to retrofit for renewable low-carbon energy solutions after construction. The sooner new buildings achieve near zero emissions, the fewer buildings there will be that require costly and challenging deep energy retrofits to achieve GHG reduction targets. Low-carbon mechanical systems that provide space heating, cooling, and domestic hot water heating are available in the market today for all of BC's climate and building needs. Most low-carbon energy systems can be cost-effectively incorporated into new buildings.

The BC Energy Step Code

The BC Energy Step Code was introduced in April 2017 as a voluntary energy-efficiency standard in the *British Columbia Building Code (BCBC)*. As an optional compliance path within the *BCBC*, any builder can choose to build to the requirements of the Step Code, and local governments can implement bylaws or policies that require compliance with the Step Code. To comply, builders must use energy modelling software and on-site testing to demonstrate that both their design and the constructed building meet the energy efficiency requirements of the Step Code. The Step Code establishes targets for increasing energy efficiency of new construction, but does not explicitly address GHG emissions.

Greenhouse Gas Emissions in BC Buildings

Rapidly reducing GHG emissions is an important objective for BC and local governments to reach GHG emission reduction targets consistent with the science of climate change. While Step Code establishes a framework for reducing energy use in new buildings, it does not explicitly address GHG emissions from buildings.

There are many examples of buildings constructed throughout the region using a variety of low-carbon heating and cooling systems. These include air source heat pumps, ground source heat pumps, waste heat recovery systems, biomass systems, and solar collectors. There are multiple options for most building types including single-family, multi-family and commercial buildings, including building-scale and district energy systems. These systems are cost-competitive with more carbon-intensive systems, and can be reliably designed, installed, and operated.

The City of Vancouver has requirements to limit GHG emissions in new buildings, and a number of other local governments have introduced Step Code policies that include a low-carbon energy system option with a lower step (including Surrey, Richmond, Burnaby, New Westminster, and

Report/Recommendation to Council

Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

February 26, 2019

the Township of Langley), while others are considering a similar approach. This low-carbon system “option” approach may result in more low-carbon buildings, but GHG reduction is not guaranteed, and a more rigorous and standardized approach is needed.

In order to better understand the relationship between energy efficiency performance and GHG emissions, as well as policy options, the Provincial Ministry of Housing and Affairs is commissioning a study to explore the range of possible GHG emission reductions in new buildings at each step of the Step Code in relation to common and/or emerging energy systems in buildings, and to provide policy options on how to optimize GHG emission reductions from new buildings.

CleanBC Plan

CleanBC, released in December 2018, outlines the Province’s plan for a more prosperous, balanced, and sustainable future. CleanBC includes a target for GHG reduction for buildings of 40% by 2030, and notes the need for further electrification of buildings and support of low-carbon approaches. The CleanBC plan also recognizes the benefits of living and working in greener buildings, like greater comfort, lower energy use, and better air quality – both indoors and in communities. The plan establishes a goal to make every new building constructed in BC net-zero energy ready by 2032.

However, CleanBC does not specifically outline a policy pathway to achieve the 40% target, nor state a long-term goal of zero-carbon buildings. Therefore, policies and regulations that achieve GHG reduction as well as energy efficiency are consistent with both provincial and local government interests.

Encouraging Zero-Carbon Buildings

Although population growth in Port Moody has been moderate in the past, the number of development applications has increased with the addition of the Evergreen Line extension in recent years, making Port Moody an attractive and accessible location. With minimal opportunity for new development, redevelopment has become the focus. As redevelopment in Port Moody continues to grow, an opportunity exists to reduce community GHG emissions by ensuring replacement buildings are equipped with low-carbon solutions.

There is no current governing plan or policy that outlines Port Moody’s targets or commitments to building-related emissions reduction. Local governments in BC are required through the *Green Communities Statutes Amendment Act* (Bill 27) to include targets, policies, and actions for the reduction of GHG emissions in their Official Community Plans (OCP). Both the OCP and the Master Transportation Plan (MTP) refer to a community emissions database that is outdated, as well as an interim GHG reduction target of 10% below 2007 levels by 2017, that is past due.

The City has identified a number of climate action goals and initiatives in the OCP that signal Council’s commitment to a low-carbon building stock, outlined in **Attachment 3**.

Report/Recommendation to Council

Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

February 26, 2019

Port Moody continues to show support for zero-carbon buildings by encouraging and prioritizing low-carbon development applications using the Sustainability Report Card, exploring early adoption of the Step Code, and leading by example through investments in energy efficient upgrades to civic facilities.

Clear direction and leadership in climate policy will strengthen Port Moody's local green economy, and contribute to reaching climate change goals.

Next Steps

The Climate Action Committee is recommending to advance a resolution to the LMLGA and subsequently to UBCM, calling on the Province to mandate GHG limits for new buildings as an enforceable element of Division B of the *British Columbia Building Code*. The resolution also asks that the provincial goal in the CleanBC Plan “to make every new building constructed in BC net-zero energy ready by 2032” be revised to “make every new building constructed in BC net-zero energy ready and zero emissions by 2032”.

As the proposed resolution will support other BC communities in achieving GHG emissions reductions, the Climate Action Committee recommends that local government staff in BC be requested to advise their Councils to support the City of Port Moody's forthcoming resolution “Greenhouse Gas Limits for New Buildings” at upcoming 2019 LMLGA and UBCM conferences.

Other Options

THAT the report dated February 26, 2019 from the Climate Action Committee regarding Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings be received for information.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement

No communications or civic engagement initiatives are required by the recommendations in this report.

Council Strategic Plan Objectives

Advancing the UBCM resolution regarding GHG limits in new buildings is consistent with the strategic outcomes in the areas of Community Planning and Preserving the Environment identified in the 2015-2018 Council Strategic Plan.

Attachments:

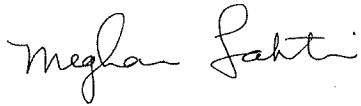
1. UBCM Resolution Regarding GHG Limits in New Buildings.
2. Global Warming Impacts Based on the IPCC Special Report.
3. OCP Policies to Support Zero-Emission New Buildings.

Report/Recommendation to Council

Union of BC Municipalities Resolution – Greenhouse Gas Limits for New Buildings

February 26, 2019

Prepared by:



Councillor Meghan Lahti
Chair

UBCM Resolution**Greenhouse Gas (GHG) limits in the
British Columbia Building Code**

City of Port Moody

WHEREAS climate change is recognized to be an urgent concern requiring rapid decarbonization of energy across all sectors, including buildings, in order to achieve 45% GHG emissions reductions by 2030 and net-zero GHG emissions by mid-century, as noted by the IPCC Special Report on 1.5C;

AND WHEREAS the *British Columbia Energy Step Code* establishes targets for increasing energy efficiency of new construction, but these may not result in the necessary levels of GHG emissions reductions to support local government GHG reduction targets nor BC's legislated GHG emissions reduction targets;

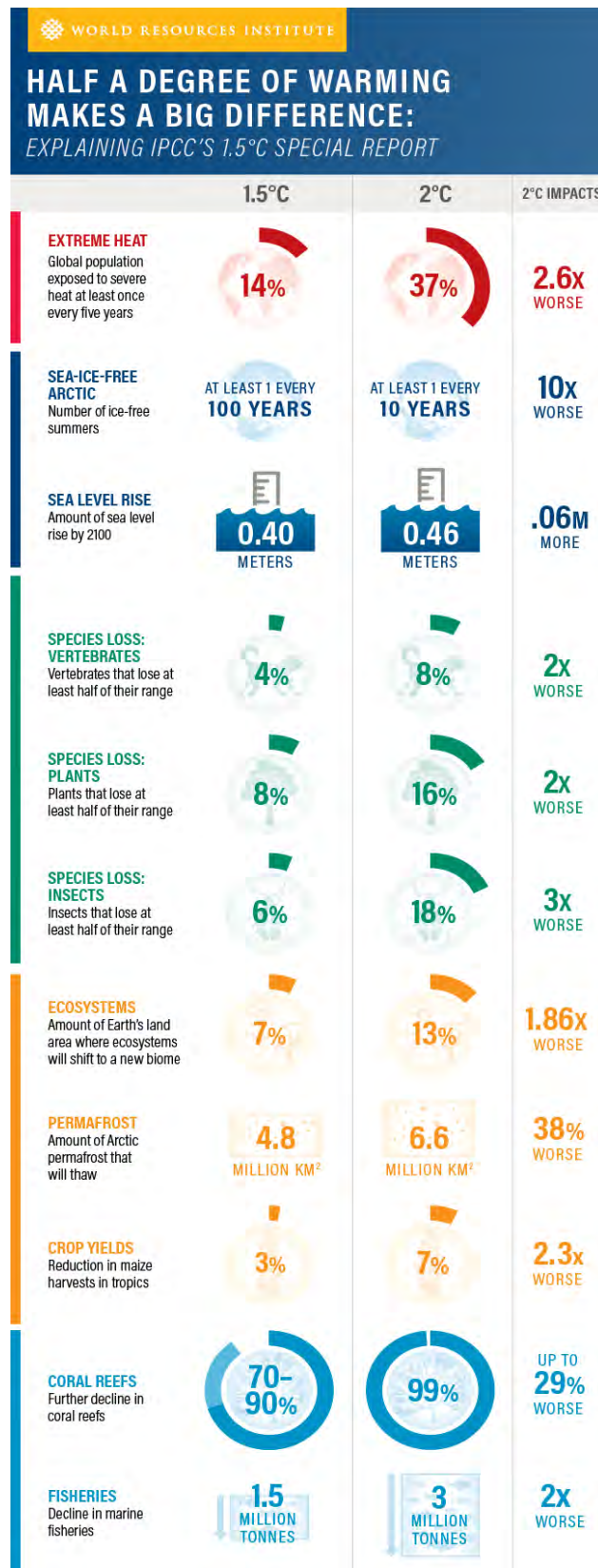
AND WHEREAS new buildings can last for many decades and are difficult, expensive, and disruptive to retrofit for renewable energy after construction;

AND WHEREAS near-zero GHG emissions mechanical systems are well proven and can be cost-effectively incorporated in new buildings, while also improving efficiency;

THEREFORE BE IT RESOLVED THAT the Province include GHG limits for new construction as an enforceable element in Division B of the British Columbia Building Code, including a pathway to achieve zero GHG emissions for new construction in a timeline commensurate with the science of climate change and BC's reduction targets;

AND BE IT FURTHER RESOLVED THAT the Province's goal in the CleanBC Plan to "make every new building constructed in BC "net-zero energy ready" by 2032" be revised to "make every new building constructed in BC "zero emissions" and "net-zero energy ready" by 2032".

Attachment 2 – Global Warming Impacts based on the IPCC Special Report



Attachment 3 – OCP Policies to Support Zero-Emission New BuildingsChapter 5 – Sustainable Resource Use and Climate Change Response

3. The City will develop a Community-wide Sustainable Building Policy to encourage the renovation of existing buildings and the creation of new development that meets a high standard of sustainable building performance with features that may include but are not limited to:

- (d) Passive building systems;
- (e) Energy efficiency technology;
- (f) On-site renewable energy technology;
- (g) District renewable energy systems;

5. The City will develop, implement and regularly update a community GHG and energy management plan as a means to plan for an energy-wise and low-carbon future where energy demand is reduced and needs are met through sustainable practices through the community and by sustainable energy systems (e.g., renewable, affordable, reliant, efficient, etc.).

10. The City will encourage the planning, design and construction of efficient neighbourhoods and buildings to minimize resource consumption, increase use of renewable resources, increase alternative modes of transportation, reduce greenhouse gas emissions and prepare for climate change.

11. The City will encourage local low carbon energy systems, including district energy, as part of larger developments and within areas expected to experience significant redevelopment.

12. The City will encourage sustainable project development by applying the Sustainability Checklist, including energy considerations, to assess the relative strengths of a development proposal from a sustainability perspective and encourage the most sustainable project possible.

14. To encourage strong energy performance, the City will consider incentives for developers including variances, density bonusing, modified/alternative development standards or other appropriate mechanisms available under the Local Government Act.

15. The City will work to provide information to local developers, builders and homeowners about energy efficient building practices and available incentives and funding programs.

Tracey Arthur

From: thornton.kathy07@gmail.com
Sent: Monday, March 25, 2019 9:55 AM
To: Darryl Walker; dazzelwalker@gmail.com
Cc: premier@gov.bc.ca
Subject: SASSY Awards

Hello Darryl,

You're probably wondering why I am contacting you via email; it's regarding a very important request as a Semiahmoo Rotarian and since I know you, I volunteered to ask the following:

We are asking the Mayor of White Rock and The Premier of the Province for or a message of congratulations to the nominees, and recipients of the 2019 SASSY Awards with pictures.

We would need the messages sent to allan@wpmmedia.ca by April 12th for inclusion in the Souvenir Program.

The SASSY Awards is a local Rotary awards program for youth aged 15-21 living, studying or working in Surrey or White Rock.

SASSY stands for "Service Above Self" Surrey Youth, incorporating Rotary's motto. The awards aim to recognize, acknowledge and celebrate the achievements of youth who exemplify the ideals of Rotary.

Seven Awards will be presented in the categories of:

√ Community Service	√ Overcoming Adversity
√ International Service	√ Sports Leadership
√ Arts & Culture Leadership	√ Youth Leadership
√ Environmental Leadership	

Each Award recipient receives a \$1,000 bursary, as well as \$500 to donate to a registered charity of their choice and a stylized SASSY Award trophy.

The 9th Annual SASSY Awards Show will be held the evening of Thursday, May 9th, 2019 at Surrey City Hall (Centre Stage) located at 13450 104 Ave, Surrey. It will be an inspiring evening celebrating youth achievement in our community.

Proceeds from the SASSY Awards go toward youth related projects furthering the theme of "Youth helping Youth".

If you would like to meet, I could show you last years souvenir program with greetings from our prime minister as well as a welcoming letter from the past mayor of Surrey.

We're also hoping that John Horgan will support our program with a warm greeting as well.

Sample from the past:

A Message from the Premier

As Premier of the Province of British Columbia, I am pleased to recognize the nominees of the 20xx SASSY Awards.

I think it's wonderful to see so many youth passionate about volunteering. By sharing your skills and taking active roles in your communities, you are creating momentum that will inspire and improve the lives of many. This nomination speaks to the positive impact that you all have made; you are leading by example and should be very proud of your accomplishments.

Thank you for all that you do to support your communities, and please accept my heartfelt congratulations for this accomplishment.

Keep up the good work!

Sincerely,

Thank you Darryl for considering this request and just let me know if you are able to help. It will be forwarded to our premier as well for the same request. Both letters with pictures would be most welcome!

And thank you Premier John Horgan!!

Sincerely,

Kathy Thornton

Semiahmoo Rotarian



FRIENDS OF SASSY \$100 - \$1,000+

\$1,000.00+

- ✓ Listing in program
- ✓ Listing on the website
- ✓ Logo in "Friends of SASSY" page in souvenir awards show program
- ✓ Logo in show multimedia presentation loop (plays 30min preshow)
- ✓ Listing in thank you ad
- ✓ Tax receipt
- ✓ # of show tickets - 4

\$500.00

- ✓ Listing in program
- ✓ Listing on the website
- ✓ Logo in "Friends of SASSY" page in souvenir awards show program
- ✓ Logo in show multimedia presentation loop (plays 30min preshow)
- ✓ Listing in thank you ad
- ✓ Tax receipt
- ✓ # of show tickets - 2

up to \$499

- ✓ Listing in program
- ✓ Listing on the website
- ✓ Listing in thank you ad
- ✓ Tax receipt
- ✓ # of show tickets - 2



Consider making a donation to friends of SASSY today.

[**DONATE ONLINE**](#)





April 1, 2019

His Worship Darryl Walker
Mayor, City of White Rock
15322 Buena Vista Ave
White Rock, BC V4B 1Y6

Dear Mayor Walker:

Fraser Health is very pleased to announce that we will be conducting the *My Health My Community* (MHMC) survey in your community starting summer 2019.

My Health My Community survey is the largest population health survey in B.C. that provides municipal level data for community planning purposes and service development. The survey asks people, aged 18 and older, who live in the Fraser Health and Vancouver Coastal Health regions, to anonymously provide information about their health, lifestyle choices, community involvement, and neighbourhood characteristics. Once compiled, this data is used to create community profiles that provide a snapshot of indicators that measure our health and overall wellbeing.

The inaugural survey in 2013 was completed by over 33,000 participants and the data has been compiled into community-specific profiles that can be found on the *My Health My Community* webpage.

<https://www.myhealthmycommunity.org/Results/CommunityProfiles.aspx>

These profiles have been used to inform local government and services' healthy living strategies and policy analyses, including events to enhance social connectedness, reduction of health inequities, and service planning across the Fraser Health and Vancouver Coastal Health regions.

For the 2019 MHMC survey, **we are offering communities the opportunity to identify up to five, unique, community-specific survey questions** that could be customized to fit **White Rock's** needs, goals and interests. These questions would only be asked of residents living in your municipal boundaries and could include information like:

- In the past month, have you used a community recreation facility?
- Approximately what proportion of your total food budget is devoted to buying foods that are grown, raised, produced, or harvested in the White Rock area?
- How frequently do you spend time in natural settings? (e.g., parks, trails, beaches, near water)
- Have you experienced or witnessed racial harassment or discrimination of people of colour in your neighbourhood in the past year?

Medical Health Officer
Fraser Health

400 – 13450 102nd Avenue
Surrey, BC V3T 0H1
Canada

Tel: (604) 587-3828
Fax: (604) 930-5414
www.fraserhealth.ca



Deadline to submit questions is May 10th, 2019. More information on the question submission process is attached. Please share this information with relevant municipal staff as appropriate. For support with this process, please feel free to contact your local Fraser Health Community Health Specialist.

Once your contributions have been included and the survey is finalized, Fraser Health, in partnership with Vancouver Coastal Health, will deploy the survey online and in paper format in multiple languages. We will advertise the survey and share promotional materials through traditional as well as online media. Additionally, surveyors will attend community events to ensure a representative community sample, including participants of all backgrounds, abilities, and social-economic status.

We need your help promoting the survey to those in your community to ensure we reach our target sample. This might include promoting the survey on your website, including survey information in municipal mail outs, sending out an email blast to your staff mailing list, holding a community event or contest, or simply supporting our surveyors as they reach out to participants in your community.

If you have any questions regarding the MHMC survey or you are interested in getting involved, please do not hesitate to contact the Fraser Health MHMC Lead, Dr. Ingrid Tyler at ingrid.tyler@fraserhealth.ca.

Sincerely,

Dr. Andrew Larder FRCPC
Medical Health Officer – Medical Director
Fraser Health Authority

Cc: Erika Johanson – HCP Representative
Erin Daly – Community Health Specialist



What is My Health My Community?

In 2013, the first ever My Health My Community Survey - the population health survey in B.C. that provides municipal level data – was launched. The purpose of the survey is to measure the health and wellbeing of our communities. It provides critical information to help support local governments and community agencies to understand the trends, resourcing needs and health inequalities of the individuals who live and work in their communities. Fraser Health has been working with local municipalities and community groups to use the data to assist with identifying community health priorities and supporting local government's action planning related to community health. The data has helped with planning for programs, services and initiatives to address key health indicators and risk factors, including smoking reduction, physical activity, food security, social connectedness and mental health.

The survey asks people, aged 18 and older who live in the Fraser Health and Vancouver Coastal Health regions, to provide information about their health, lifestyle choices, community involvement and neighbourhood characteristics. The data is used to create community profiles that provide a snapshot of the health and overall wellbeing of residents. The inaugural survey was completed by over 33,000 participants and the community profiles produced from the data can be found on the My Health My Community Webpage: www.myhealthmycommunity.org.

In the **summer of 2019**, Fraser Health and Vancouver Coastal Health will launch the second iteration of the My Health My Community survey. We are hoping to reach 35,000 residents in the Fraser Health region and 30,000 residents in the Vancouver Coastal Health region to capture an accurate snap shot of the health and wellbeing of our communities.

How is the data collected?

The survey will be accessible online via www.myhealthmycommunity.org. Paper copies will be available at field outreach events. The survey will be promoted through traditional and social media, a mail-out, in-person at events and through collaboration with key partners who benefit from the data. The survey will be available in languages such as French, Chinese, Punjabi, Spanish, and Farsi to make the survey more accessible to non-English speaking residents. Additionally, strategic outreach will be used to target harder to reach communities and those who are most vulnerable, to ensure a representative sample of our community.

What about Privacy?

My Health My Community follows strict privacy practices that govern how personal information is collected, stored, and analyzed. Protecting personal information is extremely important to My Health My Community and safeguards are in place to ensure everyone's privacy.

How Can I Get Involved?

Community Champions help to promote the survey in their local area to allow participants of all backgrounds, abilities, social-economic status to take part in the survey.

We welcome and encourage you to hold an event in your space, help promote the survey using the promotion materials that we provide, or send out an email blast to your staff mailing list.

If you have any questions, want more information, or **if we can help you promote the survey in your local area, please contact your local Fraser Health Community Health Specialist.**

MHMC Round 2 Survey Question Proposal Form



My Health My Community (MHMC) is a regional population health survey that collects local-level data to better understand the determinants of health and wellbeing for the populations we serve. The information collected from this survey aims to help local governments and community organizations in developing strategies for creating health promoting environments. Results from the first round of the survey are available on the MHMC [website](#) including the [community profiles](#) and [neighbourhood profiles](#) for community-specific health information. These results have been used to inform municipal healthy living strategies.

To better serve our municipalities and regional districts to meet the goals of MHMC, Fraser Health is inviting local governments to submit additional questions to MHMC for the second round of the survey. This is an opportunity for local governments to learn more about a specific issue that may impact the health and wellbeing of residents in their jurisdiction. If your submitted questions are included in the MHMC survey, only residents of your municipality/regional district participating in the survey will be able to view and answer them.

To help guide question selection, we ask that municipalities/regional districts consider:

- Reviewing the [2013/2014](#) survey as the next round of MHMC will build on it. Additional topic areas that have been added for this round of the survey include quality of life, substance use, mental wellness, climate resiliency, housing quality and affordability.
- Ensuring questions meets the required criteria:
 1. Fit within the domains of MHMC (Socio-demographic, Health Status, Lifestyle, Access to Care and Services, Built Environment, Community Resiliency)
 2. Specific to the local level (Unlike broader surveys that produce information at the provincial or regional levels, MHMC is designed to meet the needs of local-level planning)
 3. Fill a current data gap for a health and wellbeing topic of interest at the local level
- Submitting questions that:
 - Enhance understanding of the determinants of health and well-being
 - Inform a topical or emerging issue
 - Support the goal of the healthy community strategies or your healthy community partnerships
 - Enhance decision making
- Limiting your submission to no more than five questions

Please contact your local Fraser Health Community Health Specialist if you need help developing questions or you have any questions.

The decision to include submitted questions will be made by the Fraser Health MHMC project team, based on the fit of the questions within the domains and content of the MHMC survey.

Please submit your questions to populationhealthobservatory@fraserhealth.ca or fax to (604) 930-5414 by May 10, 2019.

Contact information:

Name:

Date (dd/mm/yyyy):

E-mail:

Phone:

Municipality/ Regional District/ Service Area:

Organization/Department:

Please submit your questions below and order them by priority. (First question being highest priority).

Question 1:

Question Text: (Ex. "How do you rate your health?")

Question Response Possibilities Text: (Ex. "weak, average, strong")

Describe how the question was developed, including whether it has been used in other surveys or engagement in the past:

How will the data collected from this question be used?

Question 2:

Question Text:

Question Response Possibilities Text:

Describe how the question was developed, including whether it has been used in other surveys or engagement in the past:

How will the data collected from this question be used?

Question 3:

Question Text:

Question Response Possibilities Text:

Describe how the question was developed, including whether it has been used in other surveys or engagement in the past:

How will the data collected from this question be used?

Question 4:

Question Text:

Question Response Possibilities Text:

Describe how the question was developed, including whether it has been used in other surveys or engagement in the past:

How will the data collected from this question be used?

Question 5:

Question Text:

Question Response Possibilities Text:

Describe how the question was developed, including whether it has been used in other surveys or engagement in the past:

How will the data collected from this question be used?

Thank you for your questions!

We will review each submission and contact you with our decision for inclusion.

**Please email completed forms to populationhealthobservatory@fraserhealth.ca
or fax to (604) 930-5414 by May 10, 2019**

For Metro Vancouver meetings on Friday, March 29, 2019

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact

Greg.Valou@metrovancover.org or Kelly.Sinowski@metrovancover.org

Metro Vancouver Regional District

Engagement for the Regional Industrial Lands Strategy

APPROVED

The Board approved the scope of the consultation for the Regional Industrial Lands Strategy and authorized staff to proceed with the engagement process as presented.

Regional Industrial Lands Strategy: Survey of Industrial Users

RECEIVED

As part of developing the Regional Industrial Lands Strategy, a series of white papers, reports, and other deliverables are under development. In 2018, the Task Force expressed interest in better understanding the issues and challenges facing industrial users and tenants in the region.

The Board received for information the results of a survey of industrial users undertaken as part of the Regional Industrial Lands Strategy project.

Economic Value of Industrial Lands to the Metro Vancouver Region

RECEIVED

The Board received for information a consultant report on the economic value of industrial lands to the Metro Vancouver Region.

Intervistas completed a study on the economic impact of Metro Vancouver's industrial lands to the regional, provincial, and national economy. The report considers interdependencies with non-industrial lands and activity, the importance of industrial activity in diversifying the economy, alternative industrial land locations outside of the region, and the consequences of an insufficient supply of industrial lands in the region.

The study concludes that industrial lands provide the foundation for a significant amount of the region's total economic activity, with a disproportionately large amount of employment, and wages above the regional average. Industrial lands serve both an important regional role and, as a facilitator of trade-enabling activities, a critical national role. The extent to which these activities can be moved elsewhere will vary by sector and may be limited. The potential effects of a lack of industrial land on the regional economy, while difficult to ascertain, will also vary by sector and will likely be negative for the region as a whole.

Metro Vancouver's 2018 Zero Waste Conference

RECEIVED

The Board received a report with an overview of Metro Vancouver's Eighth Annual Zero Waste Conference, titled "A Future without Waste: The Journey to A Circular Economy," which was held on Thursday, November 8 and Friday, November 9, 2018 at the Vancouver Convention Centre.

The focus of the 2018 Zero Waste Conference was to highlight Canadian leadership on important issues of waste prevention and the circular economy while providing opportunities from governments, businesses and innovators from around the globe, which are continuing to break ground and serve as inspiration to push harder in terms of lasting solutions that will lead to a future without waste.

2018 Regional Create Memories Not Garbage Campaign Results

RECEIVED

The Board received for information a report with a summary of the results of the 2018 regional holiday waste reduction campaign, "Create Memories, Not Garbage."

The campaign supports the waste reduction objectives in the Integrated Solid Waste Management Plan. The 2018 campaign was in market from September 24, 2018 to January 15, 2019. The objectives were to: raise awareness of the needless amount waste produced over the holiday season; encourage audiences to celebrate in ways that produce less waste; and, to reduce the amount of waste produced in Metro Vancouver during the holiday season over the long term.

Consideration of the Village of Anmore's Amended Regional Context Statement

APPROVED

The Board accepted the Village of Anmore's amended Regional Context Statement as submitted to Metro Vancouver on January 11, 2019.

The Village of Anmore sought to amend its Regional Context Statement to include the Anmore Green Estates site within the Urban Containment Boundary and to designate it as General Urban.

Village Council has also submitted a formal request to the GVS&DD Board seeking support to become a member of the Greater Vancouver Sewerage and Drainage District and to connect the 51 existing residential units of Anmore Green Estates to the regional sewerage system. The requested sewer connection via Port Moody is intended to address the environmental and public health concerns related to the development's failing septic sewage treatment system, and not to provide excess servicing capacity that could accommodate additional development.

Office Development in Metro Vancouver's Urban Centres – 2018 Update

APPROVED

The Board:

- a) received for information the consultant report;
- b) endorsed the recommendations for Metro Vancouver as set out on page 5 of the report, with the addition of the following:

- 8. Further to recommendations #2, #4, and #5, specifically outline the tools and best practices member municipalities can utilize to foster a greater share of office development in Regional City Centres; and
 - 9. Metro Vancouver to take a leadership role in targeting a greater proportion of office development across all Regional City Centres and prepare a robust strategy to assist municipalities in meeting the employment targets in regional context statements, through a review of Regional Growth Strategy policy measures."; and
- a) distributed the report to member jurisdiction Councils for information.

Lougheed Corridor Land Use and Monitoring Study – Final Report

RECEIVED

Metro Vancouver led the Lougheed Corridor Land Use and Monitoring Study in partnership with TransLink, the Cities of Coquitlam, Port Coquitlam, Pitt Meadows and Maple Ridge, as well as invited representation from the Katzie, Kwantlen and Kwikwetlem First Nations, the Agricultural Land Commission, and Ministry of Transportation and Infrastructure.

The Board received the report for information.

The 2018 Regional Parking Study – Key Findings

RECEIVED

The Board received the Parking Study report for information and resolved to write letters to share the key findings of the 2018 Regional Parking Study and Technical Report to the Mayors' Council on Regional Transportation, the TransLink Board of Directors, and the Councils of member jurisdictions.

Food Flow: Agri-food Distribution in Metro Vancouver – Scope of Work

RECEIVED

The Board received for information a report about a project being undertaken by Regional Planning that will define the extent of the agri-food distribution system and the connections to land use policy and transportation infrastructure that are necessary for "food flow" – the movement of food supply across the Metro Vancouver region.

The extent of the regional "food flow" is not widely known. Staff have embarked on a study to define the location of agri-food distribution businesses and their connections to land use policy and transportation infrastructure.

The first phase of work compiled existing data on the agri-food distribution system. The 2019 work will focus on interviews with the private sector. The results of the study will be used to improve understanding and inform various regional and municipal planning processes.

2019 Agricultural Land Use Planning Policy Forum

RECEIVED

The Board received for information a report about the BC Agricultural Land Use Planning Policy Lab and Metro Vancouver's role in co-hosting a one-day policy forum.

Metro Vancouver is co-hosting a forum on April 3, 2019 with the University of Northern B.C. to bring experts together to focus on agriculture land use planning solutions to protect B.C.'s farmland. The forum is the first step to establish a "policy lab" in B.C. A policy lab is a neutral, expert-centred space for analyzing issues and designing solutions that address intractable policy problems. The April policy forum will build capacity and enhance understanding of the policies that impact agricultural land use in the Lower Mainland, as well as gauge interest in an ongoing provincial policy lab and the future activities/topics that are most beneficial to participants.

Belcarra Regional Park – Belcarra South Recommended Static Landscape Display and Interpretive Feature

APPROVED

The Board, in accordance with the MVRD Board resolution dated November 24, 2017, approved the recommended non-residential public use of Cabin 1, located in Belcarra Regional Park south picnic area, as a static landscape display and interpretative park feature illustrating historical uses of the site.

At its November 24, 2017 meeting, the MVRD Board directed staff to investigate uses for Cabin 1, and to report back to the Board. Staff have completed a heritage study on the Belcarra Cabins and identified potential uses for Cabin 1. The Belcarra Cabins Heritage Study completed in 2017 was taken into consideration, and a variety of other precedent heritage buildings in other parks were reviewed.

Metro Vancouver staff reviewed the precedent study with the Village of Belcarra staff in March 2018 and discussed potential options and preliminary cost factors. With all factors and studies considered, the recommended use for Cabin 1 is as a static landscape display building without public access, to be viewed from the exterior.

Campbell Valley Regional Park – Public Engagement and Management Plan Update

APPROVED

The Board authorized staff to proceed with the public engagement process as presented in the report.

Metro Vancouver is undertaking an update to the management plan for Campbell Valley Regional Park. Staff anticipate the first round of public and stakeholder engagement will occur between June and October 2019.

The proposed stakeholder and public engagement on the Campbell Valley Regional Park Management Plan Update will ensure that the final management plan is broadly supported and reflective of regional parks users' input. The update will test stakeholder, First Nations, partner, and public current values, interests, concerns and desires for the park and also evaluate items identified for action in the previous management plan and subsequent review.

George Massey Crossing Project – Next Phases

RECEIVED

The Board received for information the report with an update on the next phases for the George Massey Crossing project.

The Province, through the Ministry of Transportation and Infrastructure, initiated engagement with Metro Vancouver, TransLink, municipalities, and First Nations on the George Massey Crossing project. The Province will use the regional, municipal and First Nation plans, priorities and input to inform the development, assessment and evaluation of the options for the George Massey Crossing. The provincial engagement will be conducted in three phases with the target of a completed business case by November 2020.

Fraser Basin Council – Annual Report to Metro Vancouver

RECEIVED

In 2018, the MVRD Board approved a three-year Contribution Agreement with the Fraser Basin Council. Under the agreement, the Fraser Basin Council is required to submit an annual report to Metro Vancouver by January 31 of each year. The Board received the report for information.

Non-member Attendance at Board and Committee Meetings Policy Revision

APPROVED

The Board approved the revised Non-member Attendance at Board and Committee Meetings Policy, as presented.

The Non-member Attendance at Board and Committee Meetings Policy sets out the practice associated with non-member attendance and participation at Board and Committee meetings. Recently, staff was directed to review and clarify the practice associated with how non-members are authorized to attend closed meetings.

Electoral Area A 2019 By-Election

APPROVED

The Board appointed Klara Kutakova as Chief Election Officer and Kelly Hardy as Deputy Chief Election Officer for the 2019 by-election for the office of Regional Director for MVRD Electoral Area A, and authorized release of up to \$80,000 from the Electoral Area General Reserve, if necessary, to be used for the administration of the unbudgeted 2019 by-election for the office of Director of Electoral Area A.

Review of the Federal Gas Tax Fund Expenditures Policy

RECEIVED

The Board received for information a report with an overview of the process to review the MVRD Board's Federal Gas Tax Fund Expenditures Policy.

The Metro Vancouver Board adopted the Federal Gas Tax Expenditures Policy in 2016 that sets out the process through which the Board considers and approves expenditures from the Federal Gas Tax Fund (Greater Vancouver Regional Fund) for regional transportation projects proposed by TransLink. At its

October 26, 2018 regular meeting, the MVRD Board adopted a resolution directing staff to undertake a review of the Federal Gas Tax Fund Expenditures Policy, in consultation with TransLink and the Union of British Columbia Municipalities, and to report back to the Finance and Intergovernment Committee in 2019 with findings and, where appropriate, recommendations.

Key Climate Change Developments Since the Adoption of the Climate 2050 Strategic Framework

**RECEIVED
REFERRED**

At its March 15, 2019 meeting, the Climate Action Committee expressed concerns about the ability for greenhouse gas reduction targets identified in Climate 2050 and the Province's CleanBC to combat climate change impacts identified in the Intergovernmental Panel on Climate Change (IPCC) special report on the impacts of global warming. Members discussed accelerating Climate 2050 actions and subsequently amended the recommendation as presented above in underline style.

The Board received for information the report and directed staff to report back with recommendations to align Metro Vancouver's Climate 2050 Strategic Framework and Roadmaps with the 2018 Intergovernmental Panel on Climate Change special report on global warming, and to report back with recommended changes to Climate 2050 Strategic Framework targets, including interim targets.

Climate 2050 Roadmaps Development Process and Engagement Approach

RECEIVED

Climate 2050 is an overarching climate action strategy that describes Metro Vancouver's role in taking action on climate change, and provides strategic direction on how Metro Vancouver can integrate climate change considerations into decisions and policies affecting the region. The Roadmaps development process will use an engagement approach that will provide a platform for Metro Vancouver to engage with the public and stakeholders and to explore potential integration of climate resilience and greenhouse gas reduction efforts with various partners and its member jurisdictions.

Staff will provide additional details on the overall engagement approach and on the engagement plans for individual Roadmaps in upcoming Climate Action Committee meetings.

The Board received the report for information.

Consultation on a Cannabis Production Emission Regulation for Metro Vancouver

**RECEIVED
REFERRED**

The Board received the report for information and referred the report back to the Climate Action Committee for more information. Furthermore, the Board resolved to write a letter to Health Canada requesting that they actively enforce federal regulations regarding the prevention of odours from federally-licensed cannabis producers.

Metro Vancouver's Electric Vehicle Public Outreach Programs

RECEIVED

Using research that identifies key barriers to EV uptake, Metro Vancouver has designed three public EV outreach programs to increase EV ownership in the region, using messaging that is integrated with existing incentives aimed at reducing the upfront cost of vehicles and charging infrastructure. Metro Vancouver's EV programs will also integrate messaging to support the incoming provincial ZEV Standard, which will increase EV supply to meet market demand. As part of the Climate 2050 Transportation Roadmap, staff will be identifying EV outreach campaigns as a current strategic approach to reducing transportation-related GHG emissions in the region, and will be considering the long term evolution of these programs to reflect a rapidly changing transportation landscape.

The Board received the report for information.

Staff Appointments for the Purpose of Serving Summons under the Offence Act

APPROVED

The Board appointed, for the purpose of serving summons under section 28 of the Offence Act for alleged violation of MVRD air quality management bylaws, all Metro Vancouver staff currently appointed as officers under the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

Delegations Received at Committee March 2019

RECEIVED

The Board received for information summaries of delegations to committees.

Regional Planning Committee

- Roderick Louis

Finance and Intergovernment Committee

- Wayne Wright, Metro Vancouver Nominee, Vancouver Airport Authority Board of Directors, and Anne Murray, Vice President of Airline Business Development and Public Affairs, Vancouver Airport Authority; and

Climate Action Committee

- Alex Boston, Executive Director, Renewable Cities - SFU Wosk Centre for Dialogue

MVRD Freedom of Information Bylaw No. 1284, 2019

APPROVED

The Board gave first, second and third reading to Metro Vancouver Regional District Freedom of Information Bylaw No. 1284, 2019; then passed and finally adopted said bylaw.

GVWD Development Cost Charges Options Update

RECEIVED

At the Metro Vancouver District Boards Special Meetings held on November 30, 2018 and December 7, 2018, Board Directors requested additional information on pursuing GVWD development cost charges to offset household impact of an increasing water rate.

The Greater Vancouver Water District Act currently does not include the legal authority to implement a Development DCC program for the regional water utility service. A request from the Board to the Province for legislative changes to amend the GVWD Act to permit DCCs will be required to enable a water DCC program. This report provides additional information on the process and key considerations that will be involved in exploring the implementation of GVWD DCCs for growth projects within the Water District.

The Board received the report for information.

Seymour Salmonid Society – 2018 Annual Report

RECEIVED

Under the terms of the Contribution Agreement with GVWD, the Seymour Salmonid Society is required to submit an annual report on its activities to Metro Vancouver. The Society achieved the goals set out in the Contribution Agreement and operated successfully in 2018. The Seymour Salmonid Society 2018 Annual Report meets the requirements of the Contribution Agreement.

The Board received for information a report that contains the Seymour Salmonid Society's 2018 Annual Report.

Award of Amendment to Construction Contract RFP No. 18-048, Second Narrows Water Supply Tunnel – Burrard Inlet Crossing

APPROVED

The Board approved award of the amended scope within Second Narrows Park in an amount of \$19,899,602 (exclusive of taxes) to Traylor-Aecon General Partnership resulting from Request for Proposal No. 18-048, Second Narrows Water Supply Tunnel - Burrard Inlet Crossing.

Delegations Received at Committee March 2019

RECEIVED

The Board received for information a summary of a delegation to the Water Committee from James Peters of ShowerPot.

GVWD Freedom of Information Bylaw No. 251, 2019

APPROVED

The Board gave first, second and third reading to Greater Vancouver Water District Freedom of Information Bylaw No. 251, 2019, then passed and finally adopted the bylaw.

Greater Vancouver Sewage and Drainage District

Bylaw 181 Update and Commercial Waste Hauler Licensing Bylaw Overview

**RECEIVED
APPROVED**

On February 22, 2019, the Board referred recommendations related to two bylaws before the Minister of Environment and Climate Change Strategy back to the Zero Waste Committee for more information. The proposed updates to Bylaw 181 modernize a bylaw that has not been changed since 1996 and aim to increase waste diversion, increase transparency, and ensure a level playing field for facilities managing recyclable material and municipal solid waste in the region.

The Commercial Waste Hauler Licensing Bylaw establishes a licensing program for commercial waste haulers collecting mixed municipal solid waste. Under the bylaw, these haulers apply for an annual \$100 license with a series of requirements including ensuring that recycling containers are provided wherever mixed municipal solid waste is collected. Implementing the Commercial Waste Hauler Licensing Bylaw will help advance waste diversion in the region and assist in the collection of the Generator Levy.

The Board received the report for information and resolved to send a letter to the Minister of Environment and Climate Change Strategy requesting that the Minister approve the GVS&DD Commercial Waste Hauler Licensing Bylaw No. 307, 2017 and the GVS&DD Solid Waste and Recyclable Material Regulatory Amending Bylaw No. 309, 2017.

Generator Levy Overview

RECEIVED

The Board received a report with additional information on the Tipping Fee Bylaw and Generator Levy.

The Generator Levy was approved by the Board in November 2017, and has been in place since January 2018. This report provides an overview of the Tipping Fee Bylaw and the Generator Levy. The Generator Levy is an important tool in advancing waste diversion in the region and ensuring a cost effective and equitably funded regional solid waste system.

Solid Waste Regulatory Framework Correspondence Update

RECEIVED

The Board received a summary of correspondence that was emailed to Zero Waste Committee members, as well as a letter of support to from the David Suzuki Foundation to the Minister of Environment and Climate Change Strategy.

Mixed Waste Processing Pilot

APPROVED

Representatives of the cement industry have communicated to Metro Vancouver that cement kilns provide a unique opportunity to divert a portion of the municipal solid waste stream.

In addition, over the years, various businesses have come forward promoting technologies that claim to effectively recover materials from municipal solid waste for various uses, including use as a fuel source.

The Board authorized engaging a consultant to assist in the design of a pilot project, financial model, and procurement process for the purpose of processing municipal solid waste for the recovery of materials and/or fuel, and directed staff to report back to the Board with the concept plan and procurement model for the implementation of the pilot project.

Waste-to-Energy Facility Second Pass Superheater Replacement Project Contract Award APPROVED

The Board authorized award to Covanta Burnaby Renewable Energy, ULC, for the construction of the second pass superheater replacement project at the Metro Vancouver Waste-to-Energy Facility at a cost of \$5,484,000 (including PST, but excluding GST), under the terms and conditions of existing Contract 98106.

Staff Appointments for the Purpose of Serving Summons under the Offence Act APPROVED

The Board appointed, for the purpose of serving summons under section 28 of the Offence Act for alleged violation of GVS&DD solid waste bylaws, all Metro Vancouver staff currently appointed as officers under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996

Support for the Village of Anmore's Membership in the Greater Vancouver Sewerage and Drainage District APPROVED

The Board:

- a) supported the Village of Anmore's application to the Province of British Columbia for membership in the Greater Vancouver Sewerage and Drainage District (GVS&DD), and
- b) agreed to provide sewerage services to the Village of Anmore subject to the following conditions:
 - i. that the Province grants GVS&DD membership to the Village of Anmore;
 - ii. that the Metro Vancouver Regional District Board resolves that the Village of Anmore's request for regional sewerage services meets the provisions of Metro 2040: Shaping Our Future;
 - iii. that the existing agreement between the Village of Anmore, the City of Port Moody and the GVS&DD to service Eagle Mountain Middle School be terminated and the Village of Anmore enter into a servicing agreement with the City of Port Moody to convey Anmore wastewater through Port Moody infrastructure; and
 - iv. that an appropriate flow-based billing protocol be developed and implemented to facilitate annual GVS&DD servicing levies.

Award of Phases 2 and 3, Construction and Post-Construction Management Services: Annacis Island Wastewater Treatment Plant Outfall System Project **APPROVED**

The Board approved the award of Phase 2 Construction and Phase 3 Post-Construction for an amount of up to \$11,614,673.25 (exclusive of taxes) to the Phase 1 consultant, Hatch Corporation, for Construction Management Services on the Annacis Island Wastewater Treatment Plant Outfall System Project.

Award of Contract Resulting from Tender No. 18-304: Annacis Island Wastewater Treatment Plant Secondary Clarifier Upgrades Construction **APPROVED**

The Board approved the award of a contract in the amount of \$17,771,000 (exclusive of taxes) to NAC Constructors Ltd. resulting from Tender No. 18-304: Annacis Island Wastewater Treatment Plant Secondary Clarifier Upgrades Construction.

Staff Appointments for the Purpose of Serving Summons under the Offence Act **APPROVED**

The Board appointed for the purpose of serving summons under Section 28 of the Offence Act for alleged violation of GVS&DD liquid waste bylaws, all Metro Vancouver and City of Vancouver staff currently appointed as officers under the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007.

2019 Regional Unflushables Campaign – Update **RECEIVED**

The Board received for information a report summarizing the 2019 Unflushables campaign.

Now in its third year, the campaign will continue with the creative materials and approaches that have proven successful in previous campaigns. These include reaching residents in relevant locations for this topic, such as washrooms and public works events, and using a humorous tone. The campaign will include advertising through online channels (YouTube, display ads) and social media (Facebook, Twitter, Instagram), updated videos and campaign web page, posters in washrooms in various locations and engagement at public events.

North Shore Wastewater Treatment Plant Indicative Design **RECEIVED**

The Board received a report that addresses recent inquiries specific to the level of treatment and technology selection for the new North Shore Wastewater Treatment Plant.

Delegations Received at Committee March 2019 **RECEIVED**

The Board received for information summaries of delegations to committees.

Zero Waste Committee

- Steve Bryan, Director, Waste Management Association of BC
- Ken Carrusca, Vice President, Environment and Marketing (Western Region), Cement Association of Canada

Liquid Waste Committee

- James Peters, ShowerPot

GVS&DD Freedom of Information Bylaw No. 324, 2019

APPROVED

The Board gave first, second and third reading to Greater Vancouver Sewerage and Drainage District Freedom of Information Bylaw. No. 324, 2019, then passed and finally adopt it.

Metro Vancouver Housing Corporation

Energy Management Update - Metro Vancouver Housing

RECEIVED

The Board received for information a report that outlines the Options Analysis process that has been established to inform MVHC energy efficiency investments and summarizes the financial benefits and GHG emissions reductions that have been realized. MVHC projects completed since 2016 under the Energy Management Program are expected to yield a life-cycle net present value of \$1,186,413 and an annual reduction in GHG emissions of 258,156 kg CO₂e.

MVHC Freedom of Information Resolution

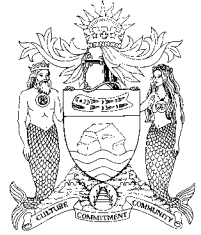
APPROVED

The Board adopted the Metro Vancouver Housing Corporation Freedom of Information Resolution for the Administration of the Freedom of Information and Protection of Privacy Act.

A review of the Freedom of Information Bylaws was identified as a priority of the Finance and Intergovernment Committee in its 2019 Work Plan. The Bylaws were reviewed against the statutory requirements, against the Local Government Management Association Manual, and compared with bylaws in other member municipalities. The revisions are intended to bring the Metro Vancouver Bylaws and MVHC Resolutions into compliance with the recent legislation and local government practices, to provide greater flexibility to the program and a more user-friendly bylaw for staff and the public.

Note: This Closed Corporate Report was released by Council and is available on the City's website.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CLOSED CORPORATE REPORT



DATE: June 10, 2013

TO: Mayor and Council

FROM: Dan Bottrill, Chief Administrative Officer
Sandra Kurylo, Director of Financial Services
Greg St. Louis, Director of Engineering and Operations

SUBJECT: Acquisition of EPCOR White Rock Water Inc.

RECOMMENDATION

THAT Council:

- 1) Receive for information the June 10, 2013 closed corporate report from the Chief Administrative Officer, Director of Financial Services, and Director of Engineering and Operations titled "Acquisition of EPCOR White Rock Water Inc.;"
- 2) Authorize staff, in accordance with the Agreement made September 29, 1922 between the Corporation of the District of Surrey and White Rock Water Works Company Limited, and their successor organizations, to:
 - a) provide notice to EPCOR White Rock Water Inc. of the City's intention to exercise its option to assume ownership of EPCOR's water utility works and all associated licenses and real and personal property in respect of the water utility service which provides water to the City of White Rock, which ownership would enable the City to provide water service to the residents of White Rock;
 - b) commence negotiations with EPCOR to acquire this property; and
 - c) report to and obtain approval from City of White Rock Council before completing the purchase; and
- 3) Authorize release of this decision at the next Regular Council meeting.

INTRODUCTION

The following resolution was adopted at the February 25, 2013 Closed Council meeting:

"Council approved staff to proceed with the preparation of a business case for the purpose of determining whether or not the City of White Rock should enter formal negotiations to purchase the water utility from EPCOR."

BACKGROUND

Water services for the City of White Rock have been provided by a private operator since prior to the incorporation of the municipality. The source of White Rock's water supply is groundwater obtained from six wells drilled into the Sunnyside Uplands Aquifer. Fraser Health issued an Order to EPCOR White Rock Water Inc. (EWR) stipulating that "On or before March 31, 2016, the drinking water that you provide must be chlorinated with a minimal residual of 0.2 mg/L of chlorine detected at the furthest points in the distribution system."

EWR determined that the best course of action to comply with the Order was to continue to use water from the Sunnyside Uplands Aquifer, construct a chlorination plant to treat the water, and also upgrade the current infrastructure. This capital program is known as the Total Water Quality Management project (TWQM) and is the subject of a current application with the Comptroller of Water Rights for British Columbia to seek approval to proceed with the project and to recover the costs associated with the project through future water rates.

ANALYSIS

The TWQM project is a significant capital project with an estimated cost of \$11.5 million. Attached to this corporate report is a business case analysis regarding the acquisition of EPCOR White Rock Water Inc. The two objectives of the business case are to:

- 1) Review water supply options to the City of White Rock; and
- 2) Determine the merits of acquiring the water utility from EWR.

The conclusion of the business case is that the water supply option to continue to use the Sunnyside Uplands Aquifer is the best option. This is due primarily to the additional financial costs associated with the option to use Metro Vancouver water. The business case also concludes that it would be in the best interest of the water users in White Rock that the City pursues the acquisition of the water utility from EWR.

BUDGET IMPLICATIONS

The decision to acquire the water utility from EWR would have a significant financial impact on the City. The City would need to expend approximately \$15 million (or more) to purchase the water utility from EWR. A further \$11.5 million would be required to address the chlorination issue and immediate infrastructure upgrades identified by EWR. It is also assumed that the City would also be addressing the arsenic levels in the Sunnyside Uplands Aquifer in the near future. The arsenic filtration project has a cost estimate of \$9.5 million. The City would be required to borrow funds from the Municipal Finance Authority in order to finance these capital costs.

In addition to the capital costs identified above, the city would be responsible for the operating costs of the water utility as well as the billing and collection of water user fees. The development cost charge (DCC) program would also need to be expanded to incorporate water utility DCC charges for new development.

RISK IMPLICATIONS

If the City acquires the water utility from EWR, it will assume all risks associated with the operation including water quality. The City would be responsible for infrastructure replacement and improvements to the water system. It is also very difficult to ascertain the condition of the existing water infrastructure.

NEXT STEPS

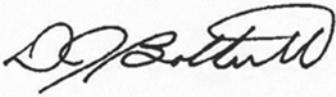
Assuming Council approves the recommendation to acquire the water utility from EWR and is supportive of constructing a chlorination treatment plant, the next steps would be:

- 1) Provide notice to EPCOR White Rock Water Inc. (EWR) of the City's intention to exercise its option to assume ownership of EPCOR's water utility works and all associated licenses and real and personal property in respect of the water utility service;
- 2) Complete a final submission to the Comptroller of Water Rights for British Columbia, in our capacity as Intervener to the application process, outlining Council's intention to purchase the water utility from EWR and that the City is supportive, in principle, with the Total Water Quality Management (TWQM) project; and
- 3) Commence negotiations with EPCOR.

CONCLUSION

The business case attached to this corporate report outlines the financial as well as non-financial considerations of water supply and the merits of acquiring the water utility from EWR. Based on the conclusions of the business case, it is recommended that the City support the continued use of the Sunnyside Uplands Aquifer due primarily to the additional financial costs associated with the option to use Metro Vancouver water. It is further recommended that it would be in the best interest of the water users in White Rock that the City pursues the acquisition of the water utility from EWR.

Respectfully submitted,



Dan Bottrill,
Chief Administrative Officer



Sandra Kurylo,
Director of Financial Services



Greg St. Louis,
Director of Engineering &
Operations

Appendix A: Business Case – Acquisition of EPCOR White Rock Water Inc.
dated June 10, 2013

City of White Rock

BUSINESS CASE

Acquisition of EPCOR White Rock Water Inc.

June 10, 2013

Confidential



Prepared By:

Dan Bottrill, Chief Administrative Officer
Sandra Kurylo, Director of Financial Services
Greg St. Louis, Director of Engineering and Operations

City of White Rock

Business Case – Acquisition of EPCOR White Rock Water Inc.

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OBJECTIVES

The first objective of this business case is to review water supply options to the City of White Rock. There are essentially two options available:

1. Continue to use the Sunnyside Uplands aquifer and proceed with the Total Water Quality Management (TWQM) project as outlined by EPCOR White Rock Water Inc. (EWR), a subsidiary of EPCOR; or
2. Join the Greater Vancouver Water District and receive water supply from Metro Vancouver.

The second objective is to determine the merits of acquiring the water utility from EWR. It is acknowledged that the timing of the acquisition is due in large part to the significant investment in capital works that EWR is planning to undertake as a result of an Order from Fraser Health to chlorinate the system, system expansion to address current and forecasted demand on the water system, and to replace aging infrastructure.

BACKGROUND

Water services for The City of White Rock have been provided by a private operator since prior to the incorporation of the municipality. In 1922, the District of Surrey (“the Corporation”) entered into an agreement (attached as Appendix 1) with White Rock Waterworks Company Limited (“the Company”):

“... to supply White Rock and the neighborhood thereof with water and to carry on the business of a Water Works Company in all its branches, to sink wells and shafts and move, build and construct, lay down and maintain reservoirs, water works, cisterns, culverts, filter beds, mains and other pipes and appliances, to execute and do all other works and things necessary or convenient for obtaining, storing, selling, delivering, measuring, and distributing water or otherwise for the purpose of the Company.

The agreement provides that:

“The Corporation ... grants unto the Company the privilege to maintain and continue to operate its present water works system and also to lay down, relay, connect, disconnect, repair and maintain all mains and other pipes through and under the streets, avenues, alleys, highways, bridges, and thoroughfares of that portion of the said Municipality of Surrey known as White Rock and the neighborhood thereof ...”

The agreement further provides that:

“The rights, powers and privileges hereinbefore granted shall continue for a period of twenty (20) years from the final passage of the By-law authorizing this Agreement, provided that at the expiration of ten (10) years from the said final passage of the said By-law the Corporation may after giving six (6) months written notice prior to the expiration of such term of its intention so to do assume ownership of the Company’s franchise, water works, plant, mains, pipes and fittings, licenses and real and personal property in connection with the working thereof, upon payment of their value to be mutually agreed upon or to be determined by arbitration under the provisions of the act concerning arbitration now in force in

British Columbia, and in case the Corporation shall fail in exercising the right of such ownership at the expiration of said term of ten (10) years the Corporation may thereafter exercise the same right of assuming such ownership after six months' written notice to be given prior to the expiration of any year after the aforesaid ten (10) years and upon payment of the value as determined by arbitration as aforesaid. And provided that in case the Corporation shall fail to assume ownership of the Company's said undertakings within the period of twenty (20) years from the final passage of the said By-law the Company shall be entitled to a renewal of this agreement for further and other term or terms of ten (10) years until the Corporation shall assume ownership of the Company's undertakings as hereinbefore mentioned."

EPCOR White Rock Water Inc. (EWR), a subsidiary of EPCOR, purchased the water utility on May 1, 2005 from White Rock Utilities. EPCOR, according to their website builds, own and operates electrical transmission and distribution networks, water and wastewater treatment facilities and infrastructure in Canada and the United States. EPCOR is headquartered in Edmonton, Alberta. They are governed by an independent Board of Directors. The sole shareholder is the City of Edmonton. In 2011 EPCOR reported total revenue of \$1.8 billion, net income of \$144 million, and paid a dividend of \$138 million to their sole shareholder, City of Edmonton.

WATER QUALITY

The water supply for White Rock is obtained from the Sunnyside Uplands aquifer. On August 19, 2010 EWR's routine testing of the water distribution system detected the presence of e.coli in the system. A Boil Water Advisory was issued by Fraser Health. A temporary chlorination system was installed at Merklin Well No. 6, the source of the contamination to provide a level of residual disinfectant to only part of the system. The disinfectant of Well No. 6 continues to operate however it is a temporary solution as it does not address microbial risk in the entire system.

Arsenic

Levels of arsenic in White Rock's current water supply are just at or below the maximum acceptable concentration defined in the Health Canada Guidelines for Canadian Drinking Water Quality (GCDWQ) of 0.010 mg/L. In discussion with Fraser Health, these guidelines are based upon health considerations as well as the economic and technical feasibility of treatment. The maximum allowable concentration for arsenic minimizes health effects while not placing undue burden upon water suppliers. The arsenic concentration has historically been the highest levels from Well No. 5 and Well No. 6. In 2006-2008, the arsenic concentration was at, or slightly above GCDWQ maximum acceptable concentration in the two wells. Attached, as Appendix 2, is EPCOR Annual Performance Data 2007-2012 (Arsenic) taken from EWR website. The data indicates that maximum levels in 2012 were at 0.010 mg/L which is the maximum acceptable level. Although it can be argued that arsenic levels have been somewhat stable over the past six years, the data indicates a recent upward trend in average arsenic levels. In any case, it is reasonable to anticipate that the White Rock Water supply will require treatment for arsenic at some point in the future. Fraser Health is currently looking into a concern by a resident of White Rock

regarding potentially high body burdens of arsenic. Confirmation of this concern could serve to alter the timelines for requiring arsenic removal.

Manganese

The Health Canada Guideline for Canadian Drinking Water Quality for manganese is an aesthetic objective of less than or equal to 0.050 mg/L. Levels of manganese above this level are currently not considered a health risk. Levels above this guideline may cause staining or have an unpleasant appearance or taste. The World Health Organization health-based guideline is 0.400 mg/L, which is believed to be adequate to protect public health. The manganese concentration also varies with the well source and has been the highest in water from Wells No. 3 and No. 4. Attached, as Appendix 3, is EPCOR Annual Performance Data 2007-2012 (Manganese) taken from EWR website. The average levels of manganese have recently been higher than the aesthetic objective but less than the health-based reference of 0.400 mg/L.

Fraser Health Order

Fraser Health issued an Order to EWR that:

“On or before March 31, 2016, the drinking water that you provide must be chlorinated with a minimal residual of 0.2 mg/L of chlorine detected at the furthest points in the distribution system. As an interim measure, chlorination at well # 6 is to continue until the above works have been completed in 2016. Should arsenic levels trend above the Guidelines for Canadian Drinking Water Quality, a treatment system must be operational on or before December 31, 2018. Should the Guidelines for Canadian Drinking Water Quality deem manganese a health criteria, a treatment system must be operational on or before December 31, 2018.”

EWR has made an application to the Comptroller of Water Rights for British Columbia for a major project. Total Water Quality Management (TWQM) project will treat the water supply and upgrade critical system infrastructure in order to meet the conditions of the Order issued by Fraser Health.

OVERVIEW OF EPCOR WHITE ROCK WATER INC. SYSTEM

A schematic of the water distribution system is illustrated in Appendix 4. EWR supplies drinking water to approximately 6,500 dwelling units in White Rock, 89 services in Surrey and 240 residents of Semiahmoo First Nations. All services are metered.

Currently, the water system is supplied by six wells, providing average day demand (ADD) of approximately 85 L/s and a maximum day demand (MDD) of 162 L/s. According to the 2010 Water System Master Plan Update, the future water supply will need to provide a capacity of 180 L/s for the MDD. Storage and pumping upgrades are required to meet this demand. These infrastructure improvements are planned to be addressed as part of the TQWM project proposed by EWR.

The water service area is divided into two pressure zones; the high pressure zone and the low pressure zone. The high zone is supplied by the Oxford Wells (No. 1, 2 and 3), High Street Well No. 4 and the Merklin Well No. 6. The low zone is supplied by the Buena Vista Well No. 5.

The Merklin Low Reservoir, Merklin Tower Reservoir and the Merklin Well are located adjacent to one another in the high zone. The Merklin Low Reservoir provides balancing storage to the high zone via the booster pumps and fire storage for the entire system. The Merkin Tower Reservoir provides balancing storage and maintains pressure within the high zone.

The Roper Reservoir located in the low zone provides balancing storage and maintains pressures within the Low Zone.

REQUIRED INVESTMENT IN INFRASTRUCTURE

Outside any decision to treat the water in White Rock, the water system requires significant infrastructure upgrades at Merklin Street, Oxford Street and High Street. Replacement of aging infrastructure is necessary in order to address reliability and safety issues; and increase storage to meet forecast peak demand, requirements for balancing fire flow storage, emergency storage and system expansion as recommended in EWR's 2010 Master Plan. EWR has provided a cost estimate of \$7.5 million to perform the identified high priority items listed below:

- Merklin Street Site Upgrades – Merklin Street site upgrade requires the demolition of the structurally deficient Merklin high reservoir, followed by the addition of a new 1.55ML reservoir, a booster pump station and standby generator in the location of the existing Merklin high reservoir. Distribution system upgrades are also required to tie the new infrastructure into the system at the Merkin Street site and all of these facilities will be connected into EWR's central Supervisory Control Data Acquisition (SCADA) system for alarming and monitoring of major process components.
- Oxford Street Site Upgrades – Oxford Street site upgrades include the addition of a new 1.73ML reservoir, a booster pump station and a standby generator. Distribution system upgrades are also required to tie the new infrastructure into the system at the Oxford Street site and all of these facilities will be connected into EWR's central Supervisory Control Data Acquisition (SCADA) system for alarming and monitoring of major process components.
- High Street Site Upgrades – High Street site upgrades include a small control room that will contain the electrical configuration required to improve the safety and energy efficiency of the pump controls.

WATER SUPPLY OPTIONS

City staff reviewed EPCOR's application to the Comptroller of Water Rights for British Columbia. In addition staff met with Metro Vancouver and City of Surrey staff to review the available options to service the City of White Rock. Due to the time frame to complete this report, City of White Rock staff has not been able to conduct an analysis of the accuracy of the estimates provided by EWR, Metro Vancouver, or the City of Surrey. For purposes of financial analysis, provided further in this report, the estimates have been considered

reasonable. The following options were investigated:

1. Continue with TWQM to provide chlorination and possible arsenic and manganese removal;
2. Water supplied by Metro Vancouver (Greater Vancouver Water District); and
3. Water Supplied by City of Surrey.

1. Total Water Quality Management

According to EPCOR, the TWQM project will treat the water supply and upgrade critical system infrastructure ensuring consistent and reliable service of high-quality drinking water. EPCOR has estimated the capital cost to provide chlorination and infrastructure upgrades at \$11.5 million. EPCOR is proposing to build chlorination facilities at the Merklin Street, Oxford Street and High Street locations. The project will be completed by March 31, 2016 in order to comply with Order by Fraser Health. EPCOR will continue to monitor the arsenic and manganese trends and if required will treat the water on or before December 31, 2018. EPCOR has estimated the capital cost to provide arsenic and manganese treatment at \$9.5 million.

2. Water Supplied by Greater Vancouver Water District (GVWD)

Capital Costs

Staff met with GVWD staff and requested information about the possibility of the City of White Rock becoming a member of GVWD, the technical feasibility of connecting to the GVWD system and the associated costs. On May 2nd, 2013 at a Closed meeting of GVWD Utilities Committee, GVWD staff presented a report on the technical feasibility and estimated cost to the City of White Rock. The following information was taken from that report.

The GVWD Sunnyside Reservoir in South Surrey is the closest tie-in point to the City of White Rock. This is located at 14600 20th Avenue, Surrey in the South Surrey Athletic Park. City of White Rock staff were advised by EWR that two connection points to the local system are required; the area of the Oxford Wells and the Merkin High Tower. This was supported by the September 2011 Design Report by Stantec and the December 2010 Water System Master Plan by Kerr Wood Leidel.

Connecting the White Rock Water Utility System to the GVWD Sunnyside Reservoir would require the following:

- A pump station adjacent to Sunnyside Reservoir to boost the pressure of the water being sent to the White Rock area;
- Approximately 1.5 km of water main from the Sunnyside Reservoir to the intersection of 148th Street and North Bluff Road. From this point the water main would split with one water main going south to the Oxford Well area and one water main going east to the Merklin Reservoir;
- The length of water main connecting to the White Rock Water System in the area of the Oxford Wells would be approximately 0.4 km; and

- The length of water main connecting to the Merklin Reservoir on the White Rock Water System would be approximately 1.2 km.

The estimated capital cost of the above facilities is \$12 million, including contingency. Of the \$12 million, \$2 million has been included for the possible purchase of land from Surrey for the proposed City of White Rock pump station. If the GVWD Board were to approve these connection facilities as a priority project, GVWD staff advise that it is estimated to take three to four years after GVWD Board approval before the facilities would be operational. The limiting factor in completing this connection would be the procurement of land and the design and construction of the pump station. All of these connection costs would be invoiced to the City of White Rock, as the project is completed, over a 3 to 4 year timeframe. In the future, the City of White Rock may want to pay to twin some or all of these connection facilities to increase system resiliency and operation flexibility.

Cost Allocation to White Rock for Flow Increases Upstream of Sunnyside Reservoir

If the City of White Rock is connected to the GVWD Sunnyside Reservoir it will place additional demands on the GVWD facilities located upstream of Sunnyside Reservoir. The GVWD water transmission system in the South Surrey area is stressed in the peak demand periods of very hot summers. This area is geographically far from the source lakes and is experiencing rapid population growth. Consequently, there are already a number of facilities in the GVWD 10-year Capital Plan to increase water transmission to the South Surrey area.

In the past, new GVWD members have typically paid the incremental upstream costs on a flow-weighted basis. Table 1 lists the planned GVWD facilities upstream of Sunnyside Reservoir, the facility timeframe, the City of White Rock's incremental increase in the design flow, and the corresponding incremental cost to White Rock. For the purpose of developing a business case, the City of White Rock can assume that any incremental costs of GVWD facilities would be invoiced to White Rock on a proportional basis during the facility timeframe outlined in Table 1.

Table 1 - Planned GVWD Facilities Upstream of Sunnyside Reservoir and Incremental Cost

Facility	Facility Timeframe	City of White Rock's Incremental Flow (%)	Incremental Cost to White Rock
Annacis Main No. 5 (North)	2014-2021	5.0	\$1,000,000
Annacis Main No. 5 (South)	2014-2021	5.0	\$1,100,000
Kennedy Newton Main	2013-2022	9.4	\$5,300,000
Newton Pumping Upgrades (preliminary Estimates prepared for this report)	2014-2020	18	\$5,700,000
Total of All Facilities	2013-2022	N/A	\$13,100,000

As illustrated in the above table, the timeframe for the estimated incremental \$13.1 million would be required over a ten year period.

The Commodity Cost of Water from GVWD

During the spring of 2011, EWR requested information from GVWD staff about the possibility for GVWD to sell water to EWR for distribution to White Rock. EWR was advised of the non-member rate which includes a 20% surcharge on the GVWD member rate. If the City of White Rock became a member the water rates (2013) would be:

- \$0.6880 per cubic meter for peak season June to September
- \$0.5504 per cubic meter for off peak
- \$0.6054 per cubic meter blended rate

This report used the blended rate for all calculations. These rates are what GVWD would charge the City of White Rock for the water supply. Note that the end user, or water utility customer, would have to pay additional fees to cover the cost incurred by the City of White Rock to operate and maintain the White Rock water system, including the proposed new pump station at Sunnyside Reservoir and the proposed additional distribution water main to the system. At an estimated volume of 2.6 million cubic metres of water, the commodity cost of water from GVWD is estimated at \$1.6 million.

3. Water Supplied through the City of Surrey

Currently, there are six emergency tie-in points along North Bluff Road, Stayte Road and Bergstrom Road between the EWR water distribution system and the City of Surrey water system. To date the tie-in point valves have not been used. Preliminary investigation suggests these points are not suitable to be used to distribute Surrey water permanently to the White Rock water distribution system as the EWR water distribution system is designed to flow from the Oxford wells and Merklin reservoirs.

An alternative option is to utilize the City of Surrey's pump station and construct a new water main to White Rock similar to the GVWD option. The City of Surrey is supplied drinking water by GVWD at the member rates noted previously. The City of Surrey has a pump station at the Sunnyside Reservoir. This pump station requires upgrading to keep up with future development. In addition, the water main down 146th Street also requires upgrading for future development. If this option was pursued, both cities would benefit from the upgrade of infrastructure and share the costs.

Capital Costs

The City of Surrey has provided an estimated incremental cost to the City of White Rock of \$3 to \$6 million to increase the size of the current pump station at Sunnyside reservoir. This would eliminate the need for White Rock to build an additional pump station. A new water main would be sized to accommodate Surrey and White Rock's demand and go south on 146th street from the Surrey pump station to North Bluff Road and into the Merklin and Oxford Reservoirs. The water main work was estimated at \$10 million by Surrey. The result is a total estimated construction cost to the City of White Rock of \$13 to \$16 million. The estimated cost of \$13 to \$16 million provided by Surrey is similar to the previous option of \$13.1 million provided by GVRD. It is unclear at this time which estimated cost is more in line; GVRD or the City of Surrey. Staff was not provided any backup information to support either figure. However, intuitively it would seem more reasonable to assume that cost sharing with the City of Surrey to upgrade existing infrastructure would be a less

costly option than constructing a separate pump station and water main. For financial analysis purposes, we will assume the costs are the same at \$13.1 million.

Surrey is the Operator of the System

Surrey has advised that should White Rock decide to pursue this option, then Surrey would require that it operate and maintain the White Rock water distribution system. The rationale from Surrey is that Surrey could not control the operating costs of their pump station if the White Rock water distribution network is not maintained by Surrey. If the White Rock water distribution network is not well maintained and leaking Surrey’s pump station would run continuously adding cost to Surrey. The counter argument to the Surrey rationale is that meters could be used to calculate the volume of water to both White Rock and Surrey in order to allocate operating costs of the pump station and water main system jointly used by both parties.

Cost Allocation to White Rock for Flow Increases Upstream of Sunnyside Reservoir

It is reasonable to assume that the proportional flow increase would be similar to the projections provided by GVWD. The City of Surrey may however, add some administrative fee on top of GVWD’s cost allocation.

Summary of Capital Costs for Water Supply Options

The following table provides a summary of the capital costs for each of the above options. For the TWQM option, the \$11.5 million cost has been split between the cost of chlorination (\$4 million) and the cost required to upgrade the existing water distribution system (\$7.5 million) such as the Merklin Reservoir upgrade. The TWQM option also includes \$9.5 million to resolve arsenic levels in order to ensure each option results in similar water quality.

Table 2 – Summary of Capital Costs for Water Supply Options

	Time Frame	TWQM	Metro Vancouver	MV with Surrey
Chlorination	2014-2016	\$ 4,000,000		
White Rock Upgrades	2014-2016	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000
Arsenic	2017-2018	\$ 9,500,000		
Pump Station and Mains	2016		\$ 12,000,000	\$ 12,000,000
Upstream Upgrades from Sunnyside Reservoir	2016-2026		\$ 13,100,000	\$ 13,100,000
Total		\$ 21,000,000	\$ 32,600,000	\$ 32,600,000

Operating Cost Implications for Water Supply Options

The commodity cost of water from Metro Vancouver is approximately \$1.6 million whereas the cost of water from the aquifer is simply pumping cost and treatment. For financial analysis purposes, it is assumed that the operating costs to pump from the aquifer under the TWQM option would be similar to the pump station costs associated with the other two options. Therefore, the only other cost that has not been accounted for is treatment under the TWQM option. At this time, this cost has not been factored into the operating cost

analysis discussed later in this report. However, it is believed that such costs would not be significant and would not be a factor in the water supply decision.

WATER SUPPLY – NON-FINANCIAL CONSIDERATIONS

Assuming the City acquires the water utility assets from EWR such that it controls the water supply issue, it is recognized that irrespective of the source of treated water supply, the White Rock system still requires significant infrastructure upgrades at the Merklin Street, Oxford Street and High Street sites. These high priority improvements are estimated to cost \$7.5 million.

Sunnyside Uplands Aquifer

Advantages:

- City has full control over all aspects of water supply operations and rate structure;
- The commodity cost of the water over its lifetime is relatively free aside from pumping and treatment costs; and
- Operations staffing level would most likely remain the same.

Disadvantages:

- City is solely responsible for the water quality delivered from the aquifer.

Greater Vancouver Water District (GVWD)

Advantages:

- No further treatment of water is required; and
- GVWD solely responsible for water quality to White Rock border.

Disadvantages:

- City has little or no control over the cost of water supplied by GVWD;
- GVWD could pose stricter water restrictions due to supply concerns;
- Change in water supply may not translate to reduction in operating staff levels;
- Operations staff to operate new pump station; and
- City would need to purchase land from Surrey for the pump station. Land is at a premium in the area due to the urban forest.

Water Supplied through the City of Surrey

Advantages:

- No further treatment of water is required;
- GVWD solely responsible for water quality to Surrey; and
- City of Surrey would be responsible for complete operation of the water system.

Disadvantages:

- No control over the cost of water supplied by Surrey/GVWD;
- Surrey/GVWD could pose stricter restrictions due to supply concerns; and
- City of Surrey would maintain White Rock distribution system and could charge a premium for this service.

Conclusion – Water Supply

Discussions with staff from both GVRD and Surrey indicate clearly that the capital cost associated with upgrades to the water system to receive water supply from Metro

Vancouver would be significantly more than the TWQM program outlined by EWR. From a financial perspective, as well as taking into account the other considerations outlined above, the capital program associated with the TWQM project should proceed as the preferred option.

ACQUISITION OF EWR – FINANCIAL IMPLICATIONS

Estimated Value of EWR

The current value of EWR has not been determined. EWR advised that it purchased the shares of the previous water utility company in 2005 for \$9.5 million. For purposes of the financial analysis to determine the merits of acquiring water assets from EWR, it is estimated that the current value of the water system assets (net of any surplus lands not required for future operations) is \$15 million.

Borrowing Capacity of City of White Rock

In accordance with the *Community Charter*, the City of White Rock, as of December 31, 2012, has total borrowing power of \$88 million. Borrowing power is based on revenues. The borrowing power would increase once White Rock owned the water utility as the City would then be imposing its own water fees and receiving the associated revenues derived from operating the water utility.

The City is able to borrow without the consent of the elector for an amount of \$17.7 million, as of December 31, 2012. The “assent free” borrowing level also would increase with additional revenue. If the City of White Rock acquired the water utility from EWR, the “assent free” borrowing level is estimated to be \$19.1 million.

Debt that would exceed the “assent free” borrowing level can be achieved either through a referendum or a counter petition.

Cost of Capital

As a private water utility operating in British Columbia, EWR is entitled, in accordance with regulations under the Water Utility Act, to a return on equity. The City of White Rock, as one of the Interveners to the current TWQM project application process, has been advised that EWR would expect to be able to continue to receive the current 10.8% return on equity. EWR also has internal loans, presumably from the parent company EPCOR, with a current interest rate of 5.85%. EWR is using a weighted cost of capital (average interest rate) of 7.83%. This weighted cost of capital is based on 60% at 5.85% (internal borrowing) and 40% at 10.8% (return on equity).

The City of White Rock is able to obtain long term debt from the Municipal Finance Authority (MFA) at rates that continue to be well below that of the private sector. Each year the MFA is reviewed by the three major credit rating agencies (Moody’s Investor Services, Standard & Poor’s, and Fitch Ratings) and each year has continued to earn a triple A credit rating. MFA provides ten year loans. In the case of a loan that exceeds ten years, the lending rate is reset at the end of the ten years at whatever lending rate is available at that time.

It should be noted that proceeds from MFA on a loan is 98.4% of the gross amount as 1% is deducted for security against the loan (held in trust by MFA to be refunded at loan expiry)

and a further 0.6% as debt issue expenses.

We are currently enjoying historically low interest rates as illustrated by the MFA historical interest rate table in Appendix 3. At the time of writing this report, the estimated loan rate for ten year debt is 3.18%. For financial analysis purposes, we are using an interest rate of 4.5% which should be viewed as conservative estimate.

Estimated Operating Expense Savings

EWR currently has expenditures that the City of White Rock could avoid or mitigate if the City acquired the water utility. The following table illustrates the estimated savings in operating expenditures should the City of White Rock acquire the water utility from EWR.

Table 3 - Summary of Estimated Operating Expense Savings (acquisition of EWR)

Expense Type	Amount	Explanation
Interest on Loans	\$ 169,470	Replaced by WR debt costs
Rate of Return on Equity	\$ 208,988	Profit at 10.8% ROE
Income Tax	\$ 64,289	Not Applicable
Property Taxes	\$ 84,800	Portion of taxes external to WR
Total	\$ 527,547	

Support Services

EWR currently has support service costs of \$337,316 that are received from EPCOR, the parent company. For purposes of financial analysis, it is assumed that many of the support services could be delivered by the City of White Rock with existing staff resources such as Engineering and Operations, Finance, Human Resources, and Administration. However, it is also envisioned that additional resources will be required should the City take on the responsibilities of operating the water utility. For example, an additional exempt manager may be required in Engineering and Operations with responsibilities to oversee operations. An additional exempt manager may also be required in Finance to oversee the bimonthly meter readings and associated billing and collection of water utility revenue. There may also be additional costs with the Information Technology department. For these reasons, existing support service costs have not been reduced from their existing levels. For purpose of financial analysis, annual office space rent of \$49,100 has also not been reduced.

Adjusted Revenues and Expenses

Attached, as Appendix 4, is a table with adjusted revenues and expenses as described above for the following scenarios:

- Scenario A: EWR proceeds with TWQM project as well as arsenic filtration;
- Scenario B: City acquires EWR, proceeds with TWQM and arsenic filtration; and
- Scenario C: City acquires EWR, with water supply from Metro Vancouver.

Annual Debt Servicing Costs

The debt servicing costs in Appendix 4 assumes that EWR would borrow \$21 million at an average interest rate of 7.83%; the City would need to borrow \$37 million at 4.5% if we continued to use the Sunnyside Uplands aquifer; or \$39.6 million at 4.5% if we wished to use Metro Vancouver water. The Metro Vancouver scenario limits the capital investment for years up to 2018 meaning that only \$3,930,000 of the \$13,100,000 is recognized for

annual debt servicing purposes (as the other two scenarios have completed the capital program by that time).

Table 4 – Summary of Annual Debt Servicing Costs

	A: EWR- Aquifer	B: City- Aquifer	C: City-MV Supply
Purchase of EWR		\$ 15,000,000	\$ 15,000,000
Legal and other One-Time Start-up Costs		\$ 500,000	\$ 500,000
White Rock Upgrades	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000
Chlorination	\$ 4,000,000	\$ 4,000,000	
Arsenic Filtration	\$ 9,500,000	\$ 9,500,000	
Pump Station and Mains			\$ 12,000,000
Upstream Upgrades from Sunnyside Reservoir *			\$ 3,930,000
Debt Expenses		\$ 500,000	\$ 670,000
Total	\$ 21,000,000	\$ 37,000,000	\$ 39,600,000
Cost of Capital	7.83%	4.5%	4.5%
Annual Debt Servicing Costs	\$ 1,807,933	\$ 2,324,714	\$ 2,488,072

* Note that only 3 years (at \$1,310,000 per year x 3 = \$3,930,000) of the 10 year capital program (\$13,100,000) is included in the annual debt servicing calculation. This leaves almost \$9 million of additional debt in future years.

After the City has paid off the debt in thirty years, the \$2.3 million in annual debt servicing costs related to the acquisition, immediate infrastructure upgrades, chlorination treatment, and arsenic filtration will no longer be required. At that time, the City may wish to provide additional funding to infrastructure replacement reserves that may have been deferred in recognition that these debt servicing costs would ultimately have an endpoint. It should be noted that our analysis of EWR indicates that there is currently no provision for funds placed into infrastructure replacement reserves.

Impact on Water Rates

As illustrated in Appendix 4, the total revenue required in Scenarios A and B are almost identical. In other words, due to the cost savings of \$527,547 (illustrated in Table 3) as well as the reduced cost of capital available to the City of White Rock through MFA, the City is able to borrow an additional \$16 million (\$15 million for the purchase of EWR; and an additional \$1 million for legal, start-up costs, and debt expenses) with little to no impact on water utility rates in comparison to EWR proceeding with TWQM project and arsenic filtration.

Return on Equity – EWR

EWR, as a private utility, is entitled by regulation to a profit. As outlined earlier, the cost of capital or financial structure of EWR is based 60% on internal loans (currently at 5.85%) and 40% return on equity (currently at 10.8%). Currently, \$169,470 is charged as an expenditure related to the internal loan and \$208,988 is charged as return on equity, or

profit. The following table illustrates the current internal loan and return on equity amounts (ROE).

Table 5 – EWR Current Internal Loan and Return on Equity (ROE)

	Internal Loan (60%)	Equity (40%)	Total
Current value (approximate)	\$ 2,878,000	\$ 1,935,000	\$ 4,813,000
Rate	5.85 %	10.80%	
Interest on Loan / ROE	<u>\$ 169,470</u>	<u>\$ 208,988</u>	<u>\$ 378,458</u>

As previously outlined in this report, a significant investment (\$21,000,000) is required to resolve the chlorination and arsenic issues. Any increased investment serves to increase the value of the water utility and will increase the amount of funding (or profit) that will be charged to water users. The following table attempts to illustrate the potential impact of the proposed investment to internal loans and return on equity assuming the 60%/40% financial structure remains the same.

Table 6 – Potential Impact of Proposed Investment to Internal Loans & Return on Equity

	Internal Loan (60%)	Equity (40%)	Total
Current (approximate)	\$ 2,878,000	\$ 1,935,000	\$ 4,813,000
Add: Additional Investment	\$ 12,600,000	\$ 8,400,000	\$ 21,000,000
Total	<u>\$ 15,478,000</u>	<u>\$ 10,335,000</u>	<u>\$ 25,813,000</u>
Rate	5.85 %	10.80%	
Interest on Loan / ROE	<u>\$ 905,000</u>	<u>\$ 1,116,000</u>	<u>\$ 2,021,000</u>

ACQUISITION OF EWR – NON FINANCIAL CONSIDERATIONS

There are several non-financial considerations with regards to the acquisition of the water utility from EWR including:

- Capacity of the City to take responsibility for the water utility;
- Negotiation process of acquiring the water utility from EWR;
- Political risk of purchasing the water utility and associated debt; and
- Efficiencies associated with City ownership.

Capacity of the City

As mentioned earlier in this report, additional resources would be required if the City

acquired the water utility such as:

- Exempt Manager: Engineering – responsible for managing water utility; and
- Exempt Manager: Finance – responsible for utility billing and collection.

There is no question that from the perspective of City operations, it would much easier to allow EWR to continue to manage and operate the water utility. The addition of a water supply and distribution service performed by the City will have an impact on almost all departments and most particularly with Engineering and Operations as well as Finance. Engineering and Operations would be taking on responsibilities somewhat unique to other local governments in the Lower Mainland if the water supply source was to remain using the aquifer instead of Metro Vancouver.

Negotiations Process to Acquire Water Utility

EPCOR has advised that it purchased the shares of White Rock Utilities Limited. By purchasing the shares of the company, EPCOR would hold all the assets and liabilities of the previous company including any and all contractual agreements with the City of White Rock. The City's legal firm of Young Anderson has reviewed the September 29, 1922 agreement, attached as Appendix 1, and have advised that they believe that the City of White Rock should be able to rely on the provisions of the agreement, including the ability to purchase by providing notice, in accordance with the agreement. EWR disputes the existence of any agreement that gives the City of White Rock the current right to purchase the utility. EWR, in its submission to the Comptroller states, "EWR disputes the existence of this right. Accordingly, legal process of proving this right coupled with the actual exercise of the alleged right could be lengthy". It is acknowledged that there may be some uncertainties about the 1922 agreement and subsequent agreements that follow (was elector approval obtained for the 1922 agreement). On the advice of our legal firm, the City should take the position with EWR that the agreements are valid and binding. If for any reason those agreements should be unenforceable, Young Anderson believes that the City would likely have the ability to expropriate the water utility works, and pay no more than fair market value. Staff has used a value of \$500,000 for legal and startup costs associated with the purchase of the EPCOR in the financial calculations. However, this is dependent on the length of time to conclude negotiations.

Political Risk

Currently, any and all issues regarding the operation of the water utility lie with EWR. By acquiring the water utility, the City of White Rock will assume all risks associated with the operation including water quality. It is also very difficult to ascertain the condition of the water infrastructure. The counter argument is that the City, for the first time in its history, will have full authority to take charge and manage the utility for, and on behalf of, the community. Council will be able to approve rates, billing cycles, Development Cost Charges, establish replacement reserves, etc.

Efficiencies Associated with City Ownership

Currently developers are required to deal with both the City and EWR for utility service connections. City ownership would mean one less organization that a developer would need to deal with.

There may also be efficiencies for the City to deal with underground utility infrastructure replacement at the same time when road works are being considered.

Advantages and Disadvantages of Acquisition

The following lists the advantages and disadvantages of acquiring the water utility from EWR:

Advantages:

- The cost of borrowing is currently at historical low levels;
- Once the debt to acquire the water utility is paid out, water rates will be lower than under EWR ownership as EWR demands a profit in the form of a return on equity (ROE) of 10.8%. Note that the 10.8% ROE is not based on operating costs but rather the value of the company assets. The overall savings to the community would ultimately be estimated at \$1 million (or more) every year;
- There are administrative costs related to dealing with the Comptroller of Water Rights of BC that the City of White Rock would not have to deal with. White Rock Council would determine water rates by bylaw similar to the sanitary sewer and storm drainage utility;
- The City of White Rock will own the water utility on behalf of the community and is able to levy rates on a break-even basis similar to the sanitary sewer or storm drainage utility; and
- The City of White Rock, as a municipality, is eligible for senior government infrastructure grants not available to EWR.

Disadvantages:

- City of White Rock would be responsible for operating the water utility. However, the City could contract the operations back to EWR as an option;
- City of White Rock would be writing a very large cheque (estimated for financial analysis at \$15 million but could be higher) and would borrow for the entire purchase price of the utility;
- City of White Rock would have to determine cash flow projections and interim internal borrowing options to cover the amount of cash flow required to finance water utility operations;
- Staff capacity in several departments would be impacted;
- City of White Rock would have to adjust Finance Department operations to accommodate additional billing and collections of water utility revenue;
- City of White Rock would have to be prepared to take on a significant infrastructure review and improvements, including the chlorination issue with Fraser Health, and meet new commitments in accordance with tight timelines;
- City of White Rock “assent free” borrowing level would be completely used up and any further borrowing would require a referendum or counter petition process;
- City of White Rock borrowing capacity is also reduced; and
- The capacity of City staff to undertake this project would impact the work plan and other major capital projects may need to be deferred.

Conclusion – Acquisition of EWR

From a financial perspective, as well as taking into account the other considerations outlined above, there is a very compelling case for the City of White Rock to pursue the acquisition of the water utility from EWR. The most compelling argument would be the fact that water users (essentially all property owners in White Rock) would ultimately benefit from not having to pay water rates that contribute to the profit (projected to increase over time) of a private enterprise. That benefit, however, will not accrue to water users until the debt to acquire the utility has been paid out.

The financial analysis illustrates that there would be little to no impact on water rates due to cost savings and reduced borrowing costs that the City of White Rock enjoys. The financial analysis assumes that the water utility could be acquired for approximately \$15 million. It should be noted that this acquisition estimate may be low. Only through negotiation and appraisal of the fair market value of the water utility assets will the City truly have a complete financial analysis. It should be noted that the financial analysis assumes that EWR, or the City if it purchased the water utility, would be addressing arsenic filtration as part of near term capital improvements. It should also be noted that the financial analysis does not consider potential capital grants from senior levels of government to assist with the cost of infrastructure upgrades. These grants could serve to offset any estimated increase in acquisition or infrastructure upgrade costs.

OPERATIONS AND MAINTENANCE

A business case regarding the acquisition of a water utility would not be complete without taking into consideration the operations and maintenance of the utility.

Background of Current Operations

EPCOR has a local office in White Rock on Russell Avenue, which includes about four office staff and about six operations staff. There is a works yard located at Buena Vista Avenue and Oxford Street. The Operating Budget was approximately \$1.8 million in 2013, excluding depreciation, interest payments, income taxes and equity return.

Typical operating programs are service replacements, pump replacement, routine well redevelopment, equipment replacement, reservoir cleaning and regular maintenance, water main repairs due to leaks and leak detection programs.

Typical capital programs include a hydrant replacement program, meter replacement program, vehicle replacement program, software replacement, water main replacement program. Excluding the TWQM project the average capital budget on average has been approximately \$1.1 million per year.

Operations with a City-owned Water Utility

It is envisioned that should the City pursue the acquisition of the water utility, the City of White Rock Engineering and Operations management staff would have the opportunity to evaluate the ongoing operation and work program of EWR in significant detail to determine whether or not to take over operations in-house or to contract out the operations. If the City determined that it would be best to contract out this work, then it would be preferable to maintain this with EWR due to the obvious experience that they

current hold at this time. However, no decision is required on this matter at this time leaving staff sufficient time to evaluate the advantages and disadvantages associated with the options of ongoing operations and maintenance.

SUMMARY AND CONCLUSION

This business case was prepared to evaluate the issue of water supply options and the merits of acquiring the water utility from EWR. Based on the financial analysis and other considerations with information received from EPCOR, Metro Vancouver, and City of Surrey, it is recommended that the City of White Rock support the water supply option advocated by EWR which is to remain using the Sunnyside Uplands aquifer located in White Rock, rather than Metro Vancouver, and commence with infrastructure upgrades including chlorination treatment. Further, it is recommended that it would be in the best interest of the water users in White Rock that the City pursue the acquisition of the water utility from EWR.

April 8, 2019

On Table - Regular, Item 5.1.1



\$10aDay.ca

On our way to affordable child care

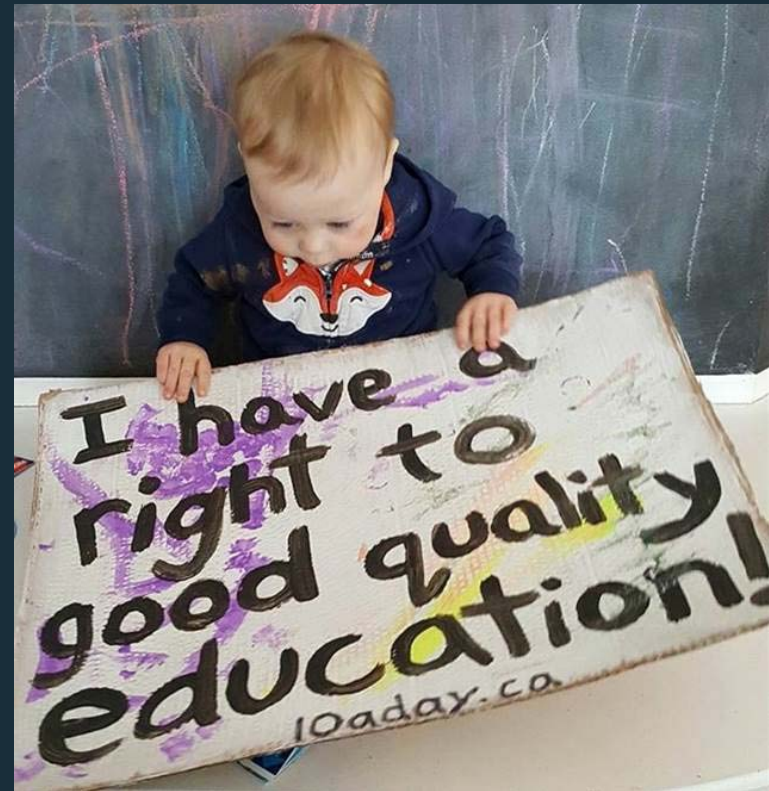
**White Rock
City by the Sea!**

Lack of Access for Families

575,000 children in BC

363,800 mothers in the
workforce

106,400 licensed child
care spaces



\$10aDay.ca
On our way to affordable child care

Unaffordable for Families

\$1045 for infants

\$935 for 3-5 year olds

Up to \$2200 per month
for 1 child

High fees don't mean
high wages for early
childhood educators!



\$10aDay.ca
On our way to affordable child care

EDI

- Early Development Instrument measured by UBC is population health of all 5 years olds
- Vulnerability scales: Physical, Social, Emotional, Language, & Communication
- Provincial average = 32.2% vulnerable on one or more of the scales
- SD#36 = 34% vulnerability – low of 19% in Newton Southeast and high of 51% in Guildford West. White Rock is 21%

\$10aDay Plan

- Early Care and Learning Act
- Indigenous Approach to Indigenous ECE
- Move Child Care to Ministry of Education
- Fees capped at \$10aDay
- No fees for families with annual incomes less than \$45,000
- ECE wages average of \$25/hr
- Invest in education of ECE workforce

Early Childhood Education in Ministry of Education

New Zealand, Spain, Slovenia, England, Scotland, Brazil, Iceland, Norway, Sweden, France, Italy, Belgium, Austria, Germany, Finland

In Canada

Ontario, New Brunswick, Prince Edward Island, Nova Scotia, Saskatchewan, Nunavut, NWT, Newfoundland & Labrador

First Nations in BC



Economists are New Allies!

Heckman, IMF Legarde, Alexander, Ivanova



\$10aDay.ca
On our way to affordable child care

What about Quebec?



The number of single-parent families on welfare dropped, from 99,000 in 1996 to 45,000 in 2008.
A 55% decrease

Quebec system
more than pays for itself,
70,000 more women working

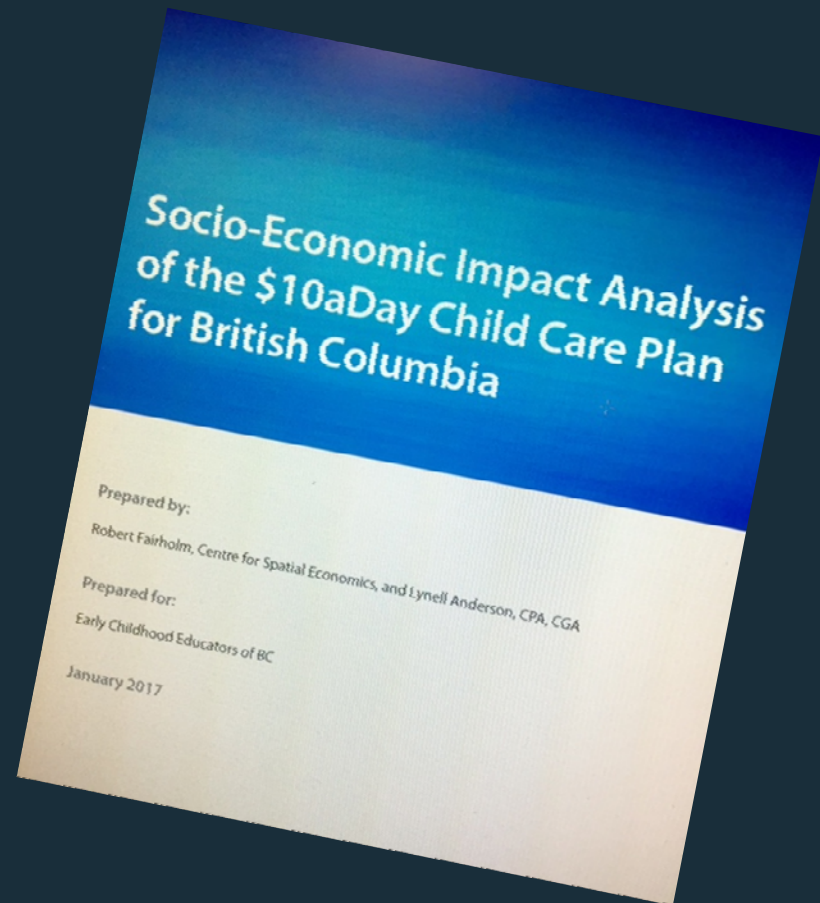
Dr. Pierre Fortin
Economics Professor at University of Quebec



Socio-Economic Impact Analysis

The increase to GDP is close to 2% or **\$5.787 billion** on full implementation, employment increases by 2.8 per cent, or **69,100 net new FTE jobs**

Fairholm and Anderson, 2016



\$10aDay.ca
On our way to affordable child care

Political Support

All 3 major political parties in BC are now committed to significant investment into child care:

- BCNDP government committed \$1 billion in their February 2018 Budget
- BC Liberals committed \$1 billion in their June 2017 Throne Speech
- BC Greens voted in favour of government spending on child care

Federal Government



\$51 million/year for BC

- New spaces
- Prototype funding
- Indigenous-led programs
- Supported child care
- Young parent programs

“Child Care BC”



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On our way to affordable child care

New Affordability for Families

1. Fee Reduction Grant – April 2018

- Reducing parent fees by up to \$350 a month

2. Affordability Benefit – September 2018

- Reduce fees by up to \$1250 a month
- Families eligible up to \$111,000 annually
- No fees under \$45,000

New New Licensed Spaces

24,000 new licensed spaces in 3 years

- Prioritizing partnerships with public-sector agencies, local governments, community organizations.
- Investments on and off-reserve through Aboriginal Head Start
- 2 partnership programs with UBCM: Space Creation and Planning Grants

New Quality Investments

Invest in the ECE Workforce

- Comprehensive work-force strategy
- \$1/hr for Early Childhood Educators starting Sept 2018 another \$1/hr in April 2020
- Bursaries available for ECE students
- More post-secondary ECE courses available

Up to \$4500 to move from unlicensed to Licensed

New \$10 a Day Prototypes

- Universal Child Care Prototypes –
- with funding models to inform implementation of universal child care
- 18-month initiative is reducing fees to maximum \$10 a day in 53 licensed child care facilities across BC impacting more than 2000 families.
- Very good news!

\$10aDay has 2 Million Supporters & Growing

- 50 municipal / regional governments
- 31 School Districts (including SD#23)
- Credit Unions and United Way
- UBCM, Boards of Trade, Chambers of Commerce
- Union of BC Indian Chiefs
- Academics, Community, Labour, Business and Women's organizations
- Early Childhood Development experts
- 18,744+ petition signers

The logo for 10aDay.ca is a green rectangular box with a white border. Inside the box, the text "\$10aDay.ca" is written in white, with the dollar sign and "10a" in a smaller font size than "Day". Below the box, the tagline "On our way to affordable child care" is written in a smaller, white, sans-serif font.

\$10aDay.ca
On our way to affordable child care

Advocacy Continues....

- Expand Prototype sites
- Use a universal approach not income-testing
- Add a \$1/hr in 2019 for Educators
- Purchase modular buildings for public partners



\$10aDay.ca
On our way to affordable child care

Please Support \$10aDay

- City of White Rock would be the 51st local government to support \$10aDay Plan
- Sign the Petition at www.10aDay.ca
- Follow on Facebook and Twitter
- Individuals can endorse \$10aDay Plan
- Share Information in your Community

DAY OF MOURNING

For Workers Killed or Injured on the Job



April 2019

NWDLC 2019 Day of Mourning

ONE IS TOO MANY

APRIL 28

DAY OF MOURNING

for workers killed or injured on the job

**DEDICATING OURSELVES TO
MAKING WORKPLACES SAFER**



11:00AM
Westminster Pier Park,
New Westminster



NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

NWDLC 2019 Day of Mourning



BC FED Health & Safety Centre

NWDLC 2019 Day of Mourning



Child labour in an unidentified cannery.
Delta Museum and Archives/Call #1984-47-4

The Labour Movement and Community groups are calling for stronger protections for child workers in BC.

NWDLC 2019 Day of Mourning



Labour Leaders and Local Government Speakers

NWDLC 2019 Day of Mourning



Gathering of Workers on Day of Mourning

NWDLC 2019 Day of Mourning



New Westminster Honour Guard and Procession of Workers remembering those affected by workplace injury and illness

NWDLC 2019 Day of Mourning



Day of Mourning wreaths and roses of remembrance

NWDLC 2019 Day of Mourning



Westray Memorial for workers killed in the mine in Pictou, Nova Scotia

NWDLC 2019 Day of Mourning



Sunday April 28 at 11:00am
Westminster Pier Park, New Westminster

Please join the New Westminster & District Labour Council, New Westminster City Council Members, and Labour Leaders as we remember those killed or injured on the job and re-dedicate ourselves to making workplaces safer

ONE IS TOO MANY

APRIL 28

**DAY OF
MOURNING**

for workers killed or injured on the job

**DEDICATING OURSELVES TO
MAKING WORKPLACES SAFER**



co-hosted by the
City of New Westminster
and featuring the
New Westminster Pipe Band



Please Join the New Westminster & District Labour Council, Mayor and Council of the City of New Westminster and Local Labour Leaders

11:00AM, Westminster Pier Park, New Westminster

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS COVENANT dated for reference the ____ day of _____, 2010

BETWEEN:

AVRA DEVELOPMENT CORP.
~~0804022 B.C. LTD.~~ (Inc. No. 0804022), 22377 - 48 Avenue,
Langley, B.C. V3A 3N4

(the "Developer")

AND:

CITY OF WHITE ROCK, 15322 Buena Vista Avenue,
White Rock, B.C. V4B 1Y6

(the "City")

GIVEN THAT:

A. The Developer is the registered owner in fee simple of the land legally described as:

PID: 011-278-749

West Half Lot 4 Except: The West 7 feet; Section 11, Township 1,
New Westminster District Plan 8096 (addressed: 1456 Johnston
Road);

PID: 011-278-765

East Half Lot 4, Section 11, Township 1, New Westminster
District Plan 8096 (addressed: 1456 Johnston Road);

PID: 011-278-773

East Half Lot 5, Section 11, Township 1, New Westminster
District Plan 8096 (addressed: 1447 George Street)

(the "Land");

B. The Developer has applied to the City to amend White Rock Zoning Bylaw, 1999, No. 1591 (the "Zoning Bylaw") by way of White Rock Zoning Bylaw 1999, No. 1591 Amendment (CD-23 - 1456 Johnston Road and 1447 George Street) Bylaw, 2009, No. 1863 (the "Zoning Amendment Bylaw") to permit the development on the Land of a commercial and residential development having greater height and density than would otherwise be permitted by the Zoning Bylaw;

- C. The Developer's planned development on the Land includes a residential building having its civic address on George Street (the "George Street Building") and a mixed-use commercial and residential building having its civic address on Johnston Road (the "Johnston Road building"), and landscaping featuring salmon panel sculptures shown on Landscape Plan L1 of a Commercial/Residential Development at Johnston & George St. White Rock, B.C. prepared by Chris Dikeakos Architects Inc. and dated November 11, 2007, having an estimated value of \$50,000 (the "Public Art Display");
- D. The Developer wishes to provide funds to the City to enable the City to mitigate the impact of the proposed development of the Land by providing public amenities in the downtown area of White Rock;
- E. The Developer and the City have agreed that the funds will be provided after the adoption of the Zoning Amendment Bylaw, and wish to enter into an agreement for the payment of the funds;

THIS AGREEMENT IS EVIDENCE THAT in consideration of \$1.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which each party acknowledges), the Developer and the City agree with each other pursuant to s. 219(2)(a)(ii) of the *Land Title Act* as follows:

- 1. **Restriction on Construction, Use and Occupancy of Buildings** – The Developer shall not:
 - (a) use the George Street Building for any residential or assisted living use, occupy the George Street Building for any residential or assisted living use, or obtain an occupancy permit authorizing such occupancy or use, unless the Developer has paid to the City \$100,000 to be held and expended by the City in accordance with section 5;
 - (b) use the George Street Building for any residential or assisted living use or occupy the George Street Building for any residential or assisted living use, after the performance of the final building inspection required in connection with the building permit authorizing the construction of the building, unless the Developer has installed the Public Art Display on the George Street frontage of the Land to the satisfaction of the City; or
 - (c) use the Johnston Road Building for any commercial, residential or assisted living use, occupy the Johnston Road Building for any commercial, residential or assisted living use, or obtain an occupancy permit authorizing such occupancy or use, unless the Developer has paid to the City an additional \$50,000 to be held and expended by the City in accordance with section 5.
- 2. **Conditions Precedent** – The parties agree that the obligations of the Developer under this agreement shall not arise in the event that the Zoning Amendment Bylaw is not adopted, and the City shall execute and deliver a discharge of this Agreement:
 - (a) if the Zoning Amendment Bylaw is not adopted by July 31, 2010, and

- (b) if the Zoning Amendment Bylaw is adopted, upon the last payment described in section 1 being made.
3. **Reversal of Zoning Amendment Bylaw** – The Developer irrevocably agrees that if the Zoning Amendment Bylaw is adopted and either of the payments described in section 1 are not made at the time specified, the City may without notice to the Developer other than notice that is statutorily required, reverse the effect of the Zoning Amendment Bylaw by further amending the Zoning Bylaw to reinstate the regulations that applied to the Land prior to the adoption of the Zoning Amendment Bylaw, notwithstanding that such further amendment would render uses and buildings on the Land lawfully non-conforming or prevent the Developer from establishing uses or constructing buildings that would otherwise have been permitted.
4. **No Latecomer Charges** – The Developer acknowledges that neither the public art amenity nor the payments provided for in this Agreement entitle the Developer to any setoff in respect of development cost charges imposed under section 933 of the *Local Government Act* or to latecomer charges under section 939 of the Act.
5. **Amenity Reserve Fund** – The City shall hold the funds paid by the Developer pursuant to this Agreement in a reserve fund and expend such fund, and any accumulated interest, on amenities benefiting the citizens of downtown White Rock.
6. **Independent Legal Advice** – The Developer acknowledges that it has entered into this Agreement voluntarily, having obtained its own legal advice.
7. **No Effect on Laws or Powers** – This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the City under the common law or any statute, regulation, bylaw or other enactment, nor does it create, nor is it the parties' intention to create, any implied obligations regarding such discretion, rights, duties or powers;
 - (b) affect or limit the common law or any statute, regulation, bylaw or other enactment applying to the Land; or
 - (c) relieve the Developer from complying with the common law or any statute, regulation, bylaw or other enactment, including in relation to the development of the Land.

Without limiting the foregoing, the Developer acknowledges that the Council of the City retains full legislative discretion as to whether to adopt the Zoning Amendment Bylaw.

8. **No Representations** – The Developer acknowledges that the City has made no representations, covenants, warranties, guarantees, promises or agreements to or with the Developer with respect to the subject matter of this Agreement other than those expressly set out in the Agreement.
9. **Notices** – Any notice which may be or is required to be given under this Agreement shall be in writing and either be delivered or sent by fax, addressed as follows:

(a) To the Developer:

~~0804022 B.C. Ltd.~~ AVRA DEVELOPMENT CORP.
22377 - 48 Avenue, Langley, B.C. V3A 3N4

Fax No. _____

(b) To the City:

City of White Rock
15322 Buena Vista Avenue,
White Rock, B.C. V4B 1Y6

Attention: Paul Stanton, Director of Development Services
Fax No: (604) 541-9348

or to such other address or fax number of which notice has been given as provided in this section. Any notice that is delivered or faxed is to be considered given on the day it is delivered or faxed, except that if that day is not a business day, the notice shall be considered given on the next business day. If a party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number to the other party as provided in this section. A business day is a day other than a Saturday, Sunday or B.C. statutory holiday.

10. Interpretation – In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article is a reference to the correspondingly numbered or lettered article or section of this Agreement;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply; and
- (g) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

11. Time of the Essence – Time is of the essence of this Agreement.

12. **Waiver** – Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party.
13. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be severed and the rest of this Agreement shall remain valid and in effect.
14. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia which are deemed to be the proper law thereof.
15. **Enurement** – This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

TERMS OF INSTRUMENT - PART 2

BETWEEN:

FORGE INVESTMENTS 2 INC.
(Incorporation No. BC1079792)
3-15777 Marine Drive
White Rock, British Columbia V4B 1E5

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK
15332 Buena Vista Avenue
White Rock, British Columbia V4B 1Y6

(the "City")

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement have the meanings ascribed to them in section 1.1 of this Agreement;
- B. The Owner is the registered and beneficial owner in fee simple of the Lands;
- C. The Owner has applied to the City for an amendment to the *Zoning Bylaw* to change the current zoning of the Lands per White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-23 – Johnston – George) Bylaw, 2018, No. 2249;
- D. Section 482 of the *Local Government Act* permits the City to establish conditions for a zone relating to the conservation or provision of amenities that will entitle an owner to a higher density;
- E. Section 219 of the *Land Title Act* permits the registration of a covenant in favour of a City in respect of the use of land or the use of a Building on or to be built or erected on land and that land is or is not to be built on and is or is not to be subdivided except in accordance with the covenant;
- F. The Owner has agreed to grant the City the Section 219 Covenant contained in this Agreement; and
- G. The Section 219 covenant described herein is necessary for the City's undertaking.

NOW THEREFORE, in consideration of payment of One (\$1.00) Dollar by the City to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), and in consideration of the promises and mutual covenants and agreements contained herein, the Owner and the City hereby covenant and agree as follows:

1.0 INTERPRETATION

1.1 Definitions

The parties agree that in this Agreement the following terms have the following meanings:

- (a) "Agreement" means this agreement, including its recitals and schedules, as amended in writing from time to time;
- (b) "Amenities" means the amenities detailed in Schedule A;
- (c) "Amenity Contribution" has the meaning described in Section 2.2(i);
- (d) "Build" or "Built" includes the construction, erection or installation of any Building or ancillary works or structures or the Amenities on the Lands;
- (e) "Building" means any building or structure that is, or is proposed to be, Built on the Lands;
- (f) "Business Day" means a day that is not a Saturday, Sunday or statutory holiday in the Province of British Columbia;
- (g) "Director" means the City's Director of Planning and Development Services or their successors in function and their respective nominees;
- (h) "General Office Use" means a commercial use in which business, clerical, or professional activities are conducted that do not include the sale of goods from the premises and includes industrial office uses, but does not include Personal Service Uses;
- (i) "Land Title Act" means the *Land Title Act* R.S.B.C. (1996) Chapter 250, as amended or re-enacted from time to time;
- (j) "Lands" means the lands and premises legally described in Item 2 of the Form C General Instrument Part 1 to which these Terms of Instrument are attached;
- (k) "*Local Government Act*" means the *Local Government Act*, RSBC 2015, c. 1, as amended or re-enacted from time to time;
- (l) "Personal Service Use" means a commercial use which provides for personal needs of the person and includes health care practitioners, hair salons, aestheticians, photography studios, shoe and watch repairs, dry cleaners and laundries;
- (m) "*Zoning Amendment Bylaw*" means *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-23 – Johnston – George) Bylaw, 2018, No. 2249* being a bylaw to rezone the Lands to an amended 'CD-23 Comprehensive Development Zone (Johnston - George);' and
- (n) "*Zoning Bylaw*" means the City's *White Rock Zoning Bylaw, 2012, No. 2000*, as amended, replaced or re-enacted from time to time.

1.2 Definitions from City's Zoning Bylaw Apply

Unless otherwise provided in this Agreement, words in this Agreement shall have the same meaning as defined in the *Zoning Bylaw*.

1.3 Interpretation

Wherever the singular or the masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the contents or the parties so require. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers and invitees of such party wherever the context so requires or allows.

1.4 Headings

The inclusion of headings and clause titles is for convenience only and shall not affect the construction or interpretation of this Agreement.

1.5 References to Enactments

Reference in this Agreement to any enactment, including bylaws of the City, is a reference to that enactment as amended, revised, consolidated, or replaced.

1.6 Schedules

The following schedules are attached and form part of this Agreement:

Schedule A – Amenities

Schedule B – Sketch Plan of Lands

2.0 COVENANTS

2.1 Section 219 Covenant

The Owner hereby covenants and agrees with the City, as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, it being the intention and agreement of the Owner that the provisions hereof be annexed to, and run with and be a charge upon the Lands, that the Lands shall be used and Built on and that the use of any Building on or to be Built on the Lands shall be only in strict compliance with the terms and conditions of this Agreement.

2.2 Restriction on First Storey Commercial Use

The first storey of the Building on the Lands shall be used and occupied only for General Office Use, along with circulation and service areas accessory to the multi-unit residential uses located on the storeys above the first storey.

2.3 Shared Use of On-Site Parking Spaces Between Commercial and Residential Visitors

Five (5) of the off-street parking spaces on the Lands that are allocated to the first storey commercial uses shall be designated for the exclusive use of residential visitors between the hours of 5:00 pm and 7:00 am Pacific time. The Owner shall provide and maintain signage identifying the shared use and specified hours for these five (5) parking spaces to the satisfaction of the Director.

2.4 Amenities

The Owner will not apply for, or take any action to compel the issuance of, a Building permit for any Building constructed on any portion of the Lands or cause or permit the use or occupation of such Building, and the City shall be entitled to withhold or suspend Building permits for all such Buildings, unless and until the Owner:

- (a) completes the installation and construction of Amenities to the satisfaction of the Director in accordance with this Agreement, or pays the City the value of the Amenities in the amount of \$506,000 in lieu of providing the Amenities, if the Director so elects;
- (b) repairs any damage to City property or highways including sidewalks arising directly or indirectly from any work undertaken by the Owner pursuant to this Agreement to the satisfaction of the Director.

2.5 Indemnity and Release

The Owner hereby:

- (a) indemnifies and saves harmless the City and its elected officials, officers, employees, agents, nominees and delegates from all loss, damage, costs (including legal costs), expenses, actions, suits, debts, accounts, claims and demands, including any and all claims of third parties, which the City or any of its officials, officers, employees, agents, nominees and delegates may suffer or incur or be put to, arising out of or in connection, directly or indirectly, with this Agreement, the Owner's breach of any covenant contained in this Agreement or the Owner's negligence or willful misconduct; and
- (b) waives, remises and releases absolutely the City, its elected officials, officers, employees, agents, nominees and delegates for any and all claims, costs, expenses and damages which may derive from the withholding of any permit or approval under this Agreement.

2.6 Notice of Completion

If the Owner completes the Amenity requirements in accordance sections 2.1 and 2.2 and the other terms and conditions of this Agreement, the Owner shall provide written notice of this to the Director and the City will, within twenty (20) Business Days after the receipt of such notice, inspect and confirm that the Amenities have been completed in accordance with this Agreement. Upon the City's inspection and confirmation that the Amenities have been satisfactorily completed, the Director will within twenty (20) Business Days of such inspection and confirmation, certify completion of the Amenities.

2.7 Discharge of Section 219 Covenant

In the event that the *Zoning Amendment Bylaw* is not adopted and brought into force on or before October 20, 2018, this Agreement shall be void and of no further force or effect and the City shall forthwith execute and deliver to the Owner a discharge of the Section 219 Covenant constituting this Agreement, provided however that:

- (a) the City shall have no obligation to execute such a discharge until a written request therefor from the Owner has been received by the City, which request shall include the form of discharge, in registrable form;
- (b) the cost of preparation of the aforesaid charge, and the cost of registration of the same in the Land Title Office, shall be paid by the Owner; and
- (c) the City shall have a reasonable time within which to execute the aforesaid discharge and return the same to the Owner for registration.

3.0 FURTHER COVENANTS

3.1 Acknowledgement

The Owner hereby acknowledges, agrees and covenants that, notwithstanding any rule of law or equity to the contrary, upon completion of the construction or installation of the Amenities, and the acceptance of same by the City, the right to title and interest in all of the Amenities shall assign, transfer and convey to the City.

3.2 City's right to perform

The Owner hereby acknowledges, agrees and covenants that if the Owner is at any time or from time to time in default of its obligations under this Agreement, the City, following thirty (30) days written notice to the Owner and at any time in the event of an emergency, may (but will

not be obligated to) perform any of the Owner's obligations and the Owner will reimburse the City for all its costs in connection therewith on demand and the Owner, with the intent to bind its successors and assigns, hereby authorizes the City, in addition to any other remedies available to the City, to add such costs to taxes payable in respect of the Lands and collect such costs in the same manner as unpaid taxes.

3.3 Costs

The Owner hereby acknowledges, agrees and covenants that any costs incurred by the City as a result of the breach by the Owner of any provision of this Agreement, including legal costs on a solicitor-client basis, will be payable by the Owner to the City on written demand. In the event that such payment is not made by the Owner within thirty (30) days of the written demand, the Owner agrees that the City may, without prejudice to any other remedy the City may have, add such unpaid costs to taxes payable in respect of the Lands and collect such costs in the same manner as unpaid taxes.

3.4 Entry on Lands

The Owner authorizes the City, upon notice, by its officers, employees, servants or agents, at the City's sole discretion and at all reasonable times, to enter on the Lands for the purpose of inspection to ensure compliance with the provisions of this Agreement.

3.5 No compensation

The Owner hereby acknowledges, agrees and covenants that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in market value of the Lands and for any obligations on the part of the Owner and its successors in title which at any time may result due to the operation of this Agreement.

3.6 Remedies

The Owner hereby acknowledges, agrees and covenants that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

3.7 Discretion of City

The Owner hereby acknowledges, agrees and covenants that the enforcement of this Agreement will be entirely within the discretion of the City and that the execution and registration of this Agreement against the title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or the breach of any provision of this Agreement.

4.0 GENERAL

4.1 Rights perpetual.

The covenants under Section 219 of the *Land Title Act* herein contained shall run with and bind the Lands in perpetuity.

4.2 Notice and Other Communication

Any notice, document, communication or tender of monies required or permitted to be given hereunder will be validly given when delivered by hand, or prepaid registered mail to the parties

as follows:

To the City:

CITY OF WHITE ROCK
15322 Buena Vista Avenue
White Rock, British Columbia, V4B 1Y6

Attention: Director of Corporate Administration

To the Owner:

FORGE INVESTMENTS 2 INC.
3-15777 Marine Drive
White Rock, British Columbia V4B 1E5

Attention: Cory Saran

The date of receipt of any such notice or communication will be deemed to be the date of delivery if delivered by hand by 4:30 pm Pacific time on a Business Day in the place of the recipient, and if sent by prepaid registered mail, on the fifth Business Day following the date of such mailing. Either party may from time to time change its contact person or address for notice by giving notice to the other party in accordance with this Section 4.2.

4.3 Priority

The Owner will do or cause to be done at its expense all acts reasonably necessary for the City to gain priority for this Agreement over all financial charges which are or may be registered against the Lands, save and except those in favour of the City and those specifically approved in writing by the City.

4.4 Further Assurances

The Owner will, forthwith upon execution of this Agreement by the City and the Owner and at the Owner's expense, do or cause to be done, all acts or things necessary to carry out the intent of this Agreement and to ensure that this Agreement is registered as a charge on the Lands in the Land Title Office.

4.5 No Derogation

Nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders and regulations or in equity, all of which rights, powers and remedies may be fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner.

4.6 No Liability after Transfer

Neither the Owner named in this Agreement nor any future owners are liable for a breach of this Agreement after the Owner named herein or any future owners, as the case may be, cease to have any interest in the Lands.

4.7 Severability

If any section or any part of this Agreement is found to be illegal or unenforceable, then such

sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

4.8 Governing Law

This Agreement shall be governed by and construed in accordance with the law of the Province of British Columbia and the federal laws of Canada applicable therein.

4.9 Amendments and Waiver

Except as expressly provided in this Agreement, this Agreement may be amended only by agreement in writing, signed by both parties. Any amendments to this Agreement will, upon execution, be deposited in the Land Title Office for registration. No waiver of any provision, or any portion of any provision, of this Agreement will constitute a waiver of any other part of the provision or any other provision of this Agreement or a continuing waiver unless otherwise expressly provided.

4.10 Time of Essence

Time is of essence of this Agreement.

4.11 Enurement

This Agreement shall ensure to the benefit of and be binding upon the Owner and the City and their respective heirs, executors, successors, administrators and permitted assigns.

4.12 Independent Legal Advice

The Owner acknowledges and agrees that it has had the opportunity to seek and obtain independent legal advice prior to executing this Agreement and that it has obtained such advice or determined that it does not require such advice.

4.13 Compliance with Laws

The Owner, at its cost, will promptly comply with all lawful requirements of every competent federal, provincial, municipal, regional, or other statutory authority.

4.14 Disposition

The Owner shall give notice of this Agreement to any person, firm or corporation to whom the Owner proposes to sell, assign, convey or otherwise dispose of the Lands or any subdivided portion thereof and will, prior to the completion of any sale, transfer or other disposition of the Lands, or any portion thereof, require that the purchaser or transferee execute and deliver to the City an assumption of the obligations of this Agreement in form and substance acceptable to the City.

4.15 Legal Fees

The Owner covenants and agrees to reimburse the City, forthwith upon request by the City, for all legal costs including fees, disbursements and taxes incurred by the City with respect to the negotiation, preparation, and registration of this Agreement.

4.16 Entire Agreement

The provisions herein contained constitute the entire agreement between the parties and supersede all previous communications, representations and agreements, whether verbal or written, between the parties with respect to the subject matter hereof.

4.17 Assignment

This Agreement may be assigned by the City without the consent of the Owner.

4.18 Counterparts

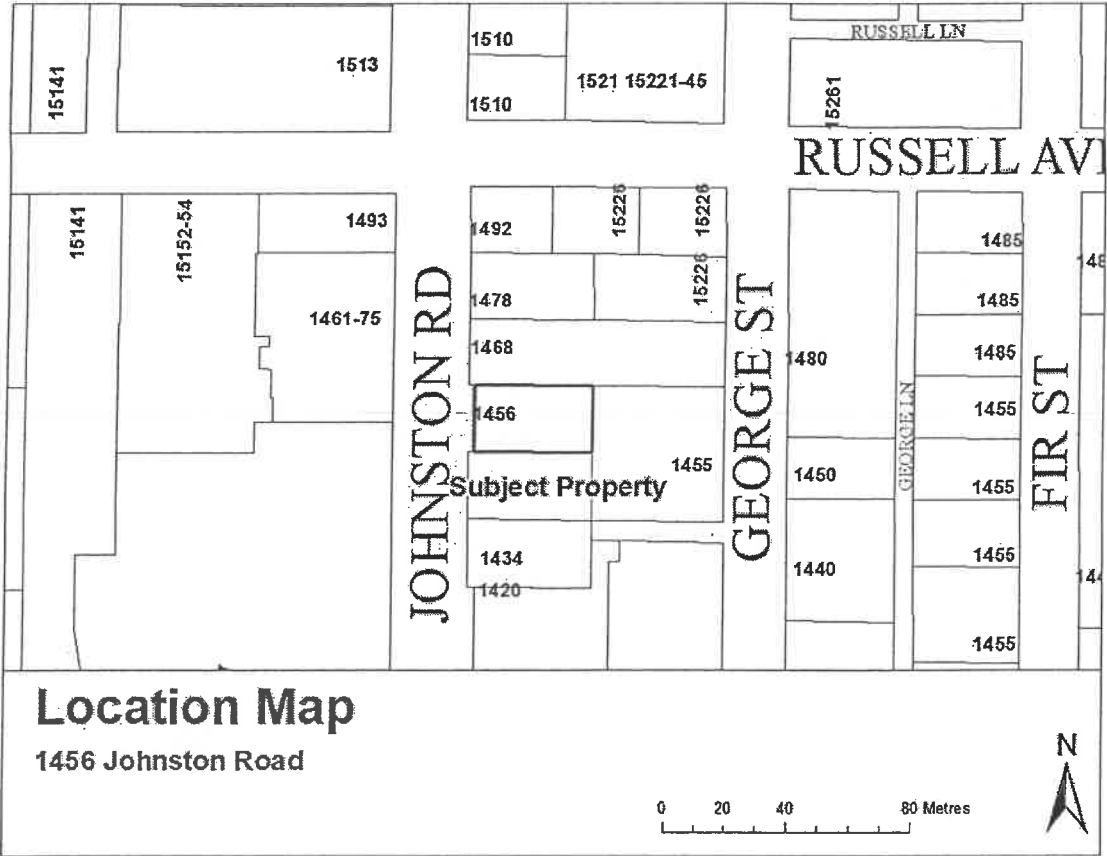
This Agreement may be executed and delivered in any number of counterparts with the same effect as if all parties had all signed and delivered the same documents and all counterparts will be compiled together for registration and will constitute one and the same Agreement.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

SCHEDULE A
Amenities

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

SCHEDULE B
Sketch Plan of Lands (Outlined in Red)



For greater certainty, all areas referred to in Schedule B shall be defined in the *Zoning Bylaw* as amended by the *Zoning Amendment Bylaw* and in the event of any discrepancy between Schedule B and the *Zoning Bylaw*, the *Zoning Bylaw* shall prevail.

ADMINISTRATION

Business Bylaw X, No. X is amended as follows:

X.X By adding the following definition to Section X. Definitions:

“Residential Tenancy Act” means Chapter 78 of the Statutes of British Columbia 2002 and any successor legislation dealing with the relationship between residential landlords and their tenants.

X.X Adding the following as Section X. *RENTAL UNITS & BUILDINGS:*

X.1 No operator of a rental unit or building shall deliver to any tenant a notice of termination of the tenant's tenancy in order to renovate or repair the suite, or having delivered such a notice prior to the adoption of this Bylaw, require the tenant to vacate their suite pursuant to the notice, unless the owner has obtained every building permit, plumbing permit, development permit or heritage alteration permit required by any City bylaw and any other permit or approval required to authorize the renovation or repair, and has either:

- (a) entered into a new tenancy agreement with the tenant in respect of a comparable suite in the same building, on the same terms, including rent, as the tenancy agreement pertaining to the suite being renovated or repaired, or terms that are more favourable to the tenant, and provided a copy of the agreement to the Licence Inspector, or
- (b) made other arrangements in writing for the tenant's temporary accommodation during the course of the renovation or repair, and for their return to their original suite following completion of the renovation or repair, with no increase in rent other than any additional rent increase allowed under Part 3 of the *Residential Tenancy Act*, and provided to the Licence Inspector satisfactory documentation of the arrangements including evidence of the tenant's consent to the arrangement.

X.2 For the purposes of Section X.1,

- (a) a suite is comparable to a suite that is being renovated or repaired if it has the same or a greater number of bedrooms and complies with the maintenance standards in Section 32 of the *Residential Tenancy Act*, and the rent for the suite is equal to or less than the rent for the suite that is being renovated or repaired; and
- (b) the new tenancy agreement may either transfer the tenant's tenancy permanently to the other suite or entitle the tenant to occupy the other suite temporarily during the course of the renovation or repair and return to their original suite following completion of the renovation or repair with no rent increase other than any “additional rent increase” approved under Part 3 of the *Residential Tenancy Act*.

X.3 An owner who is subject to Section X.1 may not allow a suite to remain vacant any longer than necessary to complete necessary repairs and refurbishment required to make the suite habitable for another tenant, unless the owner has obtained every development permit and building permit required by City bylaw to build a new structure on the site.

X.4 An owner who is subject to Section X.1 may apply to the Council for:

- (a) an exemption from that section in respect of the owner's building, on the grounds that the owner's renovation or repair plans cannot be safely implemented unless the building is vacated, or
- (b) an exemption from that section in respect of a portion of the owner's building, on the grounds that the owner's renovation or repair cannot be safely implemented unless that portion of the building is vacated and there are insufficient vacant suites in the building to which the owner could relocate tenants.

X.5 An application under Section 42.4 must be accompanied by the written opinion of a suitably qualified person that, after due consideration of all practical alternative approaches to the work, the safe implementation of the owner's renovation or repair plans requires that the owner's building be vacated or that a portion of the owner's building be vacated.

X.6 The Council may require an owner who has made an application under Section 42.4 to pay the

City's cost in obtaining a second opinion from a suitably qualified person on whether the safe implementation of the owner's plans requires that the owner's building or portion of the owner's building be vacated.

X.7 The Council may, in approving an exemption, impose conditions pertaining to the relocation of tenants, including conditions relating to the accommodation of tenants during and following the renovation or repair and the rent that may be charged for the suites following the completion of the work.

X.8 Section 42.1 does not apply to any suite in a building that has been determined by an architect, engineer or building code consultant or any governmental authority having jurisdiction, including the local assistant to the fire commissioner, to have been damaged by natural disaster, fire, water, smoke, insect infestation or structural failure to the point that it is unsafe for any person to occupy the building, if the determination is made in writing and a copy has been delivered to a Licence Inspector before any notice of termination of a tenant's tenancy is delivered to any tenant in the building.

X.9 The Licence Inspector may require an owner of a suite rental business to provide, prior to obtaining a business licence or business licence renewal under this Bylaw, a statutory declaration that states the rent payable in respect of any suite prior to and following renovation or repair work for which the owner required a tenant to vacate their suite and, if the rent was increased, a copy of the director's approval of the rent increase under Part 3 of the *Residential Tenancy Act*.

X.10 The Licence Inspector may issue or renew a business licence under this bylaw to an owner who has applied for an additional rent increase related to renovation or repair under Part 3 of the *Residential Tenancy Act* if the director has not yet decided the rent increase application, if in doing so the Inspector indicates on the licence that a surcharge may become payable under Section 42.10 if the additional rent increase is not allowed, but the rent for the suite in question exceeds the rent that is allowed without the increase.

X.11 The Licence Inspector may levy a monthly business licence surcharge on any owner who increases rent contrary to this Bylaw, in the amount that is the difference between the rent permitted by this Bylaw and the rent that the owner's tenant is paying in respect of the suite that has been renovated or repaired, and may refuse to renew the business licence of any owner who, being subject to such a surcharge, has not paid the surcharge by the date on which the licence renewal is required.

X.12 For certainty, Sections 42.1 to 42.11 apply in respect of the renovation or repair of any rental suite regardless of whether a building permit authorizing the renovation or repair had been applied for or issued prior to the date of adoption of Business Amendment Bylaw No. 4116, 2019, and regardless of whether a notice to terminate a tenancy had been delivered prior to that date.

X.13 In Sections 42.1 to 42.12, "owner" means the owner and operator of any rental suite and includes

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CITY OF PORT COQUITLAM
BUSINESS AMENDMENT BYLAW, 2019

Bylaw No. 4116

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as "Business Bylaw, 2010, No. 3725, Amendment Bylaw, 2019, No. 4116.

2. ADMINISTRATION

Business Bylaw, 2010, No. 3725 is amended as follows:

2.1 By adding the following definition to Section 2. Definitions:

"*Residential Tenancy Act*" means Chapter 78 of the Statutes of British Columbia 2002 and any successor legislation dealing with the relationship between residential landlords and their tenants.

2.2 Adding the following as Section 42. SUITE RENTAL BUSINESSES:

42.1 No owner of a **Suite Rental Business** in an apartment building shall deliver to any tenant a notice of termination of the tenant's tenancy of a suite in the apartment building in order to renovate or repair the suite, or having delivered such a notice prior to the adoption of this Bylaw, require the tenant to vacate their suite pursuant to the notice, unless the owner has obtained every building permit, plumbing permit, development permit or heritage alteration permit required by any City bylaw and any other permit or approval required to authorize the renovation or repair, and has either:

- (a) entered into a new tenancy agreement with the tenant in respect of a comparable suite in the same building, on the same terms, including rent, as the tenancy agreement pertaining to the suite being renovated or repaired, or terms that are more favourable to the tenant, and provided a copy of the agreement to the Licence Inspector, or
- (b) made other arrangements in writing for the tenant's temporary accommodation during the course of the renovation or repair, and for their return to their original suite following completion of the renovation or repair, with no increase in rent other than any additional rent increase allowed under Part 3 of the *Residential*

Tenancy Act, and provided to the Licence Inspector satisfactory documentation of the arrangements including evidence of the tenant's consent to the arrangement.

42.2 For the purposes of Section 42.1,

- (a) a suite is comparable to a suite that is being renovated or repaired if it has the same or a greater number of bedrooms and complies with the maintenance standards in Section 32 of the *Residential Tenancy Act*, and the rent for the suite is equal to or less than the rent for the suite that is being renovated or repaired; and
- (b) the new tenancy agreement may either transfer the tenant's tenancy permanently to the other suite or entitle the tenant to occupy the other suite temporarily during the course of the renovation or repair and return to their original suite following completion of the renovation or repair with no rent increase other than any "additional rent increase" approved under Part 3 of the *Residential Tenancy Act*.

42.3 An owner who is subject to Section 42.1 may apply to the Council for:

- (a) an exemption from that section in respect of the owner's building, on the grounds that the owner's renovation or repair plans cannot be safely implemented unless the building is vacated, or
- (b) an exemption from that section in respect of a portion of the owner's building, on the grounds that the owner's renovation or repair cannot be safely implemented unless that portion of the building is vacated and there are insufficient vacant suites in the building to which the owner could relocate tenants.

42.4 An application under Section 42.3 must be accompanied by the written opinion of a suitably qualified person that, after due consideration of all practical alternative approaches to the work, the safe implementation of the owner's renovation or repair plans requires that the owner's building be vacated or that a portion of the owner's building be vacated.

42.5 The Council may require an owner who has made an application under Section 42.3 to pay the City's cost in obtaining a second opinion from a suitably qualified person on whether the safe implementation of the owner's plans requires that the owner's building or portion of the owner's building be vacated.

42.6 The Council may, in approving an exemption, impose conditions pertaining to the relocation of tenants, including conditions relating to the accommodation of tenants during and following the renovation or repair and the rent that may be charged for the suites following the completion of the work.

- 42.7 Section 42.1 does not apply to any suite in a building that has been determined by an architect, engineer or building code consultant or any governmental authority having jurisdiction, including the local assistant to the fire commissioner, to have been damaged by natural disaster, fire, water, smoke, insect infestation or structural failure to the point that it is unsafe for any person to occupy the building, if the determination is made in writing and a copy has been delivered to a Licence Inspector before any notice of termination of a tenant's tenancy is delivered to any tenant in the building.
- 42.8 The Licence Inspector may require an owner of a suite rental business to provide, prior to obtaining a business licence or business licence renewal under this Bylaw, a statutory declaration that states the rent payable in respect of any suite prior to and following renovation or repair work for which the owner required a tenant to vacate their suite and, if the rent was increased, a copy of the director's approval of the rent increase under Part 3 of the *Residential Tenancy Act*.
- 42.9 The Licence Inspector may issue or renew a business licence under this bylaw to an owner who has applied for an additional rent increase related to renovation or repair under Part 3 of the *Residential Tenancy Act* if the director has not yet decided the rent increase application, if in doing so the Inspector indicates on the licence that a surcharge may become payable under Section 42.10 if the additional rent increase is not allowed, but the rent for the suite in question exceeds the rent that is allowed without the increase.
- 42.10 The Licence Inspector may levy a monthly business licence surcharge on any owner who increases rent contrary to this Bylaw, in the amount that is the difference between the rent permitted by this Bylaw and the rent that the owner's tenant is paying in respect of the suite that has been renovated or repaired, and may refuse to renew the business licence of any owner who, being subject to such a surcharge, has not paid the surcharge by the date on which the licence renewal is required.
- 42.11 For certainty, Sections 42.1 to 42.10 apply in respect of the renovation or repair of any suite in an apartment building regardless of whether a building permit authorizing the renovation or repair had been applied for or issued prior to the date of adoption of Business Amendment Bylaw No. 4116, 2019, and regardless of whether a notice to terminate a tenancy had been delivered prior to that date.
- 42.12 In Sections 42.1 to 42.11, "owner" means the owner of any apartment building who operates a **Suite Rental Business** in the building and includes the person who holds a Licence under this Bylaw to carry on that business."

2.3 Sections 42 - 46 are renumbered accordingly.

READ A FIRST TIME this day of , 2019
READ A SECOND TIME this day of , 2019
READ A THIRD TIME this day of , 2019
ADOPTED this day of , 2019

Mayor

Corporate Officer

DRAFT