

***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

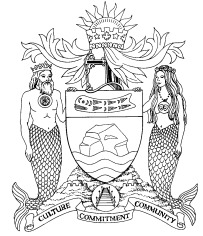
Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca

Click/tap on item
to take you to the
relative document

[*Notice of Meeting \(pg 120\)](#)

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



March 12, 2019

A **SPECIAL MEETING** of CITY COUNCIL will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on Wednesday, March 13, 2019 to begin at **5:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

[CLICK HERE FOR ON TABLE ITEMS](#)

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 special meeting scheduled for March 13, 2019 as circulated.

Note: Items on this agenda were carried over from the adjourned regular Council meeting of March 11, 2019.

3. **DELEGATIONS**
 - 3.1 **DELEGATIONS**
 - 3.1.1 **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.
4. **PRESENTATIONS AND CORPORATE REPORTS**
 - 4.1 **PRESENTATIONS**
 - 4.1a **CAROLYN LATZEN: ECONOMIC DEVELOPMENT**

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

5. CORPORATE REPORTS

- 5.1.1 CITY HALL Page 6**
Corporate report dated March 11, 2019 from the Chief Administrative Officer titled “City Hall”.

RECOMMENDATION

THAT Council receive for information the corporate report dated March 11, 2019, from the Chief Administrative Officer, titled “City Hall.”

- 5.1.2 UPDATED OCP REVIEW SCOPE AND PROCESS Page 9**
Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “Updated OCP Review Scope and Process”.

RECOMMENDATION

THAT Council:

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

- 5.1.3 CITY UNOPENED ROAD ALLOWANCE INVENTORY 2019 Page 22**
Corporate report dated March 11, 2019 from the Director of Corporate Administration titled “City Unopened Road Allowance Inventory 2019”.

RECOMMENDATION

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

6. MINUTES AND RECOMMENDATIONS OF COMMITTEES

- 6.1 STANDING AND SELECT COMMITTEE MINUTES**
- Governance and Legislation Committee – February 25, 2019 Page 66
- Finance and Audit Committee – February 28, 2019 Page 75

RECOMMENDATION

THAT Council receive 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.

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:

Page 83

RECOMMENDATION

THAT the Governance and Legislation Committee directs that staff make the amendments as noted by Mayor Walker to Council Policy 160 – Terms of Reference: Marine Drive Task Force and it be brought forward to the March 11, 2019 Council meeting to be reviewed and considered for endorsement by Council.

***Note:** The noted amendments are shown as tracked changes in the document. The minutes for the February 25, 2019 Governance and Legislation Committee meeting where this item was discussed are included in this agenda package as Item 6.1a.*

7. BYLAWS

7.1 BYLAWS

7.1.1 BYLAW 2286 - FEES AND CHARGES BYLAW, 2017, NO. 2230, AMENDMENT NO. 3, 2019, NO. 2286 **Page 90**

Bylaw 2286 proposes 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 is presented for consideration of final reading.

***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.*

RECOMMENDATION

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

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 **Page 91**

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.

RECOMMENDATION

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

- b) **BYLAW 2281 - WHITE ROCK BUSINESS LICENCE BYLAW, 1997, NO. 1510, AMENDMENT NO. 6 (CANNABIS STORE) BYLAW, 2019, NO. 2281** Page 99
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 are presented for consideration of final reading.

RECOMMENDATION

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

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 are 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** Page 100

RECOMMENDATION#1

THAT Council receives the verbal/written submissions provided through the public hearing process held Monday, March 11, 2019 in regard to “*Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289*”.

RECOMMENDATION#2

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

- b) **BYLAW 2290 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-61 AMENDMENT – 1310 JOHNSTON ROAD) BYLAW, 2019, NO. 2290** Page 103

RECOMMENDATION#1

THAT Council receives the verbal/written submissions provided through the public hearing process in regard to in regard to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Block Johnston Road), 2019, No. 2290*”.

RECOMMENDATION#2

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

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

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

- 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.

Page 108

RECOMMENDATION

THAT Council accept 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.

9. MAYOR AND COUNCILLOR REPORTS

9.1 MAYOR'S REPORT

9.2 COUNCILLORS REPORTS

9.2.1 METRO VANCOUVER BOARD IN BRIEF

METRO VANCOUVER BOARD IN BRIEF – FEBRUARY 22, 2019

Page 110

RECOMMENDATION

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

10. MOTIONS AND NOTICES OF MOTION

10.1 MOTIONS

None

10.2 NOTICES OF MOTION

None

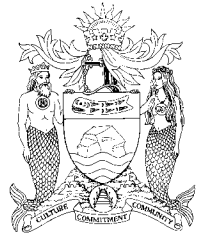
11. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

None

12. OTHER BUSINESS

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

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2019
TO: Mayor and Council
FROM: Dan Bottrill, Chief Administrative Officer
SUBJECT: City Hall

RECOMMENDATION

THAT Council receive for information the corporate report dated March 11, 2019, from the Chief Administrative Officer, titled "City Hall."

INTRODUCTION

This corporate report is provided as information regarding the City Hall building located at 15322 Buena Vista Avenue.

Concerns with regards to the current City Hall have been recognized and discussed for many years. The Facilities Master Plan dated February 8, 2008 outlined several challenges with a recommendation to "*determine the best City Hall renovation, addition, and/or replacement option.*" Since that time, some critical renovations to the building were completed including replacement of windows, roof rehabilitation, roof structure seismic work and an HVAC system. However, the larger issues to the building remain and are outlined in this corporate report.

ANALYSIS

The City Hall building was constructed in 1962. It is 57 years old and one could argue that it has outlived its useful life. The major challenges with the City Hall building are as follows:

Elevator

The City Hall building does not have an elevator making it not fully accessible and difficult for persons with physical disabilities or mobility impairments to access other floors within the building.

City Hall Space

The space within the building is no longer sufficient to accommodate the current amount of City staff necessary to service the needs of the community. The problem will be compounded when faced with attempting to find space for additional staff to service the needs of a growing population. Placing City staff in multiple locations creates a loss of efficiencies or effectiveness of both internal and external customer service delivery.

There is inadequate meeting space. In regard to Council meetings, the Council Chambers with a larger seating capacity would alleviate having to take rental space from the White Rock Community Centre when it is expected to have a crowd of more than 68 people. Ironically, in these circumstances, these meetings/functions must be held off site and they are not live streamed. A larger capacity Council Chamber that is permanently equipped with cameras and

audio will ensure that all meetings/important events, such as the Council Inaugural, are live streamed and preserved. The public attending the meetings would be able to do so in comfort and those that are unable to attend still have the opportunity to watch the proceedings.

Additional meeting areas at City Hall are also required. Currently, the existing two (2) are well utilized. They are not large rooms and the Council Chambers are needed for any meeting or training session with more than twelve (12) people in attendance. This causes additional work where the Council Chamber set up needs to be taken down to host them and this usually involves disconnecting the presentation equipment that can lead to a shortened life of the equipment each time it is handled.

Seismic Improvements and Building Code Requirements

Extensive renovations to the building is necessary to provide seismic improvements for the safety and health of the occupants (staff and visitors). The current assessed value of the building is \$235,000.

City of White Rock Building Bylaw, 2012, No. 1928 states the following:

*“When the value of proposed alterations, renovations, repairs or an addition to an existing building exceeds 50% of the current assessed value of that building, the entire building must be made to substantially conform to the requirements of the **Building Code** and the bylaws of the City of White Rock.”*

The cost to provide construction upgrades to the building is difficult to estimate but would be expected be several million dollars. As a result, the entire City Hall building must substantially conform to the requirements of the Building Code and City bylaws. As with any significant renovation to a building like our City Hall, a large contingency fund would need to be available for unforeseen problems. The following points provide additional information with regards to required upgrades:

- From what we have learned about the building so far, the wall systems are merely mortared bricks without any steel reinforcement. Further, the walls are not connected to the foundation and are sitting only on a mortar bed. This is verified by looking at the demolition of other buildings in White Rock of similar age and construction, such as the Evergreen Care Home building. This kind of wall performs poorly in low and high frequency earthquakes.
- The performance of the foundation would also need to be assessed for adequacy to support the required loads.
- The building is not Accessible as defined by the Building Code;
 - *Access or Accessible means an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.*
- An elevator would be required to give access to all parts of the building to a person with disabilities.
- Accessible washrooms would be required on both floors; none of the existing washrooms meet the requirements.
- The current edition of the Building Code requires that all building meet a minimum level of energy and a maximum of energy consumption for the entire building, specifically, either the National Energy Code for Buildings or ASHRAE

90.1. This would mean replacement of light fixtures with more energy efficient ones, probable replacement of the heating plant (boiler) and an upgrade to the insulation of the entire building. The current heat pump system used for heating and cooling is operating beyond the design limit and can not be expanded any more.

It should be noted that in order to perform the renovations, it would be necessary to temporarily relocate City Hall staff and services to an alternate location as the work cannot be performed while the building is operating.

OPTIONS

The following options are available for the Finance and Audit Committee's consideration:

1. Continue to use the building and make no substantive renovations. This option means that occupants of the building will remain at risk due to the known seismic issues associated with the building;
2. Perform seismic improvements as well as the associated Building Code requirements; or
3. Replace the City Hall building and prepare a business analysis to determine needs assessment, available options (including location, building design(s) and other uses of existing City hall site/precinct) and costs.

It is recommended that Council consider replacing the City Hall building (option 3).

BUDGET

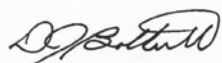
The current Financial Plan does not include any funding for major renovations or additions to the existing building. The Facilities Master Plan prepared in 2008 stated that "It is estimated that the capital cost to fully renovate and upgrade the existing City Hall building to current code standards would be roughly equivalent to the capital cost of a replacement building of the same square footage."

Rather than expending funds on the existing building, it is now timely to consider replacing the City Hall building. The cost to build a new City Hall is estimated at between \$16M to \$20M (including soft costs and contingencies) depending on the size of the new building. A business needs assessment would provide clarity on the appropriate size and costs to replace the City Hall building.

CONCLUSION

It is fundamentally important to maintain our City assets as well as eventually replace those City assets once they have reached the end of their useful life. The City Hall building is operating beyond its useful life. There are several significant challenges with the building as outlined in this corporate report. The replacement of the City Hall building is a significant decision that will have an impact on City Hall customer service delivery, staff efficiency and effectiveness. A business needs assessment is recommended in order to move forward with the replacement of the current City Hall building.

Respectfully submitted,



Dan Bottrill
Chief Administrative Officer

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2019
TO: Mayor and Council
FROM: Carl Johannsen, Director of Planning & Development Services
SUBJECT: Updated OCP Review Scope and Process

RECOMMENDATIONS

THAT Council:

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

EXECUTIVE SUMMARY

This corporate report proposes an updated OCP Review scope and process, based on Council direction to include the Town Centre in this Review. Key updated scope components include:

- Waterfront Enhancement Strategy (design/character guidelines for Waterfront);
- ‘Greening the City’ (strengthening policies regarding greenspace);
- Town Centre Review, including height, density and green/public open space;
- City-wide building height review (heights outside of the Town Centre);
- Updating affordable housing policies;
- Strengthening transit policies;
- Strengthening policies regarding Peace Arch Hospital expansion; and
- Developing an OCP scorecard to measure success and track OCP implementation.

The proposed updated process will allow the Waterfront Enhancement Strategy component to continue, integrate the formation of the Marine Drive Task Force into this process, and complete this key OCP review component by the end of 2019. This approach also breaks out the other OCP Review components, such as the Town Centre review, into independent but parallel processes that are anticipated to be complete by Summer 2020. Staff also recommend that Council authorize an additional \$50,000 in funding for the Town Centre review component.

BACKGROUND

On December 10, 2018, Council endorsed the 2019 OCP Review, which included a three phase process, an anticipated December 2019 completion date, and the following scope components:

- Reviewing building heights outside of the Town Centre;
- Updating affordable housing policies;
- Enhancing design and character guidelines for the Waterfront;
- Strengthening policies regarding transit, greenspace and the Peace Arch Hospital; and
- Developing an OCP scorecard to measure success and track OCP implementation.

Since then a follow-up corporate report on a potential Town Centre height and density review was presented to Council on February 11, 2019, and on February 14, 2019, Council passed this resolution in relation to the OCP Review:

“That Council directs staff to add the Town Centre to the Official Community Plan Review.” (Resolution 2019-085)

In response to Council’s resolution, this corporate report outlines a proposed updated scope and process for the OCP Review, for Council’s review and consideration of endorsement.

ANALYSIS/DISCUSSION

Responding to Council’s direction to add the Town Centre area to the scope of the OCP Review, staff have developed an updated OCP scope and process. The following section first details updated scope components, followed by the updated OCP Review process. This includes both a high-level and detailed workplan and timeline that identifies the key tasks to be undertaken as a part of each OCP Review scope component, and when these tasks/components are expected to be complete and ready for Council’s consideration (See Appendices B and C for process details).

This updated process will allow the Waterfront Enhancement Strategy (WES) component, which is already underway, to be completed by the end of 2019, as originally proposed. The updated process also breaks out the other OCP Review components, such as the Town Centre review and City-wide building height review, into processes that are ‘independent but run parallel’ to the WES. This recognizes the uniqueness of the Waterfront component, which could be undertaken as an almost separate project, and the interrelationships between the remaining components, such as the Town Centre and the City-wide height review, and their anticipated 2020 completion date.

Updated Scope Components

The following updated scope components largely reflect Council’s previously approved OCP Review scope components. However, with the inclusion of the Town Centre area and the start of the Waterfront component, the ordering and timing of these components has been updated, and some components have been slightly modified, in the interest of undertaking an efficient and effective public consultation and technical review process.

Waterfront Enhancement Strategy

Based on the OCP review scope endorsed by Council on December 10, 2018, staff have initiated the review of OCP policies regarding the Marine Drive/Waterfront Village land use area (Appendix A), and retained MVH Urban Planning and Design (‘MVH’) to develop a ‘Waterfront Enhancement Strategy’ (‘WES’). The WES, once complete, will include recommendations regarding these items, most of which were identified in the December 10, 2019 corporate report to Land Use and Planning Committee (LUPC):

- enhancing the Waterfront Development Permit Area Guidelines, to add additional character defining elements that relate to building designs, materials/colours and signage to the Waterfront's unique seaside features, history and setting;
- building on existing OCP Policy 10.4.3 ('Develop public realm design guidelines', page 45) by adding specific streetscaping design ('public realm') guidance, in terms of type/style of street furniture, locations, new public space/plazas, sidewalk treatments, landscaping, entry signage, flexible parking lot design, programming and other elements that reflect past history and highlight/reinforce current 'sense of place';
- designating the waterfront as a 'character area' in the OCP (i.e. as one area, or separate 'West Beach' and 'East Beach' areas) and identifying key policy goals and actions for these areas;
- describing how the above enhancements can relate to the broader waterfront (Promenade, Pier, beach); and
- identifying strategies that support economic development and enhanced business viability.

The MVH team is led by Michael von Hausen, an experienced urban designer and public consultation specialist, and includes Kim Perry, landscape architect and Calum Srigley, architectural specialist. This team also includes a 'value-added' member, business analyst Kieron Hunt, who will provide advice on economic development, business viability and retail/public space programming on the waterfront, and how these items relate to building and public realm design recommendations.

As noted above MVH has begun background review and consultation with staff, and consultation with the newly created Marine Drive Task Force and the public is anticipated to begin in May. This will involve three consultation phases, primarily led by MVH; staff anticipate bringing forward proposed waterfront-related OCP amendments at the conclusion of this process in December 2019. A detailed timeline and workplan for this component is described in the following report section.

This key component of the OCP Review can proceed independently of other OCP Review scope components, given the specific geographic focus on Waterfront properties along Marine Drive and the beachfront, and the Marine Drive road corridor itself. This will also enable updated/new OCP policies and follow-up actions (such as Zoning Bylaw updates) for enhancing the Waterfront be acted on in a shorter time frame, prior to the completion of the other OCP Review components.

Greening the City: New Tree 'Investments' and New Parkland Identification

The OCP review scope included 'Greening the City', through new tree plantings and identifying new park and public space amenities. Although the OCP includes policies that implement the park and public space components of the 2011 *Town Centre Urban Design Plan*, the OCP Review will identify 'park/open space' locations in the OCP Land Use Plan, to illustrate and communicate where new green spaces are to be created as redevelopment occurs.

Adding the Town Centre to the OCP Review scope provides an opportunity to obtain feedback from the public about the relevance of the current *Urban Design Plan*. This will help to highlight the important role parks and public open space plays in ensuring the Town Centre remains an attractive, lively, pedestrian-friendly and highly livable locale over time, and result in key updates and enhancements to planned Town Centre park and plaza spaces as a part of this.

Staff also propose to include the Lower Town Centre area in the scope of 'Greening the City', in order to consider public space enhancements in the Five Corners area, and the recently identified new playground and totem pole restoration at the Johnston Road/White Rock Elementary School property interface, among other potential opportunities. Lastly, this scope item provides the

opportunity to consider significant tree planting initiatives, potentially along major streets and other areas, such as road ends and the Waterfront, and identifying these in the OCP.

Town Centre Review

The OCP envisions the Town Centre, bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street, as the City's mixed-use employment hub and cultural 'heart', complete with ample greenspace and delightful public places for socializing, shopping and enjoying urban life. Following Council's direction to review the Town Centre, staff propose to focus this review around key elements that define the physical form, function and character of this area - building height, density and the public 'spaces between' buildings, within the context of the OCP's goals and objectives for the Town Centre and its existing built form.

This component will first involve seeking feedback, from residents, businesses, property owners and the public, about the current Town Centre and the height and density policies in the OCP. Based on this feedback, and with the assistance of a consultant to facilitate this discussion, height and density options could be developed for public review and feedback. Also, given the relationship between the form and height of buildings and the resulting open spaces around them (i.e. taller, thinner building forms typically provide more public open space at ground-level, relative to shorter, bulkier buildings), and that parks and safe, usable public open spaces are critical components of livable higher density areas, the Town Centre Review will also include opportunities for public feedback on the existing and future park and public open spaces in the Town Centre. This approach supports the 'Greening the City' component and may be beneficial in identifying enhanced and new park and open space opportunities in the Town Centre.

Due to the Town Centre's complex planning nature, anticipated public consultation process and delayed start of this OCP Review scope component, the Town Centre review will likely be completed in summer 2020. Details regarding process, timeline and workplan are described in the Process section below. Also, noting that the City of Surrey is undertaking an update of the Semiahmoo Town Centre Plan, located north of the Town Centre, staff will consult with Surrey staff as a part of the OCP Review and Semiahmoo Plan review, and report back to Council.

It is also noted that while this proposed scope may have implications on the existing zoning in the Town Centre, and unless otherwise directed by Council, the outcomes of the Town Centre review will only involve updates to the OCP. If Council directs staff to undertake updates to the Zoning Bylaw, for properties in the Town Centre, this will require at least two additional consultation opportunities to obtain input from Town Centre property owners. Staff estimate this will add two to three months to the Town Centre Review timeline.

City-wide Building Height Review

The OCP Review scope approved by Council on December 10, 2018 included a building height review, to consider building heights within the context of managing growth and different sectors / neighbourhoods within the City. This review will identify specific sectors/ neighbourhoods in the City (according to the height review study areas in Appendix A), to obtain focused feedback from residents and property owners that will inform policy/technical review within these areas:

- 'West Side': neighbourhoods west of Oxford Street;
- 'Town Centre Transition West': OCP land use area bounded by North Bluff Road, Martin Street, Thrift Avenue and Oxford Street;
- 'Town Centre Transition East': OCP land use bounded by North Bluff Road, Peace Arch Hospital (PAH), Russell Avenue, Thrift Avenue and George Street;

- PAH site: bounded by North Bluff Road, Finlay Street, Russell Avenue and the Town Centre Transition land use (East) area;
- ‘East Side’: neighbourhoods bounded by PAH and North Bluff Road, Stayte Road, Waterfront Village area (interfaces with residential) and Best Street; and
- ‘Lower Town Centre/Urban Neighbourhoods’: located south of Thrift Avenue, and west and east of the Lower Town Centre commercial area.

The ‘Waterfront Design and Character Study Area’, identifies the study area for the Waterfront Enhancement Strategy as discussed above, and includes West and East Beach commercial properties and interfaces with residential/hillside properties to the north. While staff recommend at this point that the OCP 4 storey height limit in this area be maintained, there may be feedback to consider on multiple items in this area, including building design, character and heights.

Staff also note that a separate building height review, for a portion of the Lower Town Centre land use area (properties along Johnston Road and between Thrift and Roper Avenues), is being undertaken as a part of separate OCP Amendment process.

This proposed approach will obtain more focused feedback on certain neighbourhoods, and assist staff in recommending building heights that follow broader OCP height concepts (i.e. transitioning heights downward from North Bluff Road to the Waterfront) but are also tailored to specific areas. For example, through this approach, it is possible that building heights and related transitions, may end up being different in the ‘Town Centre Transition West’ versus ‘Town Centre Transition East’. This approach may also identify where absolute height limits, relative to OCP height guidelines, are more appropriate. This could be relevant in key land use interface areas, to provide more certainty regarding future growth.

The building height review will likely be completed at the same time as the Town Centre review (Fall 2020), as proposed building height for neighbourhoods around the Town Centre will need to relate to proposed heights on the western, southern and eastern edges of the Town Centre.

Affordable Housing Policy Update

The current OCP contains policies that support new affordable housing development, namely market and below market rental housing, and implement the findings of the 2016 Rental Housing Task Force (i.e. Objective 11.2 on page 48 of the OCP). Based on the above and following LUPC direction, staff propose to consider new affordable housing policies and actions that augment the current OCP’s policy foundation, which will add to the ‘toolbox’ that Council can use in facilitating new affordable housing investments. This approach will also assist the City in producing a soon-to-be provincially mandated ‘Housing Needs Report’, which identifies current and projected housing needs for at least a five-year period.

These policies/actions, among others that may be identified through consultation, could include:

- enabling the zoning properties by tenure (i.e. rental-only zoning), including institutional sites (P-2 zoned properties, such as churches);
- creating an ‘Affordable Housing Strategy (AHS)’ that Council can use to respond to a range of affordable housing priorities (i.e. seniors, non-market, below market rental, affordable home ownership, homelessness). This Strategy can include these items, that have been used successfully elsewhere and many of which are in the OCP already:
 - identifying specific affordable housing actions, based on a needs assessment;

- establishing an affordable housing fund, which can be used for a variety of ‘capital infusions’, such as financing, second mortgages and purchasing land, to assist in partnerships with non-profits, senior governments and others;
- considering the use of existing City lands to partner with non-profits and senior governments to create affordable housing units (i.e. through land lease, etc.);
- considering the use of CACs for specific affordable housing initiatives, and/or directing a portion of CACs into an affordable housing fund; and
- adjusting building heights and densities (FARs) in key areas, to provide incentives for new affordable housing projects while also ensuring they are appropriate for the neighbourhoods they are located within. Local government incentives, involving density, height and other zoning items, are common given the long-term economics of rental housing and the difficulty non-profits can have in trying to own and manage affordable housing units, especially if they do not have access to significant capital and/or equity.

Staff note that draft options for updating the OCP’s affordable housing policies could be ready to present to Council in December 2019, around the same time as the completion of the Waterfront Enhancement Strategy component. This being said, there will likely be some Town Centre-specific affordable housing policies and actions that are included in the outcomes of the Town Centre Review, and thus the completion of this overall component is summer 2020.

Strengthening Transit

Currently the OCP supports improvements regarding the frequency of transit services, as well as the comfort and convenience of transit (Objective 13.5). However, staff note the OCP Review provides an opportunity, and pending consultation with TransLink, City of Surrey and the public, to add new policies that call for specific high-frequency transit investment(s), such as a ‘B-Line bus route or better’ (with maps showing preferred corridors), among other potential policies.

Staff note that a good portion of recommended updates to the OCP’s transit policies could be ready to present to Council in December 2019, but there may be some Town Centre-specific transit policies in the outcomes of the Town Centre Review (i.e. bus layover and driver facilities locations and other related infrastructure), which is anticipated to be completed in Summer 2020.

Peace Arch Hospital (White Rock Site)

The White Rock portion of the Peace Arch Hospital (PAH) site has about 3.5 acres of land area that can accommodate a significant amount of new hospital space, which will be required in the coming years to support growing populations in White Rock, South Surrey and South Langley. PAH is also the single largest employer in the City, and its expansion will support continued job growth and economic development in White Rock.

Based on this staff propose to add new OCP policies, based on consultation with Fraser Health Authority (FHA), the Peace Arch Hospital Foundation (PAHF) and the public, that clearly indicates the PAH site is able to accommodate new hospital space, care and parking facilities. This will also involve identifying viable parameters (i.e. heights, use, parking) that FHA can work with, with a high level of certainty, in developing up-to-date expansion plans for the site.

The current CD-1 Zone on the PAH site identifies specific areas for new hospital and parking facilities, but the height limits do not correspond with FHA’s most recent master plan for the site. For example, in the western portion of the site, which FHA has identified for a new hospital tower expansion, the maximum height is 21 metres. This is equivalent to 4 to 5 storeys of a standard hospital building, and likely not enough for a new hospital tower in this location.

Within this context, new OCP policies that identify the PAH site (and adjacent PAHF site) as a 'district' or specific land use, and provide a realistic built-form context for FHA and PAHF to plan future investments within (i.e. current, best practice hospital/care facility designs), can in turn be used to update the CD-1 Zone to support new hospital expansion in White Rock.

Although the PAH site is identified in the building height review component of the OCP Review, emphasis should be placed on policies and reasonable height limit(s) for the PAH site that reflect FHA's long-term hospital space/design requirements, recognize PAH's strategic role of serving a growing sub-regional population, and respond to its geographic location along North Bluff Road.

OCP Scorecard

As noted in the December 10, 2018 corporate report, staff will report back to Council with a proposed OCP scorecard approach, complete with potential metrics/criteria and timing of scorecard reporting. This scorecard will be based on Council's direction, and draw on the outcomes of the 2019 OCP Review and the 'actions' table (page 77) in the current OCP. Staff anticipate the scorecard will be ready for use, on an annual basis (or time interval as directed by Council), following completion of the entire scope of the OCP Review in summer 2020.

Updated Process: Phases, Timing, Work Plans

As noted in the November 19 and December 10, 2018 corporate reports to LUPC, consultation for the 2019 OCP Review will be conducted through a multi-phase process that provides many opportunities for public review, input and feedback, through these key venues and mechanisms;

- Public Information Meetings (PIMs);
- on-line and paper community surveys;
- meetings with residents, businesses, property owners and other entities/agencies, and
- progress reports to LUPC and Council.

The December 10, 2018 corporate report also identifies opportunities for input into the OCP Review will be provided for (noting there may be others that provide input):

- residents;
- businesses;
- property owners;
- developers and builders working in White Rock;
- Semiahmoo First Nation;
- Fraser Health Authority (including Peace Arch Hospital Foundation);
- BC Housing;
- Metro Vancouver;
- TransLink;
- City of Surrey;
- Surrey School District #36;
- Non-profit groups, housing and service providers (i.e. Sources, places of worship, etc.);
- Peninsula Homeless to Housing Task Force;
- RCMP White Rock Detachment;
- City of White Rock (Engineering & Public Works, Parks & Recreation, Finance, Fire);
- White Rock BIA, Tourism White Rock, South Surrey/White Rock Chamber of Commerce;
- Marine Drive Task Force and other Committees of Council, as determined by Council (Economic Investment, Environmental);
- Advisory Design Panel; and

- Others as directed by Council.

Updated OCP Review Process: Parallel Components, Phased Completion Dates

As described above, staff have updated the previously endorsed OCP Review process (see page 9 of the December 10, 2018 corporate report for the original process). This will allow the WES component to continue, integrate the formation of the Marine Drive Task Force into this process, and complete this key OCP review component by the end of 2019. This approach also breaks out the other OCP Review components, such as the Town Centre review and City-wide building height review, into parallel processes that are anticipated to be all complete by summer 2020. These updated processes are described below in a project ‘mile-stone’ format. Appendices B and C show these processes in ‘Gantt Chart’ and ‘thematic’ (scope components) Gantt form.

Waterfront Enhancement Strategy (WES) Process

This process is based on the original scope and public consultation work plan by MVH. This Three Phase process will need to have some flexibility at the outset, and require some refinement, in terms of timing and specific consultation events, to integrate the Marine Drive Task Force once it is approved by Council and begins its work as a committee providing advice to Council on the WES and other Waterfront-related items.

Project lead: MVH consultant team and City Staff (staff will make recommendations regarding related OCP amendments to Council).

Phase 1 – Assess Current Conditions and Future Potential (January 2019 - May 2019)

- 1.1 Kick-off meeting and initial site tour (completed);
- 1.2 Background review by consultant and staff; interviews and high-level issues identified;
- 1.3 Press release regarding 2019 OCP Review/Waterfront Enhancement Strategy;
- 1.4 Consultant Meeting #1 with Marine Drive Task Force (obtain Task Force feedback);
- 1.5 Background Report findings presented to LUPC and Task Force;
- 1.6 Waterfront Public Information Meeting #1 (presentation and workshop style) plus on-line survey; and
- 1.7 Corporate report to LUPC summarizing feedback from Phase 1 consultation.

Phase 2 – Develop Conceptual Waterfront Enhancement Strategies (May 2019 – August 2019)

- 2.1 Develop draft waterfront enhancement concepts;
- 2.2 Consultant Meeting #2 with Marine Drive Task Force (design workshop);
- 2.2 Waterfront Public Design Workshops (BIA/businesses; general public);
- 2.3 Design Workshops(s) Summary/ Draft Strategies presented to LUPC and Task Force;
- 2.4 Public Information Meeting #2 (presentation of Draft Strategies for public feedback), plus on-line survey and ‘pop-up’ public consultation on Waterfront.

Phase 3 – Recommended Updates (September 2019 – December 2019)

- 3.1 Consultant Meeting #3 with Marine Drive Task Force (draft Strategies refinement);
- 3.2 Corporate report to LUPC summarizing feedback from Phase 2 consultation and Task Force Recommendations;
- 3.3 Public Information Meeting #3 (presentation of preferred Strategy for public feedback);
- 3.4 Corporate report to Council, with public feedback summary and recommended OCP Bylaw amendments and other Waterfront-related actions; and
- 3.5 Required Public Hearing on OCP Bylaw amendments, followed by Council consideration to adopt or reject proposed amendments.

OCP Review Process (not including Waterfront Enhancement Strategy)

The following Three Phase process includes all the remaining OCP Review components described in this corporate report. Staff also note the following process includes specific Town

Centre workshops and public information meetings, to provide opportunities for residents, businesses, property owners and the public to provide specific input on the Town Centre. This process will also need to maintain some flexibility at the outset, and may require some refinement, in terms of timing and specific consultation events, once the Town Centre Review consultant is retained by staff. Consultation with Advisory Committees of Council will also be undertaken during the process outlined below.

Project leads:

- Town Centre: Consultant (to be retained) and City Staff (staff will make recommendations regarding related OCP amendments to Council);
- Remaining Components: City staff.

Phase 1 – Feedback on the Current OCP (May 2019 - September 2019)

- 1.1 Retain consultant for Town Centre Review component;
- 1.2 Press release regarding 2019 OCP Review (remaining components);
- 1.3 On-line community survey;
- 1.4 Public Information Meeting #1 (All OCP Review Components, except WES);
- 1.5 Town Centre Workshop #1 (BIA/businesses/owners; general public); and
- 1.6 Corporate report to LUPC summarizing public feedback from Phase 1 consultation and identification of key issues.

Phase 2 – Draft Options and Refinement (October 2019 - February 2020)

- 2.1 Town Centre Workshop #2 (BIA/businesses/owners; general public);
- 2.2 Corporate report(s) to LUPC identifying draft policy/land use options for Town Centre and other OCP scope components; and
- 2.3 Public Information Meeting #2, plus on-line survey, to provide opportunity for public input on draft Town Centre and other policy/land use options. A Town Centre Public Information Meeting may also be held to get specific feedback on Town Centre options.

Phase 3 – Recommended Updates (March 2020 – July 2020)

- 3.1 Corporate report(s) to LUPC summarizing feedback from Phase 2 consultation and identifying recommended OCP updates;
- 3.2 Public Information Meeting #3 to present recommended OCP Updates, plus an on-line survey to provide opportunity for public feedback on recommended OCP updates;
- 3.3 Corporate report to Council, with public feedback summary and recommended OCP Bylaw amendments; and
- 3.4 Required Public Hearing on OCP Bylaw amendments, followed by Council consideration to adopt or reject proposed amendments.

Processing Development Applications During OCP Review

Section 460 of the Local Government Act (LGA) requires a local government to consider development applications as they are brought forward by property owners. Based on this staff suggest that proposed developments that have been applied for, or are applied for in the course of the OCP review, be evaluated by staff and brought forward to LUPC and Council for consideration on a case-by-case basis. The current OCP remains in effect until relevant sections are amended by Council, as a part of the OCP Review.

BUDGET IMPLICATIONS

Pending Council endorsement of the proposed OCP Review scope and process, staff note a portion of this scope can be undertaken using existing staff resources. However, outside consultant assistance will be required (in addition to the consultant already retained for the

Waterfront Enhancement Strategy) for the Town Centre Review component and public consultation. In order to facilitate this and also ensure funding is available for other planning projects that Council may direct staff to undertake, staff recommend an additional \$50,000 be added to the Planning Division's proposed 'planning projects' budget in the 2019 to 2023 Financial Plan.

OPTIONS

Council may:

1. Receive this corporate report for information, endorse the proposed updated scope and process for the 2019 OCP Review and direct staff to commence the OCP review, and authorize \$50,000 in additional funding to conduct the Town Centre Review component of the OCP Review; or
2. Request that staff undertake further research and report back to Council with alternative options and recommendations, as directed by Council.

Staff recommend Option 1.

CONCLUSION

On February 14, 2019, Council directed staff to include the Town Centre in the Official Community Plan (OCP) Review, and in response, this corporate report proposes an updated OCP Review scope and process, for Council's consideration of endorsement. This updated process will allow the Waterfront Enhancement Strategy (WES) component, which is already underway, to be completed by the end of 2019, as originally proposed. This approach also organizes the other OCP Review components, including the Town Centre, into processes that are 'independent but run parallel' to the WES, and with an anticipated completion date of summer 2020.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.

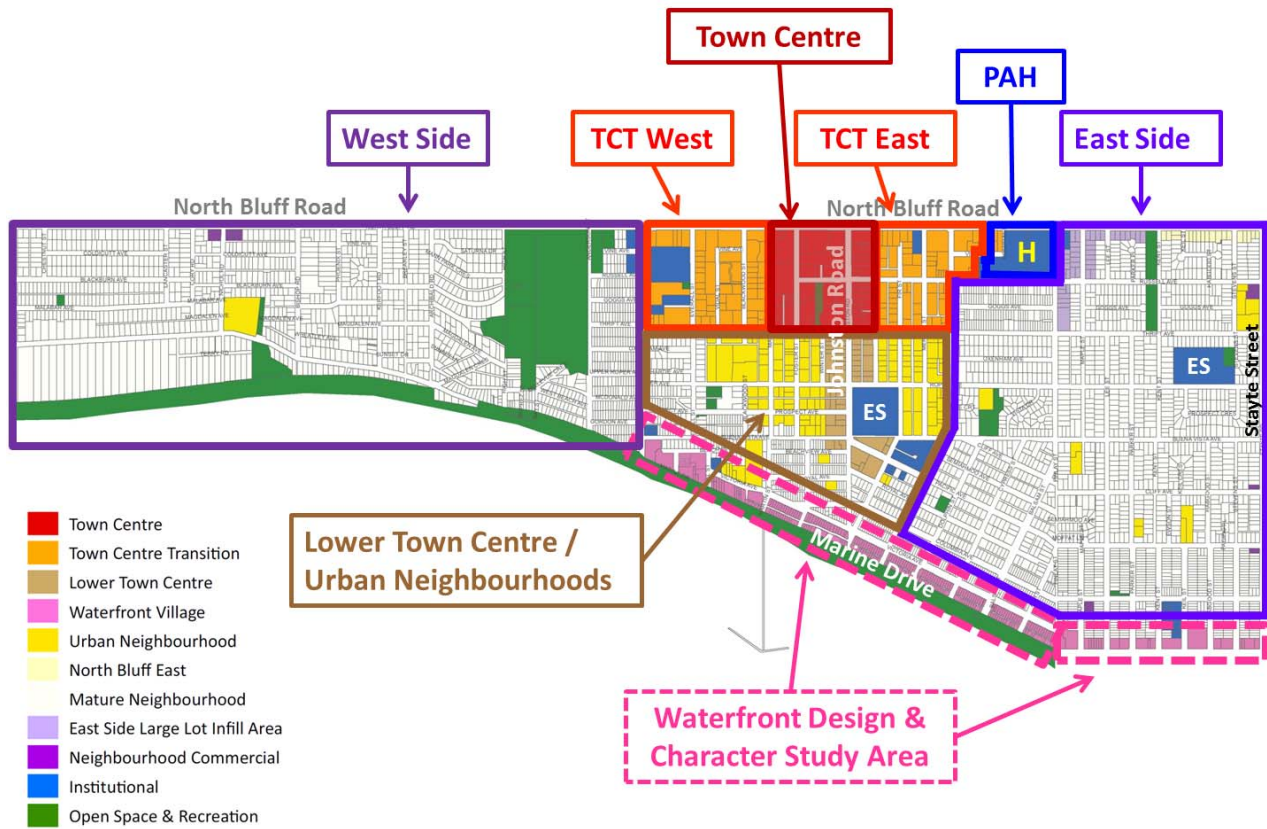


Dan Bottrill
Chief Administrative Officer

- Appendix A: Building Height Review and Design/Character Study Areas
- Appendix B: OCP Review Process: Detailed Project Gantt Chart
- Appendix C: OCP Review Process: Thematic (Scope Components) Project Gantt Chart




APPENDIX A

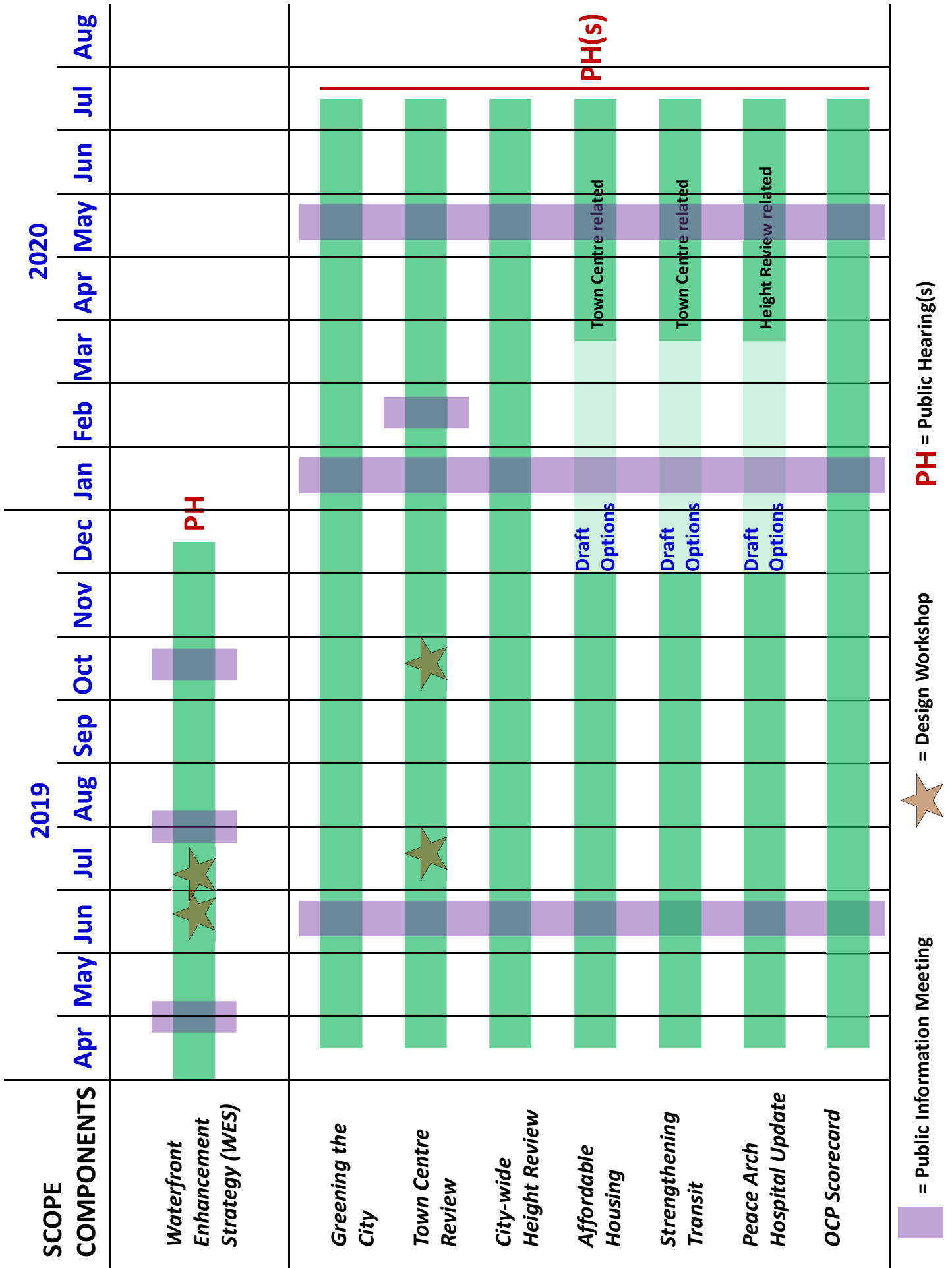
Building Height Review and Design/Character Study Areas



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
WATERFRONT ENHANCEMENT STRATEGY PROCESS																						
Phase 1																						
Retain Waterfront Enhancement Strategy (WES) Consultant																						
Kick-off meeting and initial site tour																						
WES Background Review; interviews and high level issues																						
Draft Marine Drive Task Force (MDTF) ToR																						
Press Release / News Blast on 2029 OCP Review / WES																						
Consultant Meeting #1 with MDTF																						
Background Report findings presented to LUPC & MDTF																						
Online Community Survey & WES Public Information Meeting #1																						
Corporate report to LUPC summarizing feedback from Phase 1																						
Phase 2																						
Develop draft waterfront enhancement concepts																						
Consultant Meeting #2 with MDTF (design workshop)																						
Waterfront Public Design Workshops (BIA/businesses; public)																						
Design Workshop(s) Summary / Draft Strategies to LUPC/MDTF																						
WES Public Information Meeting #2 (Draft Strategies)																						
Phase 3																						
Consultant Meeting #3 with MDTF (draft Strategies refinement)																						
Corporate report to LUPC summarizing Phase 2 public/MDTF feedback																						
WES Public Information Meeting #3 (Preferred Strategies)																						
Corporate report to Council with public feedback summary, recommendations																						
Public Hearing for bylaws related to recommendations																						
OCP REVIEW PROCESS (ALL TOPICS EXCEPT WATERFRONT ENHANCEMENT STRATEGY)																						
Phase 1																						
Retain Town Centre (TC) Consultant																						
Press Release / News Blast on 2029 OCP Review / WES																						
Online Community Survey																						
Public Information Meeting #1 (all topics except WES)																						
Town Centre Workshop #1 (BIA/businesses/owners; public)																						
Corporate report to LUPC summarizing feedback and key issues from Phase 1																						
Phase 2																						
Town Centre Workshop #2 (BIA/businesses/owners; public)																						
Corporate report(s) to LUPC identifying draft policy/land use options																						
Public Information Meeting #2 & online survey (all topics except WES)																						
Optional Town Centre-specific Public Information Meeting																						
Phase 3																						
Corporate report(s) to LUPC summarizing Phase 2 feedback and recommendations																						
Public Information Meeting #3 & online survey presenting recommendations																						
Corporate report(s) to Council with public feedback summary, recommendations																						
Public Hearing for bylaws related to recommendations																						

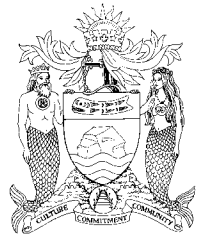
Waterfront Enhancement Strategy (WES) Specific Activity
 General OCP and WES Combined Activity/Event
 General OCP Review Activity/Event (not WES)

-  Public Information Meeting / Open House
-  Design Workshop with Stakeholders / Public / MDTF
-  Public Hearing



 = Public Information Meeting
 = Design Workshop
 = Public Hearing(s)

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 11, 2019
TO: Mayor and Council
FROM: Tracey Arthur, Director of Corporate Administration
SUBJECT: City Unopened Road Allowance Inventory 2019

RECOMMENDATION

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

INTRODUCTION

This corporate report provides an overview of the City's unopened road allowances and their intended and potential uses.

BACKGROUND

In the late 1800s, before any substantial development, the entirety of the land that would come to be White Rock was surveyed and set down on a grid. Large parcels for future development were neatly drawn, separated by uniform road allowances running perfectly north-south and east-west. The simplicity of this division provided a good basis to start subdividing additional parcels and allocating land as necessary. However, it failed to account for practical land-use considerations, such as topography. When the time came to start physically building roads along the road allowances, engineers were met with some extreme changes in elevation. In some cases, it was deemed impractical to improve the road allowance for use as any kind of road. In others, only pedestrian access improvements, like stairways, could be installed. Although much has changed in White Rock over time, its road system still mostly conforms to the orientation of the original survey grid. Many original and some newer road allowances remain impractical to improve at this time.

The intended use of a road allowance was to be for that purpose to utilize the land as a road. There is no formal requirement for what form the road has to take, but in a modern context, motor-vehicle access is expected. For the purposes of this corporate report, a road falling short of allowing motor-vehicle access will be referred to as "unopened." The terms "unimproved road," "closed road," and "road-end" are sometimes used in other contexts.

Unopened roads are still technically intended for use as a road, even if they have remained completely unimproved for decades. In theory, any unopened road in White Rock could be converted to fully improved road with enough reason and resource. Even a sheer cliff face could be excavated, built out, or terraced for use as a road through some creative, although expensive, engineering method. Thus, for planning purposes, the City has always treated unopened roads as future roads for motor-vehicle access, regardless of whether improvement seems practical or likely in the near future. The needs of the City could change at any time, and it has been the practice to keep the options open where possible for fully improved roads.

The City has the freedom to put road allowances to other uses should public interest require it. The City's zoning bylaw interprets zoning boundaries as continuous to the centre line of a road allowance. This means that each half of any road allowance is currently zoned identically to its adjacent parcels. The City would be at liberty to put any part of a road allowance to a temporary use consistent with its zoning without technically changing its status as an intended road. Each zone allows for specific building improvements, and all zones allow for use as a park, playground, or public parking facility.

If the City becomes certain that a road allowance is no longer necessary for use as a road, there is the ability to close the road allowance by bylaw and raise title. Once done, the City would be free to rezone, subdivide, develop, or sell the land, as it deems appropriate. The City would hold fee simple ownership of the land similarly to any of its other titled property.

UNOPENED ROAD ALLOWANCE MAP

Attached as Appendix A to this corporate report is a map showing the majority of unopened road allowances in White Rock. Staff have attempted to account for all unopened road allowances, but often the only means of identifying an unopened road allowance is by visual inspection. It is possible that some unopened road allowances remain unaccounted for on this map.

Here are some examples of unopened road allowances in White Rock:

South of Marine Drive, West of Bayview

The City has several unopened road allowances running north-south from Marine Drive to the beach in the area west of Bayview Park. None of these are currently improved for vehicle or pedestrian access. There are two (2) reasons why:

1. The significant drop in grade from Marine Drive to the beach makes improvement difficult (and costly as a result); and
2. There is nowhere for vehicles or pedestrians to actually go. Even if improvements could be constructed, access would lead directly into the Burlington Northern Santa Fe (BNSF) Railway Company corridor. If the City wanted to ensure beach access, they would need to negotiate permission from both Transport Canada and BNSF to install a railway crossing.



End of Bergstrom Road



End of Terry Road



End of Nichol Road



End of Bishop Road



End of Brearley Street



End of Archibald Road

Although these unopened road allowances do not offer much promise for use as a road in the near future, they would have potential if rail relocation is ever achieved. The cost of road improvement might become more justifiable if beach access was assured. In the meantime, the

City could decide to use some of this space for another purpose, like park improvement, provided that funding is made available. The City could also decide to sell some of this land to raise funds for other City initiatives. The larger ones, like at Bergstrom Road, Nichol Road, and Archibald Road, may be able to support the development of a residential home, meaning they could be sold as is. The smaller ones, like at Bishop Road and Kerfoot Road, for example, would likely have to be sold to the owner of an adjacent lot for amalgamation.

Between Johnston Road and Finlay Street, South of Royal Avenue

The entire area between Johnston Road and Finlay Street to the south of Buena Vista Avenue presents a rare exception to the perfect north-south, east-west road alignment established in the original survey grid for White Rock. At some point, early in the history of the area, this whole block of land was realigned to have the roads run perpendicular and parallel to the shoreline. This was presumably done to improve ocean views for the residences to be constructed in the area. Again, however, topography and other practical considerations were not factored, and several road allowances south of Royal Avenue remained impractical for vehicle access improvement. However, the majority of the unopened road allowances in this area have been improved for pedestrian access and some include park amenities.



Terry Parr Plaza is located on an unopened road allowance at Ash Street and Marine Drive.



Balsam Street, north facing at Victoria Lane



Dolphin Street, north facing at Victoria Lane



Dolphin Street, south facing at Victoria Lane



Dolphin Street, north facing at Columbia Avenue



Cypress Street, south facing at Columbia Avenue



Centre Street, south facing at Victoria Lane

In 2014, the Centre Street right of way (steeply sloping site between Columbia Avenue to the north and Marine Drive to the south) was the subject of a task force titled “Centre Street Road Allowance Improvement Task Force” (Task Force). Their purpose was as follows:

“To oversee the preparation of landscape and hardscape plans to improve the accessibility and safe usage of the road allowance from Columbia Street to Marine Drive, to improve the community amenities, including the possibility of providing a community garden space, and to engage the public in the preparation of the plans. The plan should have public acceptance and be in a “grant ready” state to be able to take advantage of funding opportunities as they arise.”

Attached as Appendix B is a copy of the summary report from the Task Force to Council from the October 20, 2014 regular meeting. Included is a copy of the PowerPoint given at that meeting. This has been included to inform Council of previous work done in regard to potential development of a significant road allowance (right of way). The information includes a concept plan, outline of opportunities, outline of constraints, information from the public process undertaken and approximate cost for the proposal at the time of \$790,000. At the time it was received by Council and budget allowances were made in future years.

CONCLUSION

The City could consider constructing vehicle access improvements on any of these unopened road allowances, however it is unclear whether there is sufficient public demand for this option. In many circumstances because of years of non-use of the unopened roadways the areas that are being utilized/cared for by the adjacent homeowners.

The City could also consider installing more park amenities in these areas. There are possible locations for park benches, picnic tables, small playgrounds, community gardens, etc., that could be constructed if funding were to be made available. It is also possible for the City to sell all or a portion of any of these unopened road allowances. The City could still maintain pedestrian access if they kept a portion of the road allowance, or sold the whole width subject to a public right of way charged against title.

Respectfully submitted,



Tracey Arthur
Director of Corporate Administration

Comments from the Chief Administrative Officer:

This corporate report is provided for information.

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

Dan Bottrill
Chief Administrative Officer

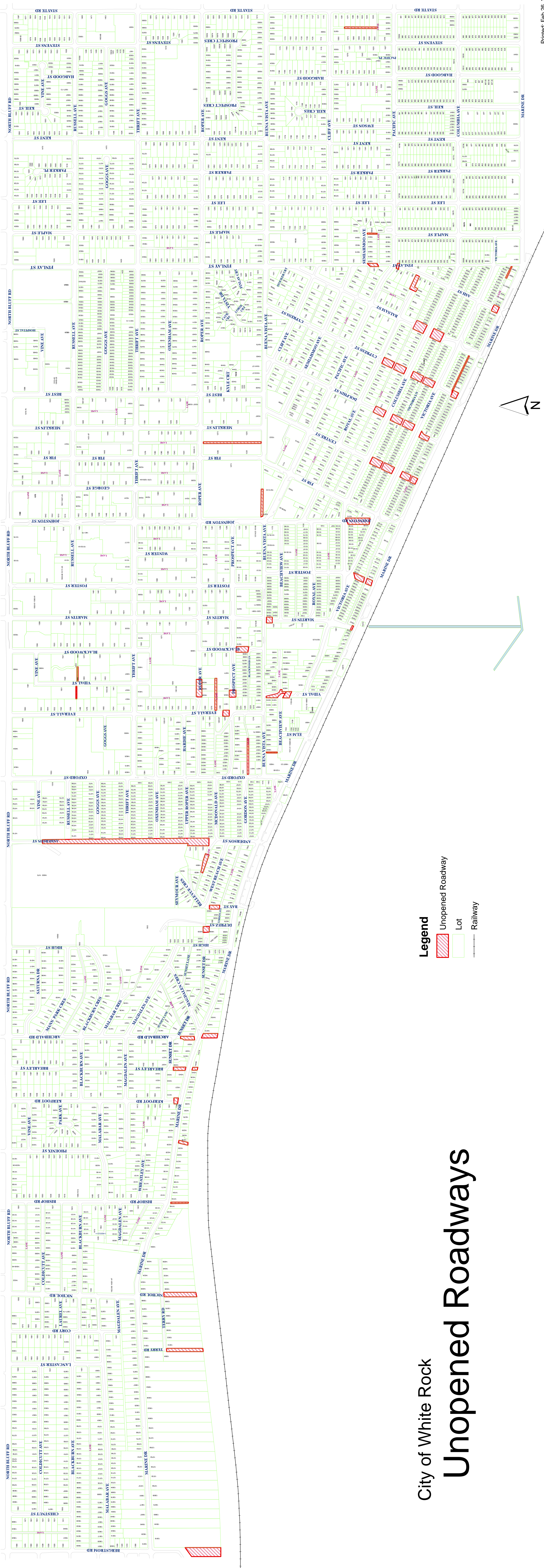
Appendix A: City Unopened Road Allowances (Map)

Appendix B: October 20, 2014 Corporate Report to Council from the Centre Street Road
Allowance Improvement Task Force including a copy of the PowerPoint given at
that Meeting


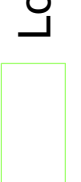

APPENDIX A
City Unopened Road Allowances (Map)

Note:

- Map attached under separate cover due to size.
- The map can be accessed in the online agenda package where you may zoom/focus in on specific areas of the map.
- A full-sized hard-copy is available for view in the Corporate Administration Department.



Legend

-  Unopened Roadway
-  Lot
-  Railway

City of White Rock

Unopened Roadways

APPENDIX B

**October 20, 2014 Corporate Report to Council from the
Centre Street Road Allowance Improvement Task Force including a copy of the
PowerPoint given at that Meeting**

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 20, 2014

TO: Mayor and Council

FROM: Greg St Louis, P. Eng., Director of Engineering and Municipal Operations

SUBJECT: Update on Progress of Centre Street Road Allowance Improvements Task Force

RECOMMENDATION

THAT Council receive for information the corporate report dated October 20, 2014 from the Director of Engineering and Municipal Operations titled, “Update on Progress of Centre Street Road Allowance Improvements Task Force”.

INTRODUCTION

This report is to provide information and an update about the progress and results from the Centre Street Road Allowance Improvements Task Force.

On December 16, 2013 Council passed motion 2013-453:

THAT Council approves the following 2014 appointments for a one (1) year term commencing January 1, 2014, unless otherwise noted.

- **Centre Street Road Allowance Improvements Task Force:**

Councillor Fathers (Chair)

Councillor Campbell

Councillor Lawrence

Note: Staff Liaison and members of the public to be named

Purpose: To oversee the preparation of landscape and hardscape plans to improve the accessibility and safe usage of the road allowance from Columbia Street to Marine Drive, to improve the community amenities, including the possibility of providing a community garden space, and to engage the public in the preparation of the plans. The plan should have public acceptance and be in a “grant ready” state to be able to take advantage of funding opportunities as they arise.”

On February 24, 2014 the following resolution was made by Council:

2014-065 *THAT Council directs staff to schedule a meeting with residents three to four homes adjacent to the road allowances for public input.*

On March 31, 2014, the following resolution was made by Council:

2014-106 *THAT Council endorses that the Sculpture Garden be incorporated into the mandate of the Centre Street Road Allowance Improvements Task Force.*

PAST PRACTICE / POLICY / LEGISLATION

“Street and Traffic Bylaw, 1999, No. 1529” is the bylaw regulating the Centre Street right of way (ROW). The 2006 Strategic Transportation Plan and the 2007 Parks Master Plan both make reference to and suggestions about development of the series of ROWs in the city of White Rock.

ANALYSIS

The Centre Street ROW is a steeply sloping site between Columbia Avenue to the north and Marine Drive to the south. There is a view to Semiahmoo Bay for the entire stretch of the ROW. The existing site contains terraces, walkways, and stairs in various conditions. In some areas, property owners have encroached into the ROW with landscaping, parking pads, or for other use. In general, the proposed development of the Centre Street ROW is an opportunity to enhance pedestrian linkages between Marine Drive, and Town Centre, to develop open parks and green spaces, and to enhance the existing pedestrian linkages and through fares.

Since December 2013, the Centre Street Road Allowance Improvements Task Force has met seven (7) times and hosted four (4) public information meetings.

One task force meeting was dedicated solely to providing an opportunity for the residents directly adjacent to the Centre Street ROW an opportunity to provide input and comments about the proposed conceptual plans, as requested by Council in motion 2014-065 noted above. A landscape architecture firm, Sharp and Diamond, was hired to develop the conceptual design for the ROW based on the feedback from the task force and the public.

The four (4) public information meetings were an open forum where the public could review conceptual designs, ask questions of the task force and the landscape architect, and provide written and verbal comments. The conceptual proposals were amended to reflect the feedback and the following itemizes and distills the feedback received as a result of the information gathering process:

- Most people use the existing ROW for connecting to Marine Drive during exercise, for viewing the bay and for passive strolling
- Create a landscape with very low maintenance requirements
- Include budget considerations for the required maintenance
- Do not develop the ROW and use the money set aside for Centre St to maintain the existing green space in the city
- The plan must consider and attempt to create or enhance privacy and security for the adjacent residents
- The proposed plan must be simple, with a walkway as close to the middle of the ROW as possible
- Seating/lighting must be sited to not interfere with the adjacent resident’s privacy
- Consider an array of native plants, and to include small statured trees
- Plant choices should create bird and wildlife habitat

- Proposed upgrades should consider Naturescape and Green Corridor initiatives
- Include space for a community garden
- Don't include space for a community garden
- Include way finding and interpretive signage
- Consider the installation of eagle perches
- Include large trees for eagle habitat (Douglas fir trees) with consideration for the surrounding residents view of the ocean
- Don't include large trees for view preservation (Douglas fir trees)
- Enhance pedestrian/vehicular safety at all access and egress points to roads and laneways
- Keep parking spaces status quo or create more public parking
- Include space for public art pieces/statue garden
- The residents directly adjacent the ROW should be consulted individually to ensure their concerns are addressed

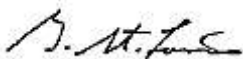
BUDGET IMPLICATIONS

An amount of \$300,000 is currently allocated in the 2015 capital plan for this project. The landscape architect consultant developed a preliminary cost estimate of \$800,000, including a contingency and cost for detailed design development. Staff will review the estimate with the consultant and bring forward a request for additional funding during the 2015-2019 financial planning process.

CONCLUSION

The Centre Street Road Allowance Improvements Task Force has fulfilled its mandate through engaging a landscape architect to develop a conceptual design of the Centre Street ROW. The conceptual design was developed through a series of four (4) public information meetings and seven (7) task force meetings. The final conceptual design, attached as Appendix A, reflects the feedback from the task force and the public information meetings. The next step is to engage a landscape architect to develop detailed design drawings and specifications in order to prepare for tendering. Staff is recommending the costs for the proposed development of the ROW be included in the 2015 financial plan.

Respectfully submitted,



Greg St. Louis, P. Eng.
Director of Engineering and Municipal Operations

Comments from the Chief Administrative Officer:

I concur with the recommendation of this corporate report.

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

Dan Bottrill
Chief Administrative Officer

Appendix A – Centre Street Right of Way (ROW) Concept Plan

Centre Street

Council Presentation
October 20, 2014

RECAP OF (4) OPEN HOUSES
SURVEY RESULTS
PREFERRED PLAN
AFFORDABILITY
DISCUSSION & NEXT STEPS



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE

Context



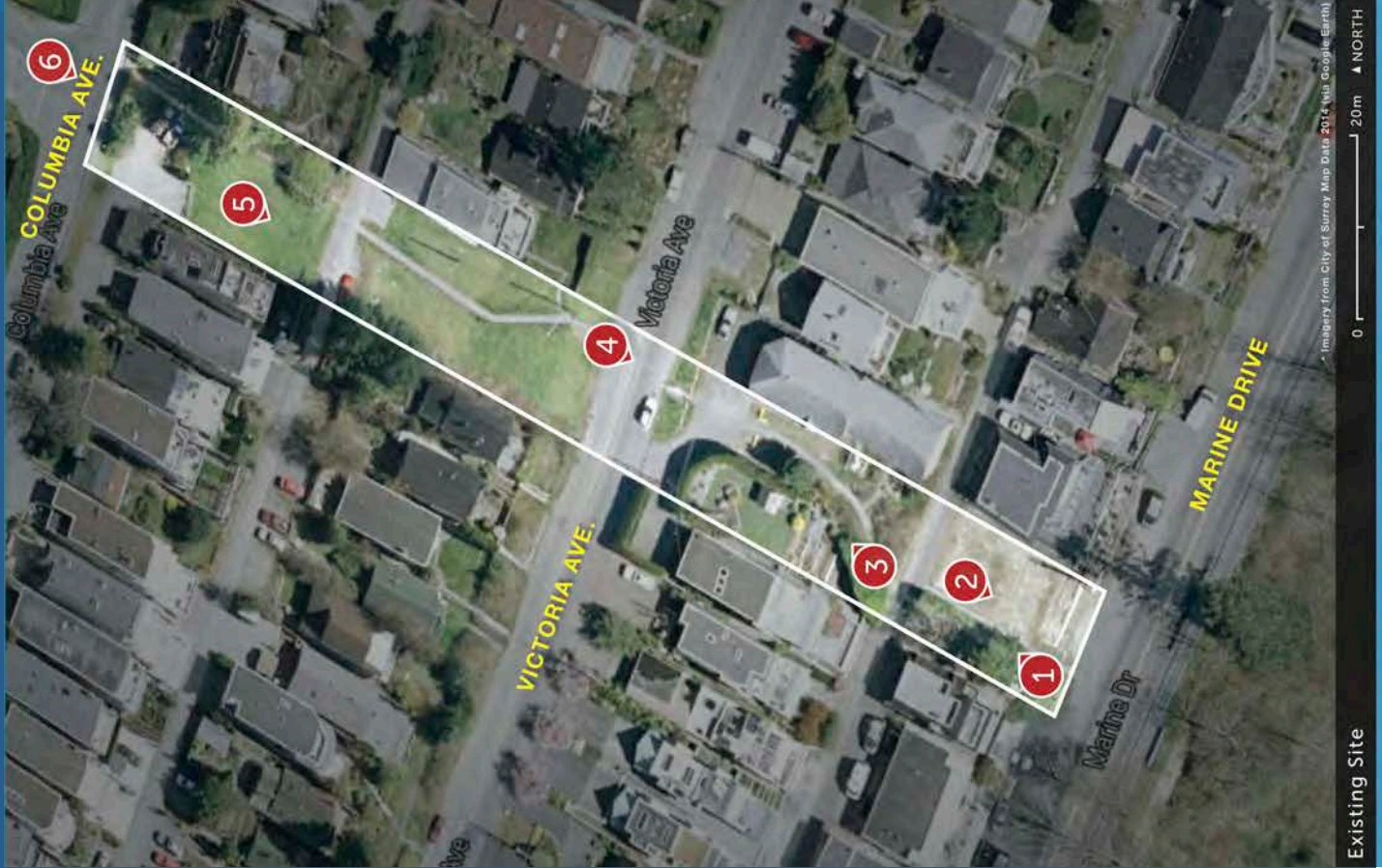
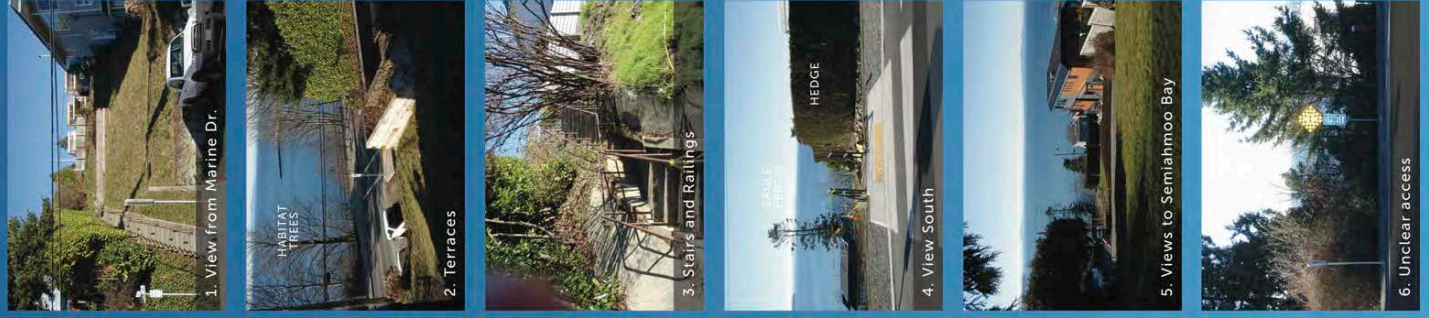
* Imagery from City of Surrey, Map Data 2014 (via Google Earth)

Issues

Disrepair and unsafe access

Intrusion into public space

Underutilized public space

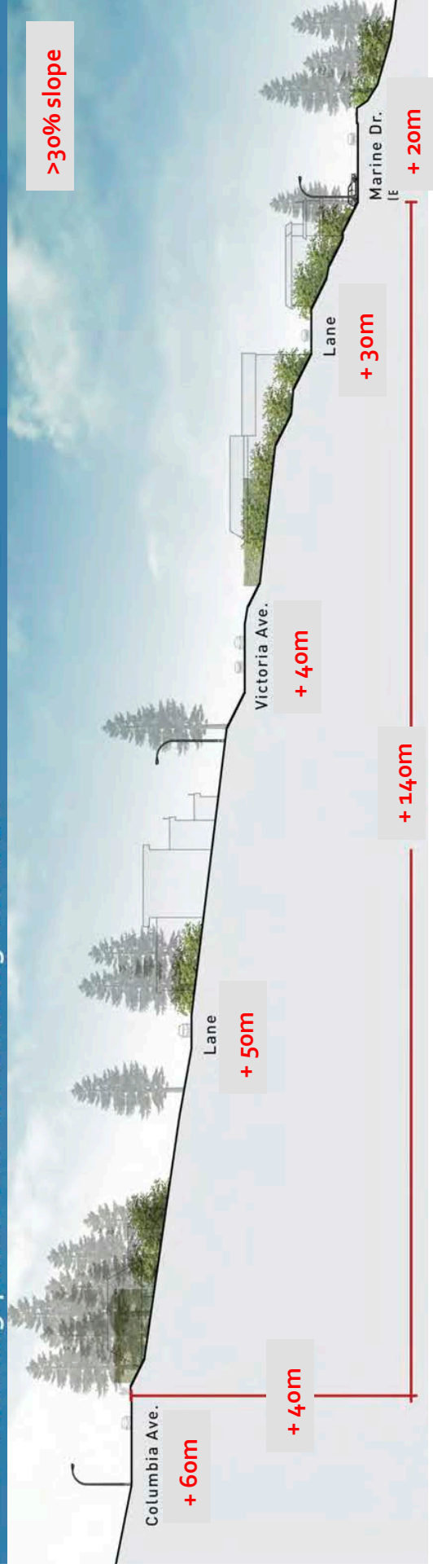


Opportunities

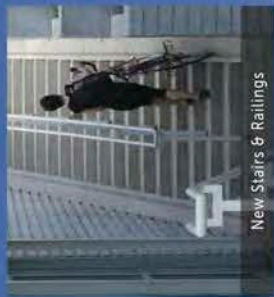
- Celebrate connection between the waterfront and Five Corners district
- Branding / furnishing / wayfinding signage
- Integrate Centre St. Walkway with larger White Rock pedestrian network
- Historical / Interpretive signage and public art
- Views to Semiahmoo Bay and East Beach
- Street access points
- Eagle's nest / shore bird habitat
- Viewing platforms on existing terraces

Constraints

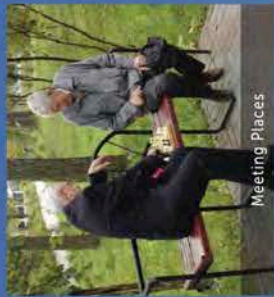
- Property conflicts with adjacent Owners
- Steep grade / elevation changes
- Safety / visibility / access
- Limited parking
- Maintenance



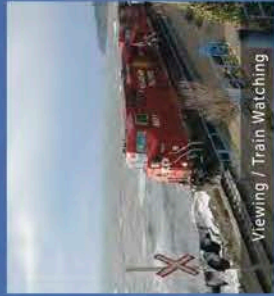
Ideas and Survey



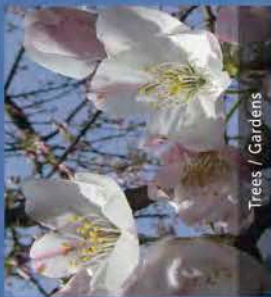
New Stairs & Railings



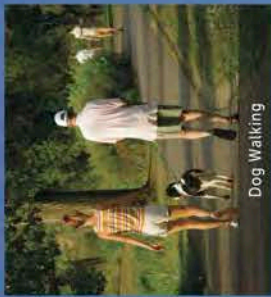
Meeting Places



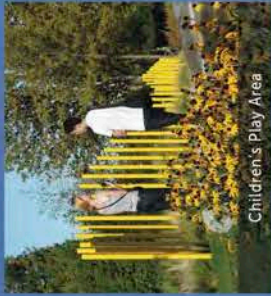
Viewing / Train Watching



Trees / Gardens



Dog Walking



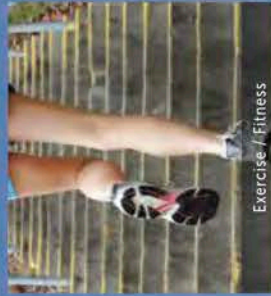
Children's Play Area



Picnic Area



Public Art



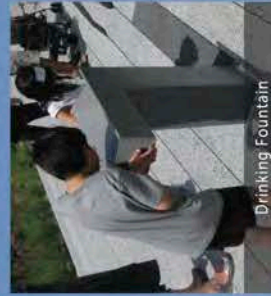
Exercise / Fitness



Wildlife / Habitat



Seating Areas



Drinking Fountain

WHAT HAVE WE HEARD?

On Thursday May 8th, 2014, a Public Open House was held at the City of White Plains to provide an opportunity for residents to provide input and ideas to the redevelopment of the Centre Street Walkway.

The results of the questionnaire show that residents are most interested in the Centre Street Walkway as a recreation and social space.

Here are some of your ideas:



TOP 3 WAYS YOU USE CENTRE STREET TODAY

- 1 EXERCISE
- 2 VIEWING
- 3 DOG WALKING

Residents want a place to sit, gather, respecting the privacy of homes along the street, recreation, habitat and the



DOG WALKING

OUR INSPIRATION

CONNECTION & ACCESS TODAY: Residents, with young and old, are an important part of the park. We have identified potential for these users to be better included, safer, and offer greater public amenity.

WHAT WE HEARD:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for

POTENTIAL IDEAS:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for



CLEAN STAIRS



SUNSHINE



VIEWING



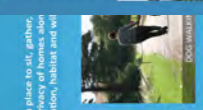
VIEWING



VIEWING



VIEWING



VIEWING

NATURAL HABITAT & WILDLIFE

NATURAL HABITAT & WILDLIFE TODAY:

Centre Street is an excellent place to bring green space. The area is currently a mix of open space, but the maintenance of this walkway does not make it a great place for wildlife. There is an opportunity to bring back a system of interconnected trails and habitat that can provide a great place for all visitors.

WHAT WE HEARD:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for

POTENTIAL IDEAS:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for



LOW MAINTENANCE



BIRD WATCHING



NATURAL GRASSES



MEADOW



WILDLIFE HABITAT

SOCIAL & RECREATION

SOCIAL & RECREATION TODAY:

Currently there are no places to sit, gather, and socialize. The site is also a jogging route for residents. Centre Street is an excellent place to bring back a system of interconnected trails and habitat that can provide a great place for all visitors.

WHAT WE HEARD:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for

POTENTIAL IDEAS:

- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for
- Provide a path for a dog park for



PUBLIC ART



DOG WALKING



EXERCISE/FITNESS



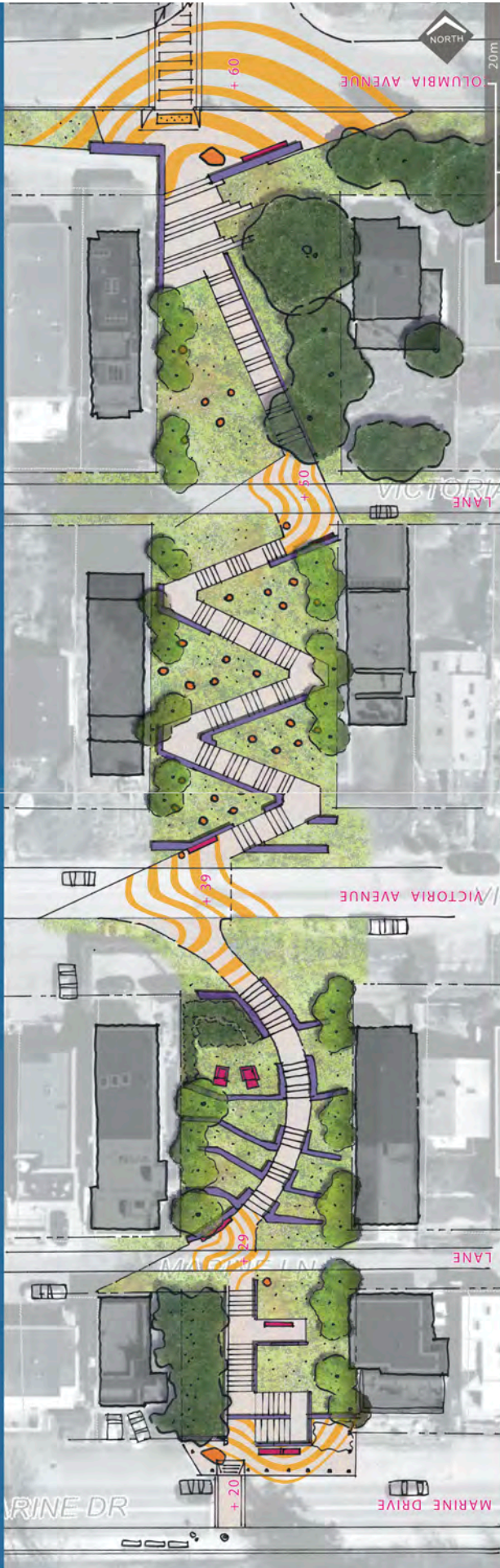
DRINKING FOUNTAIN

Concept From 'Beach to Bluff'

CONCEPT

The Centre Street Walkway has been referred to as the 'Hump' - the crest on the ridge dividing the East and the West. Our goal is to reveal and re-establish the connection from the Beach to the Bluff.

- Work with the Site
- Celebrate the View
- Design with Nature
- Create an Experience
- Make it Comfortable and Safe
- Enhance Privacy



ESCAPMENT

- Landing at Marine Drive
- Wayfinding Signage
- Possible Suspended Staircase
- Eagle Nest Viewpoint
- Coastal vegetation

TERRACES

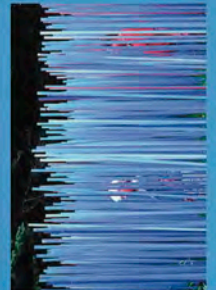
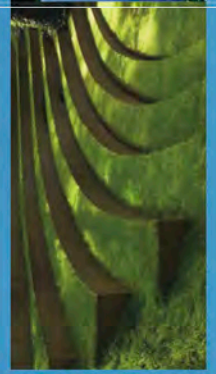
- Landings with Feature Paving
- Wayfinding Signage
- Gentle Stairs with Landings
- Gabion Walls - Re-use Materials
- Lounge Chair Terrace
- Coastal Meadow
- Possible Community Gardens

REMNANT FOREST

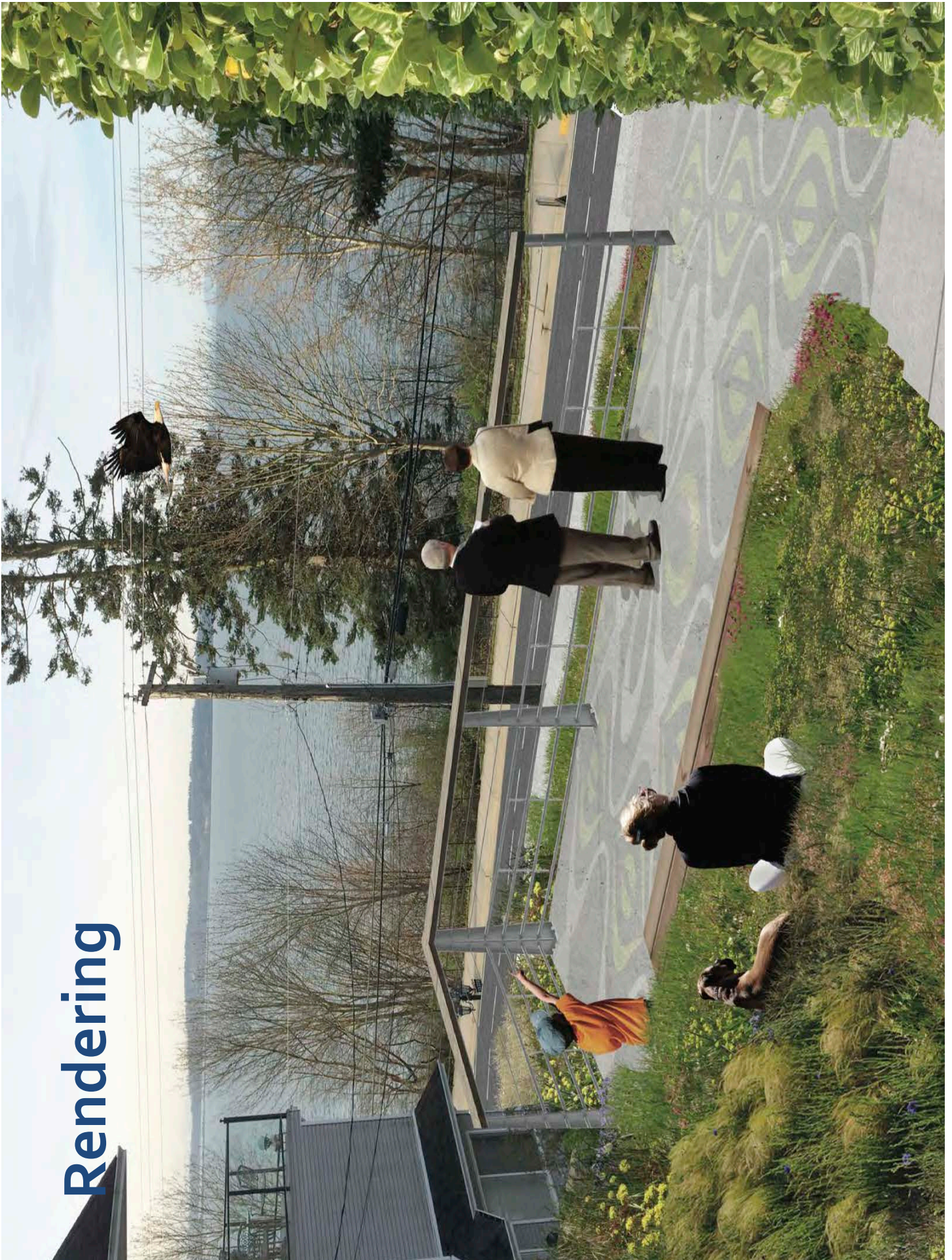
- Landings with Feature Paving
- Wayfinding Signage
- Gentle Stairs with Landings
- Wildlife 'Totems' - Driftwood
- Coastal Meadow

BLUFF

- Landings with Feature Paving
- Wayfinding and Interpretive Signage
- Viewpoint to the Bay
- Gentle Stairs with Landings
- Coastal Meadow
- Retain Existing Trees
- Drinking Fountain (Pet Accessible)



Rendering

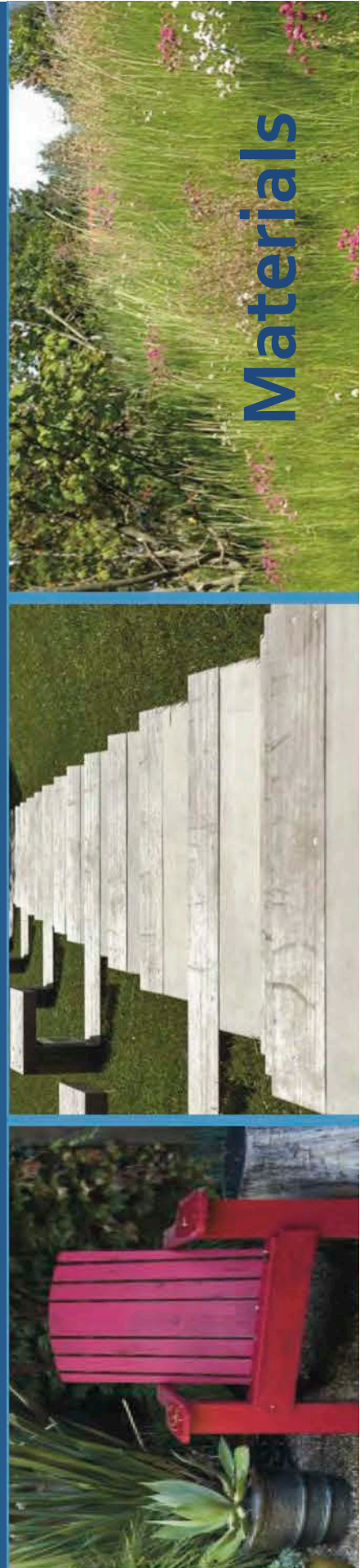




Rendering

Rendering



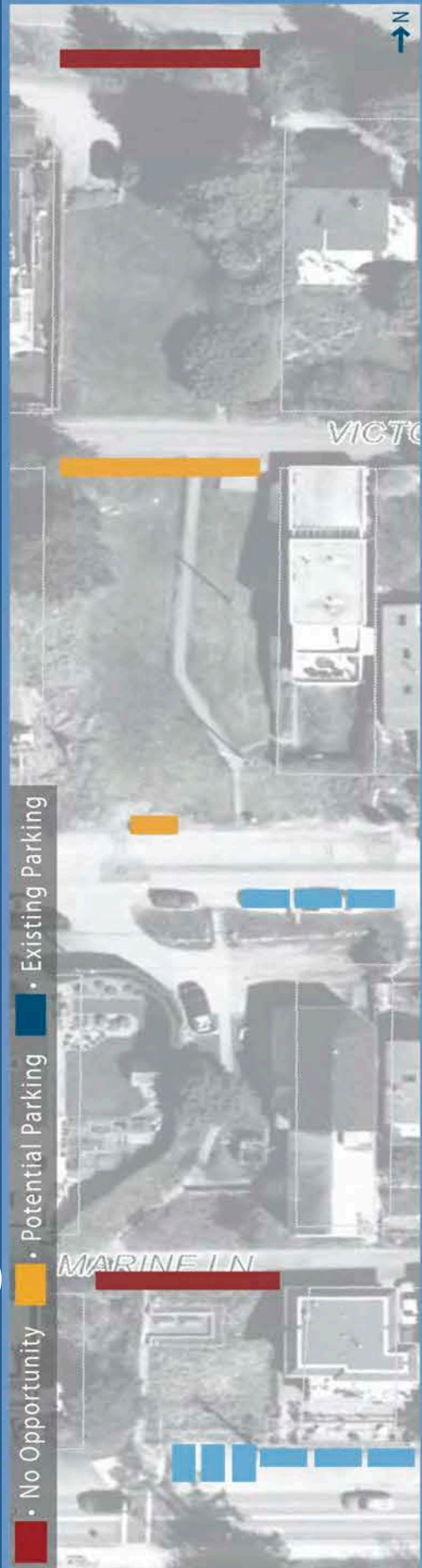


Materials

Privacy



Parking



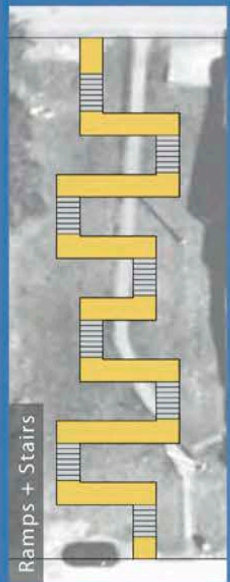
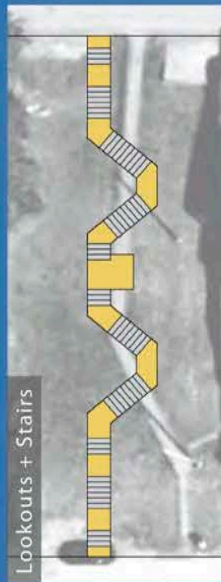
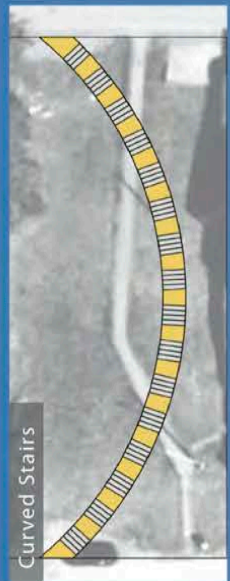
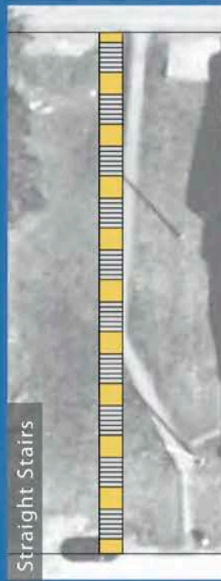
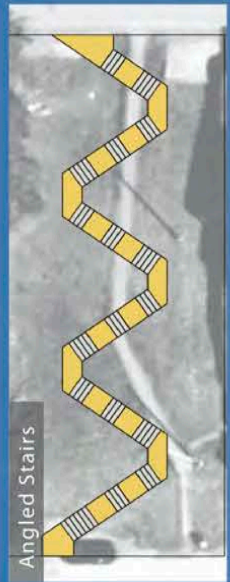
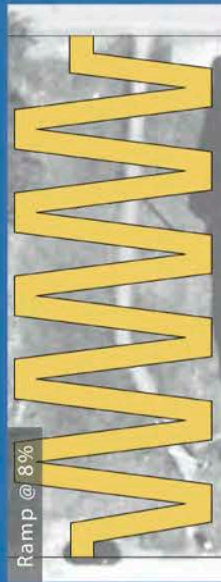
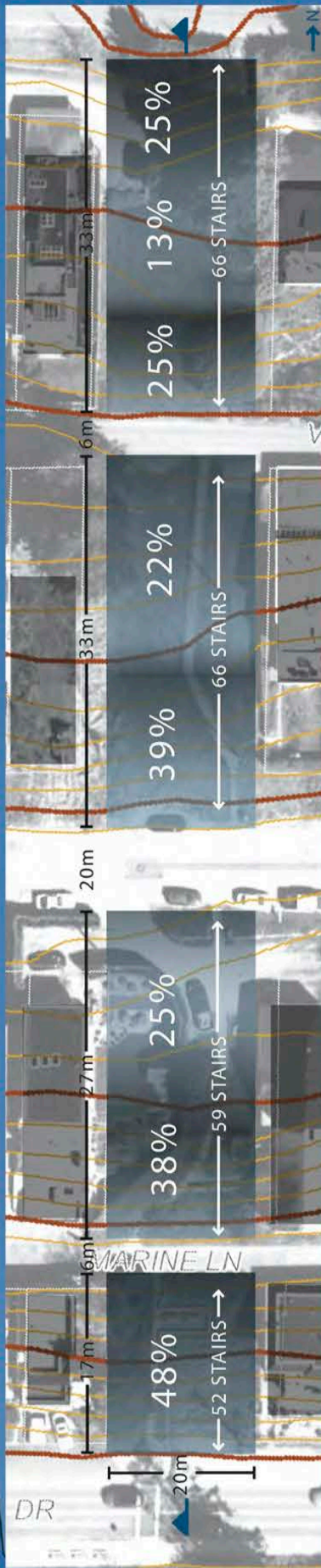
Slope Study

+/- 240 stairs

243 STAIRS:

Tread = 13" (330.2mm)

Rise = 6" (152.4mm)



Stairs: Existing



Screening





Metal



Wood

Preferred Plan



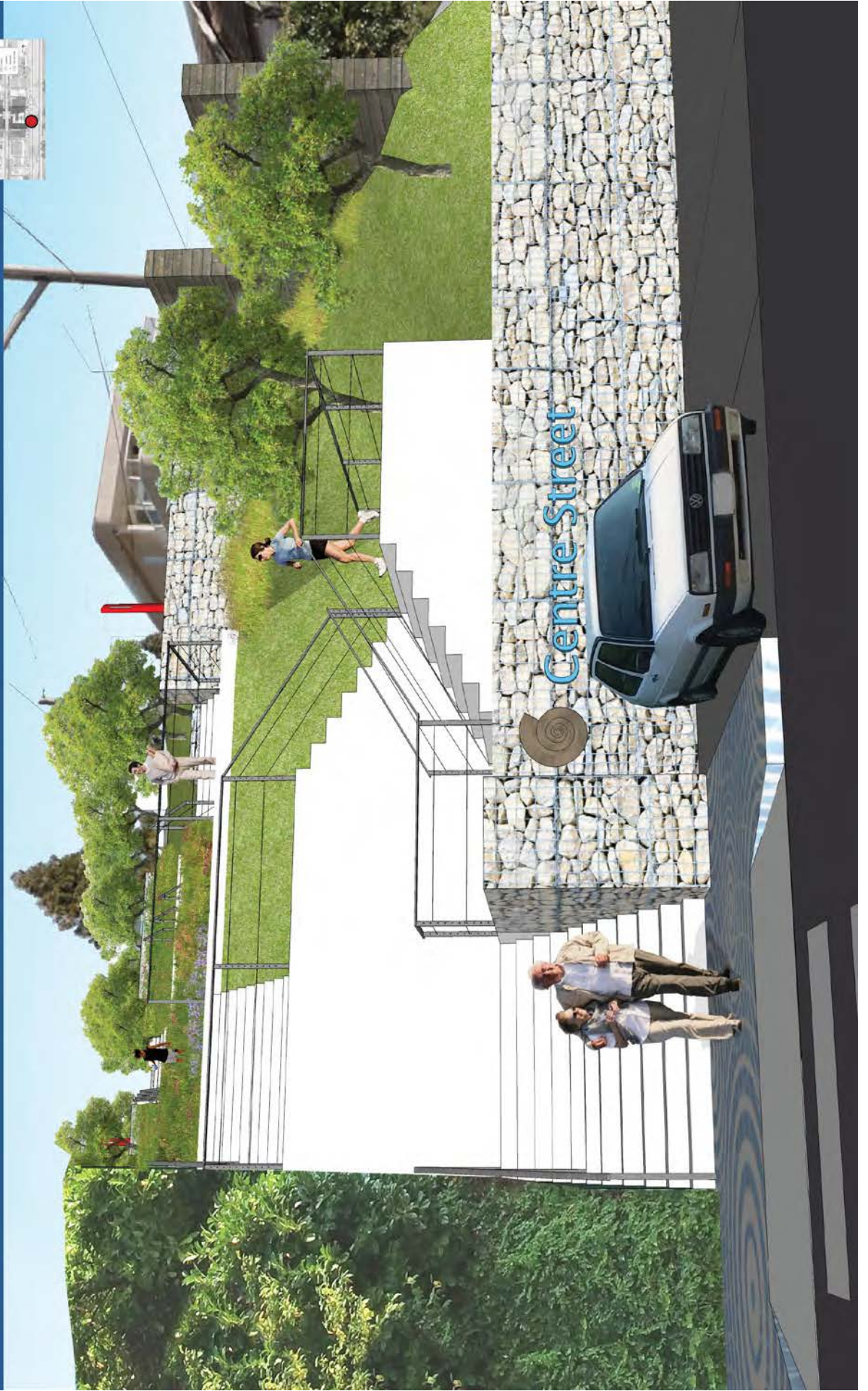
Perspective



Columbia Avenue



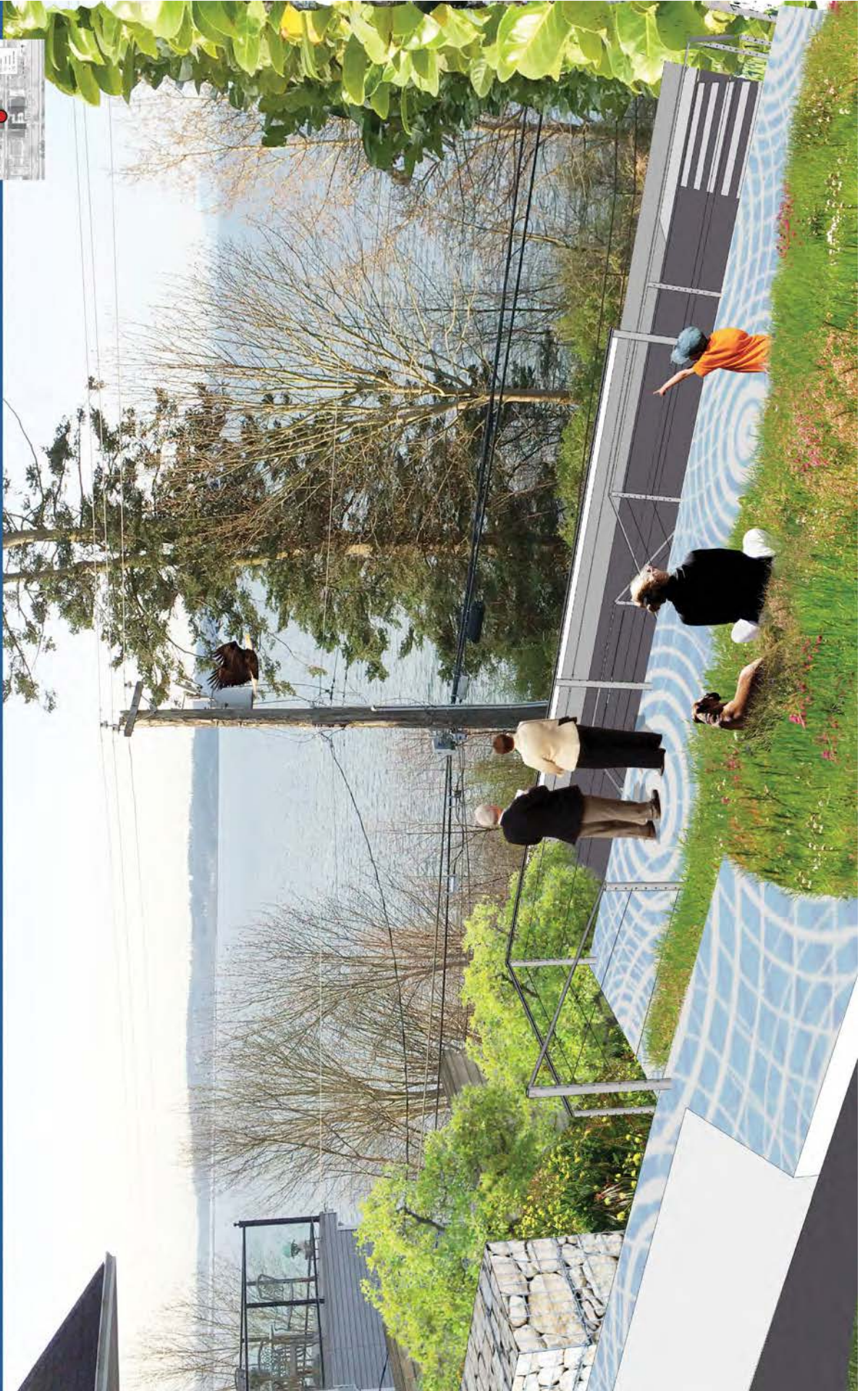
Marine Drive



Rest...view...



Viewpoint



Stair and Landings



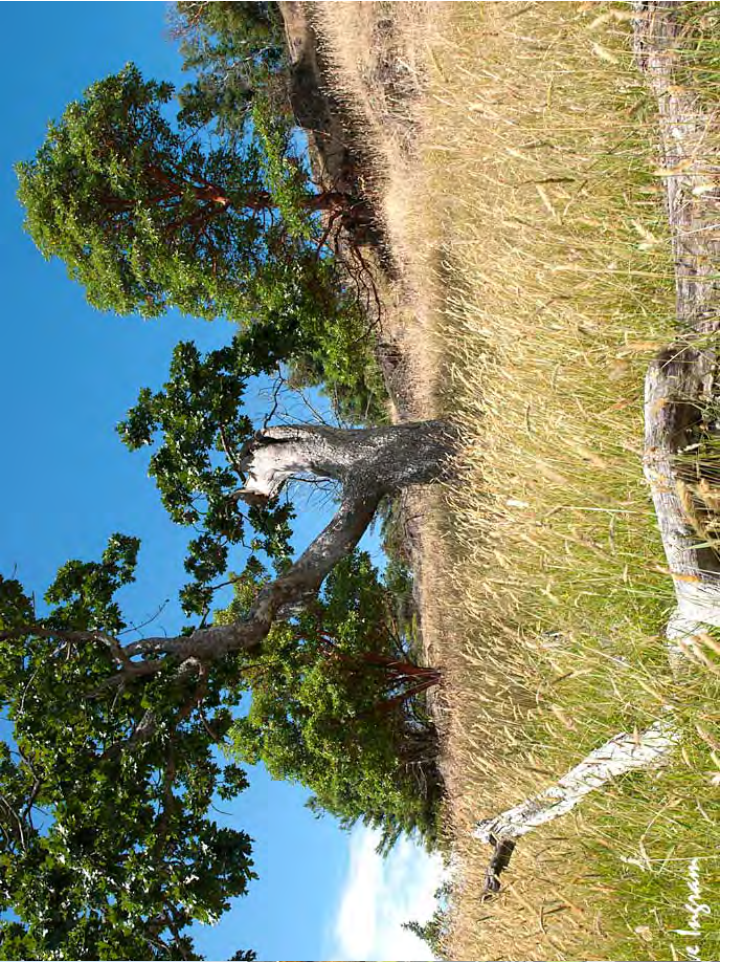
Walls

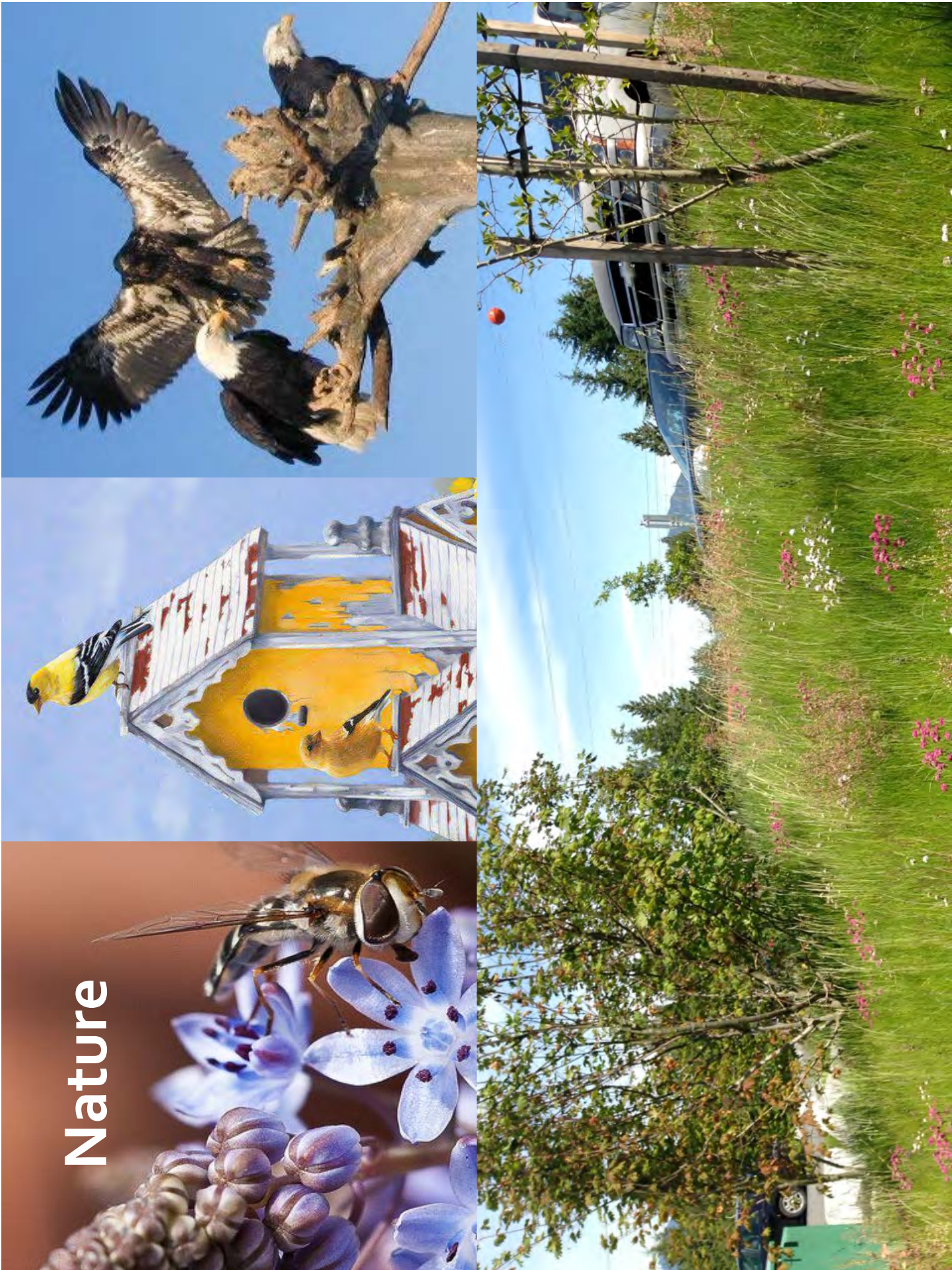


Planting

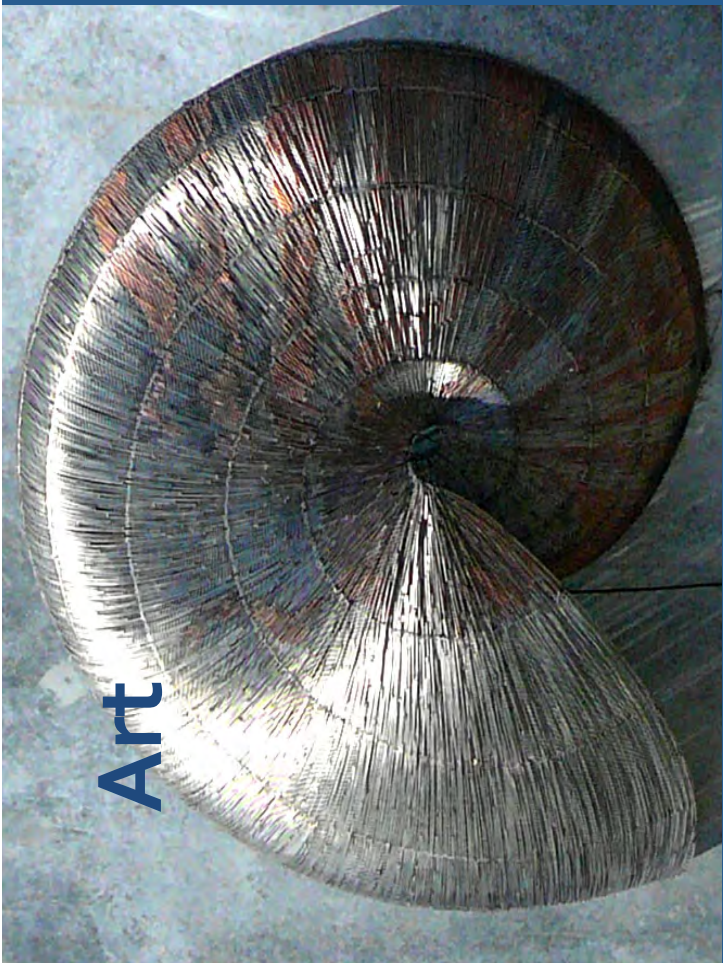
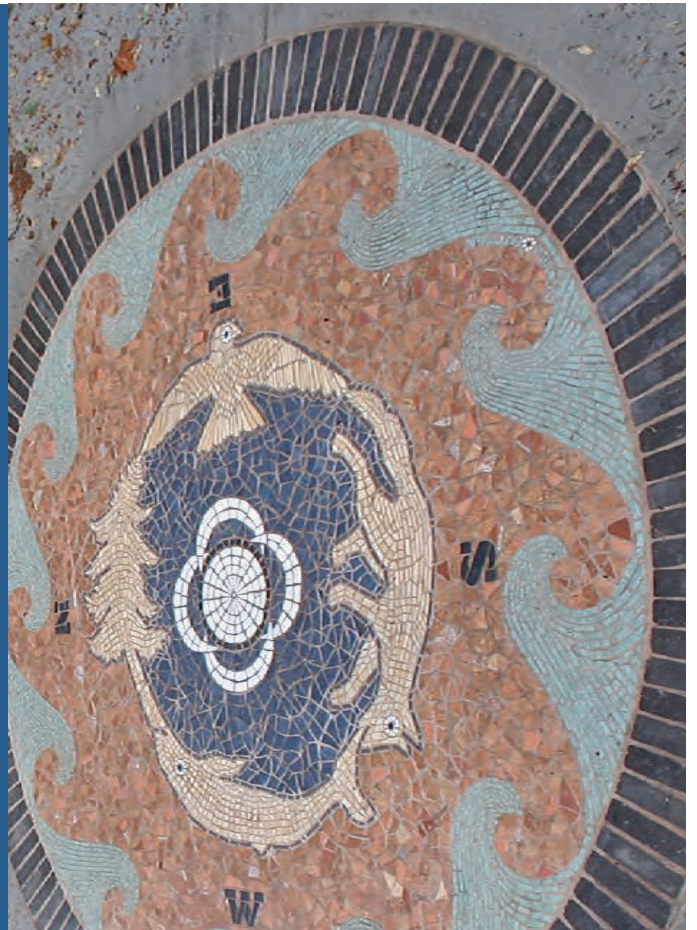


Paving





Nature



Affordability

\$50K Site Preparation & Earthworks

\$70K Paving

\$295K Walls, Stairs

\$125K Lighting, Furnishings

\$60K Plantings, Maintenance

\$600K Subtotal

+ Contingency

+ Detailed Design

+/- \$790 Total

\$300K Budget!

Discussion & Next Steps

Centre Street Walkway White Rock BC

OPEN HOUSE #4 | SEPTEMBER 10TH, 2014

PHOTO: TOURISM WHITE ROCK



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE

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

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
S. Kurylo, Director of Financial Services
C. Johannsen, Director of Planning and Development Services
E. Stepura, Director of Recreation and Culture
E. Keurvorst, Manager of Cultural Services

Press: 0
Public: 3

1. CALL MEETING TO ORDER

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

2. ADOPTION OF AGENDA

2019-G/L-029

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopts the February 25, 2019 agenda as circulated.

CARRIED

2. ADOPTION OF MINUTES

- a) Governance and Legislation Committee Meeting – January 14, 2019
- b) Governance and Legislation Committee Meeting – February 4, 2019

2019-G/L-030

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adopts the following minutes as circulated:

- a) Governance and Legislation Committee meeting – January 14, 2019
(with a noted amendment that Councillor Manning as absent); and
- b) Governance and Legislation Committee meeting – February 4, 2019.

CARRIED

4. ECONOMIC DEVELOPMENT STRATEGIC PLAN: FINAL REPORT

From discussion at the February 8, 2018 Special Council meeting

The White Rock Business Needs Assessment was also provided for information purposes

There was discussion where the following points were noted:

- Does not appear there was follow up made for the plan, rather than re-doing the plan this is something that we should have a good review of at this time
- An Economic Advisor for White Rock is needed

- It was clarified that the Economic Investment Committee would have a meeting once every two (2) months
- Terms of Reference
Membership should note full names of the organization White Rock Business Improvement Association and the South Surrey White Rock Chamber of Commerce
- Clarification was asked in regard to the Committee's removal of Tourism White Rock from the membership at the January 14, 2019 committee meeting.

2019-G/L-031

It was MOVED and SECONDED

THAT the Governance and Legislation Committee reinstates White Rock Tourism as an official part of the Economic Investment Committee membership.

CARRIED

2019-G/L-032

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs the Economic Investment Committee Terms of Reference be amended to include:
The Chairperson, as elected by the Committee, and the City staff liaison(s) to the Committee will meet with the City of Surrey in order to keep each apprised of their works / plans for the City of Surrey's Semiahmoo Town Centre and the City of White Rock's Town Centre plan.

CARRIED

2019-G/L-033

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adds to the Economic Investment Committee membership that the majority are to be White Rock residents or White Rock business owners.

CARRIED

Council Policy 137 - Economic Investment Committee – Terms of Reference for consideration

4.1

2019-G/L-034

It was MOVED and SECONDED

THAT the Governance and Legislation Committee endorses Council Policy 137 - Economic Investment Committee Terms of Reference as amended.

CARRIED

5.

POLICY REVIEW

5.1

Council Policy 302 – Grants-In-Aid

2019-G/L-035

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorse Council Policy 302 – Grants-In-Aid as circulated.

CARRIED

5.2

Council Policy 135 – Recognition and Strategic Messages

The following discussion points were noted:

- To be noted in the Terms of Reference that the paid advertisement is noted through the Peace Arch News
- It was requested this policy be brought back at the end of 2019 so the Committee can review the messages again and have further discussion
- It was noted that staff do have other ways to get out messaging that are not as costly – Social Media, Website etc.

2019-G/L-036

It was MOVED and SECONDED

THAT the Governance and Legislation Committee removes from Council Policy 135 – Recognition and Strategic Messages March - Saint Patrick’s Day and adds National Indigenous Peoples Day (June 21).

CARRIED

2019-G/L-037

It was MOVED and SECONDED

THAT the Governance and Legislation Committee adds to Council Policy 135 – Recognition and Strategic Messages Pride Week, coordinating with the Local LGBTQ organization in regard to the timing of the message (June or July).

CARRIED

2019-G/L-038

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorse Council Policy 135 – Recognition and Strategic Messages as amended.

CARRIED

5.3

Council Policy 119 – Communications Between Mayor and Council and City Staff

The following discussion points were noted:

- It was clarified that Council were welcome to contact staff with inquiries for information but if they have direction that must be done through the Chief Administrative Officer (CAO)
- Mayor and Council have one (one) staff person – the CAO

2019-G/L-039

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorse Council Policy 119 – Communications Between Mayor and Council and City Staff as circulated.

CARRIED

- 5.4** Council Policy 156 – Terms of Reference: Parking Task Force
(Following discussion at the February 11, 2019 closed meeting the requested changes are noted in red in the circulated copy)

The following discussion points were noted:

There should be consistency with the City's Term of Reference for Committees and Task Forces:

- Add in clause regarding no remuneration

2019-G/L-040

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs that the following sentence be removed under the heading Purpose: The specific objectives will include:
The goal of the Task Force will be to enhance the quality of life for residents and visitors.

CARRIED

2019-G/L-041

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs staff to work with the White Rock Business Improvement Association (BIA) to come back to Council with 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:

- two (2) years of Financials 2018 and 2019 (giving fact as to the impact)
- cross section of businesses be included.

CARRIED

2019-G/L-042

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends the wording under bullet seven (7) to read as follows:

To ensure that any changes in parking rates do not impact property taxes.

CARRIED

2019-G/L-043

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorse Council Policy – Terms of Reference: Parking Task Force as amended.

CARRIED

5.5

Council Policy 157 – Terms of Reference: Water Community Advisory Panel
(These Terms of Reference were brought forward from the January 14, 2019 Regular Council meeting)

2019-G/L-044

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs the Council Policy 157 – Terms of Reference: Water Community Advisory Panel – Annual Work Plan be amended to state that the Committee is able to bring forward recommendations, from the committee structure, and make recommendations to Council.

CARRIED

The following discussion points were noted:

- Membership components (are staff / Chief Administrative Officer required)
- Water quality testing from the well (at the source), before and after the new treatment plant comes on line

2019-G/L-045

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorse Council Policy 157 – Terms of Reference: Water Community Advisory Panel as circulated.

CARRIED

5.6

Council Policy 159 – Terms of Reference: History and Heritage Advisory Committee (These Terms of Reference were brought forward from the January 14, 2019 Governance and Legislation Committee Meeting)

2019-G/L-046

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs that Semiahmoo First Nation (SFN) references be added to Council Policy 159 – Terms of Reference: History and Heritage Advisory Committee:

- Policy – The History and Heritage Advisory Committee as item g) the Committee will endeavor to engage with the Semiahmoo First Nation and other indigenous groups in order to celebrate White Rock and the History of the Semiahmoo First Nation / other indigenous groups.;
- Membership include a representative from the Semiahmoo First Nation.

CARRIED

2019-G/L-047

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorses Council Policy 159 – Terms of Reference: History and Heritage Advisory Committee as amended.

CARRIED

5.7

Council Policy 160 – Terms of Reference: Marine Drive Task Force (These Terms of Reference were brought forward from the January 28, 2019 Regular Council meeting)

Mayor Walker noted a number of amendments from what was circulated for Council Policy 160 – Terms of Reference: Marine Drive Task Force. The following were noted with actual wording that is proposed to go in the Terms of Reference in italics:

- Mandate: *This would include a review of the Waterfront Enhancement plan, Economic Strategic Plan, business bylaws and other related materials deemed relevant and provide feedback and recommendations to Council.*
- Strategy the first paragraph be removed and the following added:
In conjunction with the Planning and Development Services department and concurrent with the review of the waterfront related policies in the Official Community Plan (OCP) as well as public input, the marine Drive Task Force

will fulfill the directives set out in the Policy and recommend policy changes in several key areas including but not limited to:

- Membership: following Mayor Walker the following be added:
and a Council representative and alternate as non-voting members
- Chairperson / Vice-Chairperson that it be noted that *Catherine Ferguson* be noted as the Chairperson
- Meetings item e) the following be added at the end of the paragraph following the word question:
or leave written submissions for the Task Force to review and consider.
- Meetings item l) remove the work may and insert *will*
- Meetings item n) insert the words *Mayor and Chief Administrative Officer* before submitted to City Council
- Meetings item o) insert the words *Mayor, Chief Administrative Officer* before City Council
- Meetings item q) add the following sentence:
Such commitments and contracts will be done through recommendation from the Task Force through the Mayor, Council and the Chief Administrative Officer.

2019-G/L-048

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs that staff make the amendments as noted by Mayor Walker to Council Policy 160 – Terms of Reference: Marine Drive Task Force and it be brought forward to the March 11, 2019 Council meeting to be reviewed and considered for endorsement.

CARRIED

5.8

Council Policy 161– Terms of Reference: Water Quality Task Force
(These Terms of Reference have been brought forward from the January 28, 2019 regular Council meeting)

Councillor Kristjanson provided On Table an amended copy of Council Policy 161– Terms of Reference: Water Quality Task Force.

Meeting Recess / Reconvened

The Chairperson called a meeting recess was called at 5:17 p.m. for five (5) minutes in order to give the Committee and staff time to review to document provided On Table in regard to the Water Quality Task Force.

The Chairperson reconvened the meeting at 5:21 p.m. with all noted members of Council and staff in attendance.

Councillor Kristjanson reviewed the On Table document with proposed amendments to Council Policy 161– Terms of Reference: Water Quality Task Force from what was circulated with the agenda.

The following points were noted:

- Membership – there should be a call for public membership for this Task Force and internal and external experts
- Public involvement is important
- Deadline for the report may be June 30th however there should be an option to extend the Task Force should Council determine there is a need

- In general wording to make the Task Force open and transparent
- It was clarified that the first order of business for the Task Force Water Quality, before and after the water quality treatment plant is operating.
- Difference noted between the Water Quality Task Force and the Water Service Community Advisory is that the Water Quality Task Force will be reviewing water quality of the City compared to Metro Vancouver and costs in regard to the City operations and having the water through Metro Vancouver. With the questions if the City should remain with its own White Rock water or join Metro Vancouver's service (financial data – long term and water quality data is needed for this). If the quality is the same, in terms of standards, then the long term costs too are important to review
- Gathering data and having the public involved and then presenting the information to Council
- Testing from the source only, when testing from the taps there are other elements in regard to individual plumbing that will impact the tests. Test results won't be accurate - it is the source of the water that is in question

2019-G/L-049

It was MOVED and SECONDED

THAT the Governance and Legislation Committee directs staff to commission water sampling of the current quality and then again following the new treatments plant coming online, then the results / information all be brought back to Council so further consideration can be made at that time.

CARRIED

Councillors Johanson and Kristjanson
voted in the negative

2019-G/L-050

It was MOVED and SECONDED

THAT the Governance and Legislation Committee defers a decision be made in regard to the Water Quality Task Force until the water testing information as noted in motion 2019-G/L-49 is completed and the information is brought back to Council.

CARRIED

Councillors Johanson and Kristjanson
voted in the negative

6.

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

Corporate report dated February 25, 2019 from the Director of Planning and Development Services titled "Amendments to the Planning Procedures Bylaw and Business Licence Bylaw for Cannabis Store Application Process".

Discussion points included the following:

- Committee would like to be kept apprised as to what the City of Surrey, the two (2) Langley's and the Corporation of Delta are doing in this regard.

2019-G/L-051

It was MOVED and SECONDED

THAT the Governance and Legislation Committee:

1. Receives for information the corporate report dated February 25, 2019, from the Director of Planning and Development Services, titled "Amendments to the

SPECIAL AGENDA

PAGE 72

Planning Procedures Bylaw and Business Licence Bylaw for Cannabis Store Application Process”;

2. Recommends that Council give first, second, and third readings to “*City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Cannabis Store) Bylaw, 2019, No. 2280*”; and
3. Recommends that Council give first, second, and third readings to “*White Rock Business Licence Bylaw, 1997, No. 1510, Amendment No. 6 (Cannabis Store) Bylaw, 2019, No. 2281*”.

CARRIED

7. **SENIORS ADVISORY COMMITTEES IN WHITE ROCK**
Corporate report dated February 25, 2019 from the Director of Recreation and Culture titled “Seniors Advisory Committees in White Rock”.

2019-G/L-052

It was MOVED and SECONDED

THAT the Governance and Legislation Committee receives for information the corporate report dated February 25, 2019 from the Director of Recreation and Culture titled “Seniors Advisory Committees in White Rock”.

CARRIED

Supplemental Agenda Item 7.1 Council Policy 158 - Terms of Reference for Seniors Advisory Committee was discussed at this time.

- 7.1 Council Policy 158– Terms of Reference: Seniors Advisory Committee
(These Terms of Reference was brought forward from the January 14, 2019 Governance and Legislation Committee)

2019-G/L-053

It was MOVED and SECONDED

THAT the Governance and Legislation Committee recommends Council endorses Council Policy 158– Terms of Reference: Seniors Advisory Committee as circulated as a Supplemental Agenda item.

CARRIED

8. **CALL FOR FUTURE GOVERNANCE AND LEGISLATION COMMITTEE ITEMS**
Opportunity for any members of the Committee who wish to have items brought forward for discussion at the next Governance and Legislation Committee to state them

Councillor Johanson noted the following items for the next Governance and Legislation Committee meeting:

- Policy 135 Environmental Advisory Committee Terms of Reference
- The topic of Dogs on the Promenade, Council consider encouraging Bylaw Enforcement to not only enforce but also ticket offenders

9. **CONCLUSION OF THE FEBRUARY 25, 2019 GOVERNANCE AND LEGISLATION COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:08 p.m.

Councillor Fathers
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
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. Johnston, Manager of Budgets and Accounting
S. Yee, Manager of Community Recreation
E. Keurvorst, Manager of Cultural Development

Press: 0
Public: 2

CALL MEETING TO ORDER

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

1. AGENDA APPROVAL

2019-F/A-001

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopts the agenda for the meeting scheduled for February 28, 2019 as circulated.

CARRIED

2. PREVIOUS MINUTES

a) Finance and Audit Committee Meeting – July 23, 2018

2019-F/A-002

It was MOVED and SECONDED

THAT the Finance and Audit Committee adopts the minutes of their meeting held July 23, 2018 as circulated.

CARRIED

3. 2019 TO 2023 DRAFT FINANCIAL PLAN – GENERAL FUND OPERATING BUDGET

Corporate report dated February 28, 2019 from the Director of Financial Services titled “2019 to 2023 Draft Financial Plan – General Fund Operating Budget”.

The following questions / discussion points were noted:

Financial Plan schedule proposed:

- March 11, Public Consultation (proposed public meeting date)
 - April 15, Final Amendments and three (3) readings of the Bylaw
 - April 29, Adoption of the Financial Plan Bylaw and three (3) readings of the tax and utility bylaws
 - May 13, Adoption of Property Tax and Utility Rate Bylaws
-
- Janitorial Services: request for proposal was done in 2018, awarded to outside services with a three (3) year contract
 - Draft General Fund Operating Budget / impact of Community Amenity Contributions (CAC's). It was noted that the CAC's are accounted for in the budget as one (1) time funds to be spent in accordance with bylaw
 - Increase in fire calls (medical volume 60 – 65%, more simultaneous calls due to more population) having five (5) man crews is a way to address this
 - Communications staff, how many are there now (three full time)
 - 3.58% increase in property tax
What are neighboring municipalities doing this year in regard to their property tax rate? The following was verbally noted:
Surrey 2.9%
Langley City 6.95%
Port Moody 5.55%
Richmond 4.82
Delta 2.99 %
Township of Langley 4.95%
Port Coquitlam 2.99 %
Vancouver 4.5%
Pitt Meadows 4.21%
 - What have the past property tax rates been for White Rock?
White Rock 2018 = 3.6% and two (2) years prior there were some tax reductions due to changes in solid waste.
 - The parkade is included as part of the waterfront parking plan
 - Fraser Valley Regional Library Levy is \$900,000 (includes staff, administration, management of asset collection and costs of moving the books from one library to another)
Has the City reviewed partnering with the City of Surrey library for cost savings?
No, however the City has reviewed an independent library in the past several years but it was determined we are getting good value compared to a stand alone library
 - City Legal Fees
 - Peninsula Productions Lease Rate (5 year lease): staff will get back on this
 - It has been found that the RCMP will work together with each jurisdiction (if the City of Surrey were to have its own municipal police force)
 - Staff positions previously approved - the amounts are not included in the information, they were verbally stated as follows:
1) Full Time Plans Examiner (2019 = \$80,000 and 2020-2023 = \$336,000)
2) Full Time Engineering/Public Works Inspector (2019 = \$102,000 and 2020-2023 = \$427,000)

- 3) Corporate Advertising Budget (2019 = \$6,000 and 2020-2023 = \$25,000)
 - 4) Temporary Full Time Engineering Technical Assistant (2019 = \$42,000)
 - 5) Council Contingency (2019 = \$50,000)
 - 6) Temporary Full Time Human Resource Advisor (2020 = \$106,000)
 - 7) Temporary Employee Health and Safety Assistance (2020 = \$17,000)
 - 8) Temporary Co-op Student (2020 = \$17,000)
- \$15M in CAC's funds are expected, what are there extra costs for the needed infrastructure that comes with additional density.
Part of this process is a review of the Development Cost Charge (DCC) Bylaw as it will help identify growth impact
 - Solid Waste Review, Council have asked for the review so the best value can be sought for the taxpayer, it will take time (not expected to be completed until late this year)
 - Strategic Priorities: CAC's can be used for capital projects, a funicular would be considered a capital project
 - City Hall Feasibility Study, a corporate report is coming to Council March 11, 2019, and it is expected that direction by Council will be given at that time
 - Rail Relocation Study, noted it is not listed in the 2019 budget (\$25,000), the funds were not utilized in 2018 so they will now be carried over
 - Sea Festival, \$50,000 would like the City to approach the White Rock Business Association (BIA) to fund this – staff noted it would be an inquiry made
 - Would like to invite the BIA to share their budget with the City
 - Trolley, if Council wished to proceed with this they could do so, however it was noted that the previous provider is no longer offering this service
 - \$175,000 for playground pathway and picnic area in partnership with Peace Arch Hospital Foundation (this is the entire cost of replacement placed in the budget in case no contribution is received)
 - One time requests currently not funded (ex: Peace Arch Elementary playground) – Grants-In-Aid not meant to cover these amounts being asked

2019-F/A-003

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs the following in regard to the 2019-2023 budget:

1. Peace Arch Elementary and White Rock Elementary each be given \$10,000 for Playground Equipment; and
2. Peace Arch Elementary be given \$2,500 towards equipment for their Visual Arts Class.

CARRIED

Councillor Fathers departed the meeting at 6:07 p.m.

It was noted that City Communications request will not be added if it is not considered at this time:

2019-F/A-004

It was MOVED and SECONDED

THAT the Finance and Audit Committee endorses the funds for one (1) year for Temporary Full Time Assistance for City Communications be added to the 2019-2023 Financial Plan.

DEFEATED

Councillors Chesney, Manning and Trevelyan voted in the negative
(there were six members of the Committee present at the vote)

RECESS / RECONVENED

The Chairperson called a recess at 6:27 p.m. stating the meeting will be reconvened in thirty (30) minutes.

The meeting was reconvened at 7:01 p.m. with all noted members of Council and staff in attendance.

- \$7M Sanitary Sewer Fund Infrastructure Reserve (borrowing of funds to pay for CAC projects until the funds were received, there were received so money being moved back)
- Would like to see a policy in regard to the City reserve funds so there is an understanding of how they are utilized

2019-F/A-005

It was MOVED and SECONDED

THAT the Finance and Audit Committee:

1. Receives for information the corporate report dated February 28, 2019, from the Director of Financial Services, titled “2019 to 2023 Draft Financial Plan – General Fund Operating Budget”;
2. Endorses the presented Draft Financial Plan figures and assumptions for the General Fund Operating Budget or provide direction on amendments to be made; and
3. Directs staff to proceed with scheduling a public meeting and placing an advertisement in the newspaper to notify the public of the opportunity for public comments and / or requesting written comments or questions, based on the information presented in this corporate report as amended.

CARRIED

SUBSEQUENT MOTION

2019-F/A-006

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs that the public meeting for the Financial Plan for 2019 – 2023 be held on Wednesday, March 13, 2019.

CARRIED

SUBSEQUENT MOTION

2019-F/A-007

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs that the public meeting for the Financial Plan for 2019 – 2023 be scheduled to begin at 6:00 p.m. on Wednesday, March 13, 2019.

CARRIED

4. **2019 TO 2023 DRAFT FINANCIAL PLAN – GENERAL FUND ASSET IMPROVEMENT BUDGET**

Corporate report dated February 28, 2019 from the Director of Financial Services titled “2019 to 2023 Draft Financial Plan – General Fund Asset Improvement Budget”.

The following questions / discussion points were noted:

- Repair of the White Rock Pier - mirco pilings
- Inquiry as to how much CAC’s were used for Memorial Park and the Parkade projects - staff will forward this information

2019-F/A-008

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs the following two (2) projects be removed from the 2019-2023 budget:

1. \$2.63M for Extension of the Promenade; and
2. \$2.37M for the Overhead Walkway.

CARRIED

Mayor Walker voting in the negative

2019-F/A-009

SUBSEQUENT MOTION

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs staff work with Transport Canada to review a reasonable cost measure that would address their concerns and safety however also make economic sense - replacing the project of an overhead walkway.

CARRIED

- Building replacement, Facility Master Plan being updated in 2019, funds are put into a capital works reserve for these works
- Site at 1510 Johnston Road was to be considered as a Town Square, would like see other options for the property
- Is it the City’s responsibility for bus stop accessibility and bus shelter improvements? Why would TransLink not cover that? Staff will forward information on this
- Centennial, skate office and counter repair at \$10,000 appears to be high, staff noted that they would obtain three (3) quotes prior to the work being done
- \$77,000 hospital parking meter upgrades, the old machines do not accept cell phone payment

2019-F/A-010

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs staff to enter into negotiations with the Burlington Northern Santa Fe (BNSF) to review a vegetation plan that includes replanting of trees on the hump.

CARRIED

- Staff were asked to forward the vegetation on the hump plan to Council for their reference. It was clarified that the hump is BNSF land that the City does not lease, if the City wanted to plant vegetation / trees they must obtain permission from BNSF.

2019-F/A-011

It was MOVED and SECONDED

THAT the Finance and Audit Committee:

1. Receives for information the corporate report dated February 28, 2019, from the Director of Financial Services, titled “2019 to 2023 Draft Financial Plan – General Fund Asset Improvement Budget”;
2. Endorses the presented Draft Financial Plan figures and assumptions for the General Fund Asset Improvement Budget or provide direction on amendments to be made; and
3. Directs staff to proceed with scheduling a public meeting and placing an advertisement in the newspaper to notify the public of the opportunity for public comments and/or requesting written comments or questions, based on the information presented in this corporate report as amended (Wednesday, March 13, 2019 at 6:00 p.m. at City Hall in the Council Chambers).

CARRIED

5.

2019 TO 2023 DRAFT FINANCIAL PLAN – WATER UTILITY

Corporate report dated February 28, 2019 from the Director of Financial Services titled “2019 to 2023 Draft Financial Plan – Water Utility”.

The following questions / discussion points were noted:

- By the end of 2023, final increase of water rates to water users will be 28.8%

2019-F/A-009

It was MOVED and SECONDED

THAT the Finance and Audit Committee:

1. Receives for information the corporate report dated February 28, 2019, from the Director of Financial Services, titled “2019 to 2023 Draft Financial Plan – Water Utility;”
2. Endorses the presented Draft Financial Plan figures and assumptions for the Water Utility or provide direction on amendments to be made; and
3. Direct staff to proceed with scheduling a public meeting and placing an advertisement in the newspaper to notify the public of the opportunity for public comments and/or requesting written comments or questions, based on the information presented in this corporate report as amended (Wednesday, March 13, 2019 at 6:00 p.m. at City Hall in the Council Chambers).

CARRIED

6. **2019 TO 2023 DRAFT FINANCIAL PLAN – DRAINAGE UTILITY**

Corporate report dated February 28, 2019 from the Director of Financial Services titled “2019 to 2023 Draft Financial Plan – Drainage Utility”.

The following questions / discussion points were noted:

- It was clarified that the Habgood Pump Station is also utilized by the Semiahmoo First Nation for drainage of their property
- It was suggested that a grant application in regard to the pump station be done in cooperation / combined with Semiahmoo First Nation
This will be a future item for a Council to Council meeting (Habgood Pump Station)

2019-F/A-010

It was MOVED and SECONDED

THAT the Finance and Audit Committee:

1. Receives for information the corporate report dated February 28, 2019, from the Director of Financial Services, titled “2019 to 2023 Draft Financial Plan – Drainage Utility”;
2. Endorses the presented Draft Financial Plan figures and assumptions for the Drainage Utility or provide direction on amendments to be made; and
3. Directs staff to proceed with scheduling a public meeting and placing an advertisement in the newspaper to notify the public of the opportunity for public comments and/or requesting written comments or questions based on the information presented in this corporate report as amended (Wednesday, March 13, 2019 at 6:00 p.m. at City Hall in the Council Chambers).

CARRIED

7. **2019 TO 2023 DRAFT FINANCIAL PLAN – SANITARY SEWER UTILITY**

Corporate report dated February 28, 2019 from the Director of Financial Services titled “2019 to 2023 Draft Financial Plan – Sanitary Sewer Utility”.

The following questions / discussion points were noted:

- It was clarified that the years selected for various projects are based on priorities by the Engineering Department as well when the road work is being done to coordinate not having to go back a redo completed roads

2019-F/A-011

It was MOVED and SECONDED

THAT the Finance and Audit Committee:


1. Receives for information the corporate report dated February 28, 2019, from the Director of Financial Services, titled “2019 to 2023 Draft Financial Plan – Sanitary Sewer Utility”;
2. Endorses the presented Draft Financial Plan figures and assumptions for the Sanitary Sewer Utility or provide direction on amendments to be made; and
3. Directs staff to proceed with scheduling a public meeting and placing an advertisement in the newspaper to notify the public of the opportunity for public comments and/or requesting written comments or questions, based on the information presented in this corporate report as amended (Wednesday, March 13, 2019 at 6:00 p.m. at City Hall in the Council Chambers).

CARRIED

8. CONCLUSION OF THE FEBRUARY 28, 2019 FINANCE AND AUDIT COMMITTEE MEETING

The Chairperson declared the meeting concluded at 8:53 p.m.

Councillor Johanson
Chairperson



Tracey Arthur, Director of
Corporate Administration

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



POLICY TITLE: TERMS OF REFERENCE: MARINE DRIVE TASK FORCE

POLICY NUMBER: COUNCIL - 160

<i>Date of Council Adoption: Month Day, Year</i>	<i>Date of Last Amendment: N/A</i>
<i>Council Resolution Number: 2019-###</i>	
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed by the Governance and Legislation Committee: February 25, 2019</i>

Policy:

The Marine Drive Task Force will advise Council on Marine Drive issues such as: business viability, economic development, tourism, redevelopment, building and public realm design and character, signage, sidewalk use and programming, beautification, events and Marine Drive business areas relationship to the Promenade/Pier, Beach and parking.

Mandate:

The main channel for Task Force’s advice will be through providing advice on the development and implementation of a ‘Marine Drive / Waterfront Enhancement Strategy’ (the ‘Strategy’). This would include a review of the Waterfront Enhancement plan, Economic Strategic plan, business bylaws and other related materials deemed relevant and provide feedback and recommendations to Council.

Strategy:

~~The Planning and Development Services Department, with the assistance of a consultant team and through a process involving public consultation, is currently undertaking a review of waterfront related policies in the Official Community Plan (OCP) that will culminate in the Strategy. The Strategy will recommended policy changes to the OCP as well as action items in several key areas, including:~~

In conjunction with the Planning and Development Services department and concurrent with the review of waterfront related policies in the Official Community Plan (OCP) as well as public input, the Marine Drive Task Force will fulfill the directives set out in the Policy and recommend policy changes in several key areas including but not limited to:

- Establishing character areas along the Marine Drive with form and character design guidelines for new buildings and the public realm.
- Enhancements to the streetscape including recommendations regarding sidewalks/patios, street furniture and lighting, signage, and re-use of parking lots.

- Business strategies to reinforce the attractiveness of the “jewel” of White Rock as a year-round generator of economic activity.

The Task Force key activities will include:

- Seeking input from businesses, residents, agencies, the City’s Economic Investment Committee and governments to identify opportunities to strengthen the year-round business environment and attractiveness of the buildings and public spaces along and near Marine Drive;
- Reviewing background reports on the existing conditions in the Marine Drive business areas and examples of best practices for waterfront commercial vitalization from other waterfront communities;
- Attending public workshops, forums or open houses to observe and provide an additional link between Council and the public engagement process for the Strategy;
- Providing critical feedback on both the existing Official Community Plan waterfront related policies and the recommendations of a draft Strategy;
- Supporting the implementation of the Strategy, as endorsed by Council, by identifying potential partnership and funding opportunities that can bring the Strategy to life.
- Sharing the results of the Strategy with their personal/professional networks and the community at large.

In addition to the engagement and advisory work related to the Strategy, the Task Force may also produce its own recommendations regarding Marine Drive improvements for Council’s consideration (including initiatives, policies, actions and Bylaw amendments to address these issues), particularly in the area of tourism and economic development.

Committee General Terms

Term

The committee appointments will be made by City Council for a one (1) year term, with the initial appointments expiring March 31, 2020 or until the activities are complete, whichever is sooner.

Membership

- a) The Task Force will consist of up to five (5) voting members appointed by Council from the community at large, Mayor Walker and a Council representative and alternate as a non-voting members, up to four (4) non-voting members front the list below, and City staff as required.

Five (5) representatives from the public will be invited to participate on the Task Force, with a preference for Marine Drive residents and/or business representatives.

The following individuals and groups will be invited to participate as non-voting members on the Task Force:

- Semiahmoo First Nation
- Alex Nixon, Executive Director, White Rock Business Improvement Association
- Ritu Khanna, Executive Director, South Surrey & White Rock Chamber of Commerce
- Cathy James, Tourism White Rock

In the event the specific individuals noted in this section are unable to attend the scheduled meetings another representative from the organization may attend on their behalf.

Staff liaisons are:

- Director of Planning and Development Services
- Director of Engineering and Municipal Operations
- Manager of Planning
- Committee and FOI Clerk

b) Members shall serve without remuneration or gifts.

Chairperson / Vice-Chairperson

The Task Force will be chaired by Catherine Ferguson and the Committee will appoint a Vice-Chairperson of the Task Force.

Meetings

- a) The members shall mutually agree to a meeting schedule at their inaugural meeting. The meeting schedule will then be published and updated as needed by the Committee Clerk.
- b) The Chairperson may call a meeting of the Task Force, with at a minimum of staff being able to give twenty-four (24) hours notice to the members, in addition to the scheduled meetings or may cancel a meeting.
- c) Quorum for meetings shall mean a majority of all of the Task Force voting members.
- d) If there is no quorum present within 15 minutes of the scheduled start time the Committee Clerk will:
 - i) record the names of the members present, and those absent; and
 - ii) conclude the meeting until the next scheduled meeting.

- e) All Task Force meetings are open to the public unless designated as closed to the public (in accordance with the *Community Charter*) by the Task Force. The public would attend the meeting to observe only. When deemed relevant to the discussion of a particular item of business under consideration, the Chairperson may, with majority consent of those members in attendance, give permission to a member of the public in attendance to speak to the item in question or leave written submissions for the Task Force to review and consider.
- f) Notwithstanding section (e) above, an optional mobile site visit workshop for the Task Force may be organized to visit waterfront business areas in nearby communities, and due to travel logistics this meeting format is not open to the public.
- g) Meetings shall last no longer than two (2) hours, except under extraordinary circumstances as agreed to by the members present, and in the case of the optional mobile site visit workshop described in section (f).
- h) If a member:
 - i) fails to attend three (3) consecutively held meetings; or
 - ii) fails to attend a meeting in any sixty (60) day period, providing a meeting is held in that sixty (60) day period (whichever is the longer period of time) and
 - iii) unless the absence is because of illness; or
 - iv) unless the absence is with the express leave of the Chairperson, the appointment of the member shall be revoked.

The Committee Clerk will keep an attendance log and notify the Chairperson and the Director of Corporate Administration where there have been two consecutive absences without consent. The Director of Corporate Administration will make contact with the Task Force member.

- i) Any person with particular expertise may be invited by the Chairperson or staff member to attend a meeting in order to provide information or advice, but only members appointed by City Council may vote on matters coming before the Task Force.
- j) The office of Corporate Administration, with the support of staff from Planning and Development Services, will be responsible for preparing agendas, minutes, updating Terms of Reference policy, meeting schedule, and administrative support to the Task Force. Agendas and approved minutes will be posted on the City's website.
- k) Meeting minutes, with recommendations noted, will be forwarded to Council for information and action as required.
- l) The Task Force ~~will~~ may hear and consider representations by any individual, group or organization on matters referred to the Task Force by Council.

- m) Where a member of the Task Force, their family, employer or business associates have any interest in any matter being considered by the Task Force, that member will absent themselves from all aspects of consideration of that matter by declaring a Conflict of Interest.
- n) Following review of the draft Strategy by the Task Force, the Chairperson and staff liaisons will prepare commentary and recommendations on the draft Strategy to be submitted to the Mayor and Chief Administrative Officer for review and to be forwarded to City Council.
- o) The Chairperson and staff liaisons will prepare a concluding report to be submitted to the Mayor and Chief Administrative Officer for review and to be forwarded to City Council. The concluding report will identify whether the Task Force recommends an extension of the term of the Task Force in order to implement or monitor the actions within the Strategy.
- p) The Task Force cannot direct staff to take any action.
 - i) any such action must be referred to Council for consideration and adoption;
 - ii) the staff member assigned to the Task Force or the Chief Administrative Officer may advise the Task Force of existing policies or directives and the needs to refer the matter to Council prior to taking any action.
- q) The Task Force does not have the authority to commit funds, enter into contracts or commit the City to a particular course of action. Such commitments and contracts will be done through recommendation from the Task Force through the Chief Administrative Officer, the Mayor and Council.
- r) On broader matters such as organizing or setting up major or unusual events or projects which do not have budget implications, the Task Force must receive prior approval from the Director of Planning and Development Services.
- s) The Chairperson may appoint members to a subcommittee to consider, inquire into, report and make recommendations to the Task Force for a specific purpose.
- t) Members of the Task Force are not permitted to speak directly with the media on behalf of the Task Force.

Procedures

Unless otherwise provided for in these terms of reference, the procedures of the Task Force will be governed by the City's Council and Committee Procedure Bylaw.

Code of Conduct

Appointees will be required to sign a statement agreeing that they have read, understood, and will conform to the City's code of conduct as defined in the Council policy regarding Code of Conduct for Committee Members. This will be required immediately upon appointment. The statement / agreement for signature is attached to, and forming, part of this policy.

Rationale:

The purpose of the Marine Drive Task Force is to provide assistance to Planning and Development Services in completing the review of waterfront related policies in the Official Community Plan and in preparing a Marine Drive / Waterfront Enhancement Strategy.

**CITY OF WHITE ROCK
COMMITTEE CODE OF CONDUCT
STATEMENT / AGREEMENT**

This will confirm that as of _____, I have read Council
(DATE)
Policy 120, “Code of Conduct for Committee Members” and Council Policy _____,
Committee Terms of Reference and I understood and will conform to the City’s Code of
Conduct as outlined in these policies.

(PRINT NAME)

(SIGNATURE)

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2286**



**A Bylaw to amend Schedule “A” of the Fees and Charges Bylaw, 2017, No. 2230
in regards to Sidewalk Use License fees.**

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

1. The fees for “**Sidewalk Use License – per square foot**”, under **Schedule “A” PLANNING and DEVELOPMENT SERVICES** of Fees and Charges Bylaw, 2017, No. 2230, be amended as follows:

Sidewalk Use License (for one year from the bylaw effective date)	\$ 4 per sq ft
---	----------------

This Bylaw may be cited for all purposes as the “Fees and Charges Bylaw, 2017, No. 2230, Amendment No. 3, 2019, No. 2286”

RECEIVED FIRST READING on the	25 th	day of	February, 2019
RECEIVED SECOND READING on the	25 th	day of	February, 2019
RECEIVED THIRD READING on the	25 th	day of	February, 2019
RECEIVED FINAL READING on the			

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2280**



A Bylaw to amend the
"City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended

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

1. That the text of the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" be amended:

(1) by amending the Table of Contents by deleting the reference to "Liquor License Resolution Request" after Schedule N of the General Application Procedures and replacing it with "Liquor and Cannabis License Resolution Request;"

(2) by deleting the existing section 2(h) in its entirety and replacing it with the following text:

h) a request for local government resolution on a Liquor and Cannabis License Applications;

(3) by deleting the existing section 22 under Delegation of Council Powers in its entirety and replacing it with the following text:

For referral of liquor licence applications not involving: a new license (other than those applications related to a manufacturer's license, such as a lounge endorsement and patio endorsement that has been previously supported by Council and issued), for a lounge endorsement, for patron participation entertainment, for extension of hours greater than one hour, and/or relocation of a liquor license, Council delegates to the Director the authority to provide comments on the application;

(4) by amending Schedule A Application Fees by deleting the row for Temporary Use Permit (including renewal and amendment) and replacing it as follows:

Temporary Use Permit (including renewal and amendment)	\$2,040.00
Temporary Use Permit (Cannabis Store) (including renewal and amendment)	\$3,000.00

(5) The existing Schedule M Temporary Use Permit Application Procedures is deleted and replacing in its entirety with a new Schedule M Temporary Use

Permit Application Procedures as shown on Schedule “1” attached herein and forming part of this bylaw; and

(6) The existing Schedule N Liquor Licence Resolution Request Application Procedures is deleted and replacing in its entirety with a new Schedule N Liquor and Cannabis Licence Resolution Request Application Procedures as shown on Schedule “2” attached herein and forming part of this bylaw.

2. This Bylaw may be cited for all purposes as the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Cannabis Store) Bylaw, 2019, No. 2280".

RECEIVED FIRST READING on the	25 th day of	February, 2019
RECEIVED SECOND READING on the	25 th day of	February, 2019
RECEIVED THIRD READING on the	25 th day of	February, 2019
ADOPTED on the	day of	

Mayor

Director of Corporate Administration

Schedule “1”

Schedule M Temporary Use Permit Application Procedures

Temporary Use Permit: for any use with the exception of a cannabis store

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation, including White Rock RCMP, White Rock Fire Rescue and Bylaw Enforcement.
- (e) Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (h) Staff prepares report and report package with recommendations and draft permit, including information received from circulation and from Public Information Meeting, and presents to the Land Use & Planning Committee (LUPC) for consideration.
- (i) Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- (j) Staff prepare and submit notification to adjacent property owners and tenants within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- (k) Public Meeting held in Council Chambers or an appropriate public venue.
- (l) Permit submitted with LUPC recommendation and response to public notification for Council consideration.
- (m) Staff notify owner/Applicant of Council’s decision and, if approved, notice of permit registered with Land Titles Office.

Temporary Use Permit: for cannabis store use only

- (a) Applicants may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation, and obtain staff's direction on whether the proposal meets the criteria for cannabis stores.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff receive a referral from the Liquor and Cannabis Regulation Branch.
- (d) Staff prepare information package and distribute for circulation.
- (e) Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule "E" of the Planning Procedures Bylaw.
- (g) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (h) Staff prepares a report and report package that includes staff evaluation of the application and draft permit for the Land Use and Planning Committee (LUPC). The LUPC may recommend Council consider the application and authorize staff to schedule a Public Meeting in conjunction with the Public Hearing required for the related cannabis license resolution request application, refer the application back to staff with direction for more information, or reject the application. The LUPC may consider more than one application at the same meeting.
- (i) Staff prepare and submit notification to adjacent property owners and tenants within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- (j) Public Meeting held in Council Chambers or an appropriate public venue (in conjunction with the Public Hearing required for the related cannabis license resolution request application).
- (k) Permit submitted with LUPC recommendation and response to public notification for Council consideration.
- (l) Staff notify owner/Applicant of Council's decision and, if approved, notice of the City's recommendation for a cannabis store licence is provided to the BC Liquor and Cannabis Regulation Branch.

- (m) If the BC Liquor and Cannabis Regulation Branch issues a cannabis store licence, or conditional approval for a licence to the applicant, the applicant may proceed to the Building Permit and Business License application stage.

Minimum Submission Requirements – Temporary Use Permit Application

Complete Application –Temporary Use Permit (any use with exception of cannabis stores)
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Site Profile • Tree Assessment Report* • Site Plan, including the following statistics: <ul style="list-style-type: none"> ○ Floor Area Ratio (Gross and Residential) ○ Setbacks (buildings and encroachments) ○ Height ○ Lot Coverage ○ Unit Count ○ Gross Site Area ○ Floor Areas (by use/common/amenity) ○ Parking ○ Details on any requested variances • Architectural Plans* • Parking Plan* • Landscape Plan*, including the following: <ul style="list-style-type: none"> ○ Existing tree locations ○ Proposed plant list using graphic keys ○ Proposed grades ○ Proposed garbage/recycling enclosures ○ Details on proposed outdoor amenity ○ Proposed paving and lighting details • Colour renderings with adjacent buildings* • Photographs of Site and Surrounding Area • Street Profile* • View Analysis* • Shadow Study* • Colour and Materials Board* • Design Rationale* • Development Permit Guidelines Response* • Precedent Photos* • Digital or physical 3D massing model* • Environmental Impact Assessment* • Traffic Study* • Parking Study* • Geotechnical Report*
Complete Application –Temporary Use Permit (cannabis stores only)
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable)

- Certificate of Incorporation
- Business plan, including the following information:
 - Letter of Intent
 - Curriculum vitae detailing applicant’s previous business undertaking and experience in retail sales in a Provincially or Federally regulated commercial sector
 - Proposed timeframe for commencing retail sales of cannabis
 - Compliance with municipal, provincial and federal government regulations
 - Willingness to enter into a ‘Good Neighbour’ agreement to address potential neighbourhood impacts and nuisance and impairment issues
 - Proposed educational initiatives regarding impairment and nuisance issues related to cannabis use
 - Operating details (store house, number of employees, etc.)
 - Proposed security measures
 - Insurance bonding information
- Description of any enforcement action or proceedings against the applicant/principals;
- Design proposal, including the following:
 - Floor Plan
 - Signage Plan
 - Façade and window treatment design
- Context Plan showing compliance with Zoning Bylaw siting criteria and current uses of adjacent properties
- If located within 200 metres of child care facility (existing or planned), a detailed assessment on how the proposed store will minimize business and visual impacts on the child care facility*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule “2”

Schedule N Liquor and Cannabis Licence Resolution Request Application Procedures

- (a) When a referral is received from the BC Liquor and Cannabis Regulation Branch, staff contacts the Applicant and advise of City application and fee requirements. For cannabis store license applications, if a Temporary Use Permit application has not been submitted, staff respond to the LCRB noting that the applicant is not eligible for a cannabis store license. Applications for a new licence (other than those related to a manufacturer’s license that has been previously supported by Council and issued), for a lounge endorsement, for patron participation entertainment, for extension of hours greater than one hour, and/or relocation of a liquor licence require a Public Hearing; all other applications require public input through written comment only and the authority to provide comments is delegated to the Director. Staff may elect to opt-out of providing comment for increases in capacity under 10 persons and for permanent patio additions under 15 square metres in size.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff prepare information package and distribute for circulation.
- (d) For application requiring public input only:
 - i) Staff prepare notification to property owners/tenants within 100 metres of the subject property informing them of the application, and of their opportunity to provide written comment to staff within a minimum two-week period.
 - ii) Staff receive public input and prepare report and recommendations for the liquor licence referral.
- (e) For application requiring a Public Hearing:
 - i) Staff prepare notification to property owners/tenants within 100 metres of the subject property informing them of the application.
 - ii) Staff receive public input and prepare report and recommendation for Council for authorization to proceed to Public Hearing (if for a cannabis store, in conjunction with the Public Meeting required for the related Temporary Use Permit application).
 - iii) When authorized to proceed to Public Hearing, Public Hearing notification in accordance with Section 466 of the Local Government Act, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
 - iv) Staff prepare Notice of Public Hearing for City page in local newspaper.

- v) The Public Hearing is held in Council Chambers, or an appropriate public venue, prior to Council meeting and in conjunction with the Public Meeting required for the related Temporary Use Permit application.
- (f) Copy of Council (or staff delegated) resolution submitted to the BC Liquor and Cannabis Regulation Branch along with copies of all reports, comments, documentation and results of the public consultation.

Minimum Submission Requirements – Liquor and Cannabis Referral Request Application

Complete Application – Liquor and Cannabis[^] License Referral Request
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Site Plan, including Floor Area, Seats, and Location of Patron Participation Entertainment areas* • Context Plan showing current uses of adjacent properties* • Parking Plan*
<p><i>Additional studies/information may be required based on specifics of an application</i> <i>*if applicable</i> <i>[^]cannabis license referral requests must be accompanied by a related Temporary Use Permit application for a cannabis store; for the minimum submission requirements see Schedule M</i></p>

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2281**



A Bylaw to amend the
"White Rock Business Licence Bylaw, 1997, No. 1510" as amended

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

1. That the Text of the "White Rock Business Licence Bylaw, 1997, No 1510" be amended:
 - (1) by amending Section 8 Licence Period Subsection (a) by adding Subsection (i) with the following:
 - (i) Notwithstanding the above, a licence for a cannabis store shall be automatically nullified if the authorized Temporary Use Permit is no longer in effect.
 - (2) by amending Schedule A Group 4 to include the following business fee:

Cannabis Store	\$500.00
----------------	----------

2. This Bylaw may be cited for all purposes as the "White Rock Business Licence Bylaw, 1997, No. 1510, Amendment No. 6 (Cannabis Store) Bylaw, 2019, No. 2281".

RECEIVED FIRST READING on the	25 th	day of	February, 2019
RECEIVED SECOND READING on the	25 th	day of	February, 2019
RECEIVED THIRD READING on the	25 th	day of	February, 2019
ADOPTED on the		day of	

Mayor

Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2289**



A Bylaw to amend the
“City of White Rock Official Community Plan Bylaw, 2017, No. 2200”

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

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

1. The existing Figure 10 Conceptual Height Transitions in Section 8.0 (Land Use) is deleted and replacing in its entirety with a new Figure 10 Conceptual Height Transitions as shown on Schedule “1” attached herein and forming part of this bylaw.
2. The excerpt of Figure 10 Conceptual Height Transitions in Section 8.3 (Lower Town Centre) is deleted and replacing in its entirety with an excerpt of the new Figure 10 Conceptual Height Transitions as shown on Schedule “2” attached herein and forming part of this bylaw.
3. This Bylaw may be cited for all purposes as the “Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289”.

PUBLIC INFORMATION MEETING on the	17 th	day of	January, 2019
RECEIVED FIRST READING on the	11 th	day of	February, 2019
RECEIVED SECOND READING on the	11 th	day of	February, 2019
PUBLIC HEARING held on the	11 th	day of	March, 2019
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule "1"



Schedule "2"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2290**



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

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

1. That Schedule "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the from the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety;
 - (2) By adding to the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road);"
 - (3) By deleting the existing Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety; and
 - (4) By adding a new Comprehensive Zone to Schedule "B," as Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road)," attached herein as Schedule "1" and forming part of this bylaw.

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

Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-050
(1310 Johnston Road)

as shown on Schedule "1" attached hereto, from the 'CD-60 Comprehensive Development Zone (1310 Johnston Road)' to the 'CD-61 Comprehensive Development Zone (1310 Johnston Road).'

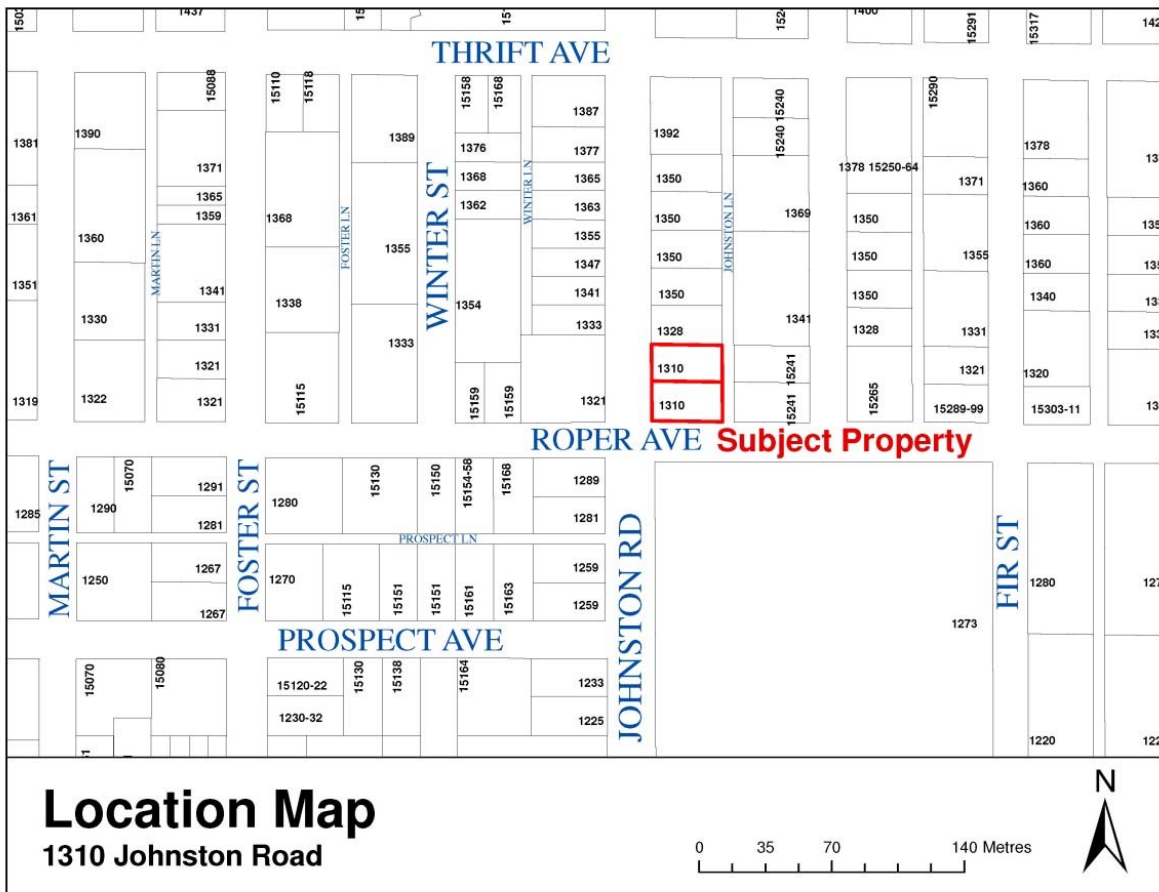
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290".

PUBLIC INFORMATION MEETING on the	17 th day of	January, 2019
RECEIVED FIRST READING on the	11 th day of	February, 2019
RECEIVED SECOND READING on the	11 th day of	February, 2019
PUBLIC HEARING held on the	11 th day of	March, 2019
RECEIVED THIRD READING on the	day of	
RECONSIDERED AND FINALLY ADOPTED on the	day of	

Mayor

Director of Corporate Administration

SCHEDULE "1"



SCHEDULE “2”

7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (d) *medical or dental clinic*
 - (e) *accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building*

2. Lot Coverage:
 - (a) *lot coverage shall not exceed 80%.*

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:
 - (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units
 - (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of \$850,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:

- (a) The *principal building* shall not exceed six storeys.

5. Siting Requirements:

- (a) Minimum setbacks are as follows:

- | | |
|--|--------------|
| (i) Setback from front (south) lot line | = 1.7 metres |
| (ii) Setback from rear (north) lot line | = 0.0 metres |
| (iii) Setback from interior side (east) lot line | = 0.0 metres |
| (iv) Setback from exterior side (west) lot line | = 1.8 metres |

- (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of spaces required as follows:

- (a) A minimum of 1.5 spaces per unit shall be provided for the residential *dwelling units*
- (b) A minimum of 0.3 spaces per unit shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
- (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of two (2) of the required spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

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

- (a) A minimum of 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

8. Loading:

- (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3



CITY OF DELTA
Office of The Mayor, George V. Harvie



February 26, 2019

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

Dear Mayor Walker,

Re: Changes to BC Emergency Health Services Clinical Response Model

In June 2018, BC Emergency Health Services (BCEHS) implemented changes to the Clinical Response Model that have significantly impacted the provision of emergency medical services in our communities.

Emergency calls are now prioritized according to six colour coding categories. Fire departments are only called to the two highest acuity categories, and to the third highest acuity calls (code orange - urgent/potentially serious but not immediately life threatening) only when the BC Ambulance Service (BCAS) response is expected to be greater than 10 minutes.

Since the new protocol was implemented, we have seen a concerning increase in response times to lower acuity calls. For example, BCAS's median response time to orange events in Delta is 13 minutes 40 seconds, compared to Delta Fire Department's time of 4 minutes 55 seconds. Delta has also seen a decrease of 40-50% in medical events transferred to its Emergency Medical Response (EMR) certified first responders.

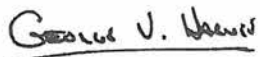
I know that many of you have had similar experiences in your own communities and that you share these concerns. I would like to bring everyone together to discuss this issue and to identify possible solutions that we can take forward to the BC government. It is essential that we work collectively to ensure the optimal use of existing emergency response resources to continue to provide timely pre-hospital care in our communities.

As Mayor, I am concerned that municipalities should be able to provide the level of service they deem appropriate for their residents. This will vary according to each city's specific circumstances; however, we share a mutual goal of wanting to ensure that our communities are receiving the best possible level of service, particularly when emergency services are involved.

February 26, 2019
Page 2

If you are interest in attending this meeting, please contact me directly at MayorHarvie@delta.ca or 604-946-3210, otherwise I will be in touch shortly to schedule the meeting.

Yours truly,



George V. Harvie
Mayor

cc: Dan Bottrill, Chief Administrative Officer, City of White Rock
Phil Lemire, Fire Chief, White Rock Fire & Rescue
Delta Council
Sean McGill, City Manager, City of Delta
Paul Scholfield, Fire Chief, Delta Fire & Emergency Services

For Metro Vancouver meetings on Friday, February 22, 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@metrovancouver.org or Kelly.Sinoski@metrovancouver.org

Metro Vancouver Regional District

Barnston Island Agricultural Viability Study

RECEIVED

The Board received for information the Barnston Island Agricultural Viability Study, prepared by Upland Consulting with input from Barnston Island residents and agricultural experts. The Board will also forward a copy of the study to the Ministry of Transportation and Infrastructure, Ministry of Agriculture, and the Agricultural Land Commission, and directed staff to report back with an action plan considering the study's eight recommendations.

MVRD Renewal of Second Mortgage with MVHC's Cedarwood Place

APPROVED

Cedarwood Place is a Metro Vancouver Housing Corporation complex located at 7260 Granville Avenue in Richmond containing 73 one-bedroom apartments for seniors.

The Board approved continuing to provide second mortgage financing for Cedarwood Place in the remaining amount of \$4,162,365. The mortgage will be for another five-year term, and will have a variable interest rate based upon Metro Vancouver's internal rate of return on investments. The Board also directed the Corporate Officer to publish in a newspaper, pursuant to requirements of Section 185 of the Local Government Act, Metro Vancouver's intention to lend money to the MVHC.

MVRD Renewal of Internal Mortgages with MVHC's Regal Place Hotel, Manor House and Crown Manor

APPROVED

The Board approved continuing to provide first mortgage financing on three MVHC properties. The mortgages will be for another five-year term, and will have a variable interest rate based upon Metro Vancouver's internal rate of return on investments:

- Regal Place Hotel property at 144 West Hastings Street, Vancouver BC, in the principal amount of \$459,048 due for renewal March 15, 2019;
- Manor House property at 145 West 5th Street, North Vancouver, BC, in the principal amount of \$1,292,933, due for renewal March 15, 2019; and
- Crown Manor property at 430 9th Street, New Westminster, BC, in the principal amount of \$771,675, due for renewal July 15, 2019;

The Board also directed the Corporate Officer to publish in the newspaper, pursuant to requirements of Section 185 of the Local Government Act, Metro Vancouver's intention to lend money to the MVHC.

2019 – 2023 Financial Plan – Aboriginal Relations

RECEIVED

The Board received a report that sets out information regarding the 2019 budget and five-year financial plan for Metro Vancouver’s Aboriginal Relations function. The 2019 budget for the function increased by \$193,035 as compared to the 2018 budget. This increase is attributed primarily to the addition of a new Program Manager position and includes salary, benefits, furniture and hardware purchases, training, and potential professional membership fees. The new Program Manager position was recommended in order to meet increasing expectations and obligations related to Metro Vancouver’s communication and engagement with First Nations within the region.

Appointment of the 2019 Local Government Treaty Table Representative to the Katzie Negotiations

APPROVED

The Board appointed Councillor Steve Ferguson, Langley Township, as the local government treaty table representative to the Katzie negotiations for 2019.

Appointment Metro Vancouver’s 2019 Representative to UBCM Indigenous Relations Committee

APPROVED

The Board appointed Chief Bryce Williams, Vice-Chair of Metro Vancouver’s Aboriginal Relations Committee, to the Union of British Columbia Municipalities’ (UBCM) Indigenous Relations Committee for 2019.

Appointment of a Metro Vancouver Observer to the Fraser Valley Aboriginal Relations Committee for 2019

APPROVED

The Board appointed Councillor Bonita Zarrillo, City of Coquitlam, as the Metro Vancouver Aboriginal Relations Committee observer to the Fraser Valley Aboriginal Relations Committee meetings for 2019.

Quarterly Report on Reconciliation Activities

RECEIVED

The Board received a report with a quarterly update on reconciliation activities involving Metro Vancouver and local governments as per the Committee’s recommendation.

Overview of the Transit-Oriented Affordable Housing Study

RECEIVED

The Board received a report with an overview of the Transit-Oriented Affordable Housing Study, which is a major multi-year policy research initiative undertaken in partnership with a diverse group of partners to expand the knowledge base among practitioners and decision-makers about how best to increase the affordable rental housing supply in the region, especially in transit-oriented locations.

Request for Sanitary Service Connection at 13112 Alouette Road, Maple Ridge

APPROVED

The City of Maple Ridge requested an extension to a sanitary service connection for a new single detached dwelling at 13112 Alouette Road. The new dwelling is proposed to be located within the existing FSA boundary. The Board resolved that the extension of sewerage services is consistent with the provisions of Metro Vancouver 2040: Shaping Our Future.

Request for Sanitary Service Connection at 13176 Alouette Road, Maple Ridge

APPROVED

The City of Maple Ridge requested an extension to a sanitary service connection to a new detached dwelling at 13176 Alouette Road.

The Board resolved that the extension of GVS&DD sewerage services is consistent with the provisions of Metro Vancouver 2040: Shaping Our Future.

Grouse Mountain Regional Park – Grant Funding Application, Canada Infrastructure Program

APPROVED

The Grouse Mountain Management Plan, adopted by the MVRD Board in 2018, identified several improvements to the regional park including new trail heads, upgrades to the Grouse Grind and the BCMC Trails, new trail development and operational storage. There is an opportunity to advance some of these upgrades through the Investing in Canada Infrastructure Program - Community, Culture and Recreation, which is a Federal capital program which creates long-term economic growth, builds inclusive, sustainable communities and supports a low carbon, green economy.

The Board endorsed the grant funding application for Grouse Mountain Regional Park - Trail and Amenity Improvements through the Investing in Canada Infrastructure Program - Community, Culture and Recreation.

Regional Parks George Ross Legacy Stewardship Program & Administration Agreement

APPROVED

The Board endorsed the amendments to the George Ross Legacy Stewardship Program as outlined in the report and approved the Administration Agreement between the Metro Vancouver Regional District and the Pacific Parklands Foundation for a term commencing February 22, 2019 and ending December 31, 2021, to annually dispense Legacy Reserve Fund interest earned annually during the term of this agreement, pending the fulfillment of legal requirements of the Local Government Act to provide notice of intention as described in the report.

Regional Parks Volunteer Services Update

RECEIVED

The Board received for information a report about volunteer services in Regional Parks.

Volunteers provide many benefits to Regional Parks Volunteer Program. The contributions from volunteers has been a significant factor in the success of the regional parks system for over 50 years. The Regional Parks Volunteer Framework will provide ongoing guidance to staff who support volunteers delivering Regional Parks services.

Release of the Independent Technical Review of the George Massey Crossing

RECEIVED

The Board received a report with information on the recently released Independent Technical Review of the George Massey Crossing, including background information on the initial George Massey Tunnel Replacement Project, and next steps.

Board and Committee Meeting Minutes and Voting Provisions

**RECEIVED
APPROVED**

The Finance and Intergovernment Committee's 2019 Work Plan included a review of the Board's Procedure Bylaw, specifically with respect to recording in the meeting minutes the names of members who voted in opposition to a question.

The Board received the report for information and endorsed the status quo, as presented as Option 1 in the report, whereby names of a Committee or Board member who vote in the negative, will be recorded in the minutes upon request by the member(s).

2019 Regional Clothing Waste Reduction Campaign

RECEIVED

Clothing is one of the fastest growing waste streams in Metro Vancouver due to rapidly changing fashion trend cycles and low prices, leading to increased clothing consumption and disposal. A regional clothing waste reduction campaign will be launched the week of February 18, 2019 and will run for eight weeks. The campaign platform will ask residents to "THINK THRICE ABOUT YOUR CLOTHES," with the supporting tagline to "Reduce, Repair and Re-use to Minimize Waste." The 2019 campaign will focus on educating residents about the issue of clothing waste in the region, while providing tips and information to assist residents in making more informed and sustainable decisions with regard to purchasing, caring for, and disposing of their clothing. Creative materials and collateral will be shared with members so they can support the campaign through their own communications channels.

The Board received the report for information.

2019 Regional District Sustainability Innovation Fund Applications

APPROVED

The Regional District Sustainability Innovation Fund was created by the Board in 2004 to provide financial support to Regional District projects that contribute to the region's sustainability. The Board approved the allocation from the Regional District Sustainability Innovation Fund for the following projects:

- Climate Literacy Modules: \$160,000 over two years starting in 2019
- Sustainable Infrastructure and Buildings Design Guide: \$150,000 over two years starting in 2019
- Integrated Transit-Oriented Affordable Housing Implementation Calculator: \$100,000 in 2019

Electoral Area A Director Resignation from Office

RECEIVED

The Board received for information the notification of the resignation of Director Justin LeBlanc from the office of Director for MVRD Electoral Area A.

MVRD Security Issuing Bylaw No. 1276, 2018

APPROVED

The proposed Security Issuing Bylaw, in conjunction with the approved GVS&DD Borrowing Bylaw, provides the necessary authorization for the MVRD to borrow up to \$2,100,000,000 on behalf of the GVS&DD as and when required.

The Board passed and finally adopted Metro Vancouver Regional District Security Issuing Bylaw No. 1276, 2018; and forwarded Metro Vancouver Regional District Security Issuing Bylaw No. 1276, 2018 to the Inspector of Municipalities for Certificate of Approval.

Metro Vancouver Regional District Security Issuing Bylaw No. 1276, 2018 Regarding GVS&DD Borrowing Bylaw No. 321, 2018

APPROVED

The Metro Vancouver Regional District Security Issuing Bylaw No. 1276, 2018, grants the necessary authority for the MVRD to secure \$2,100,000,000 in long-term financing through the MFA on behalf of the GVS&DD.

The MVRD Board gave first, second and third readings to Metro Vancouver Regional District Security Issuing Bylaw No. 1276, 2018; and forwarded it to the Inspector of Municipalities for statutory approval.

MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amending Bylaw No. 1281, 2019

APPROVED

The Board gave first, second and third readings to Metro Vancouver Regional District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amending Bylaw No. 1281, 2019; then passed and finally adopted it.

MVRD Ticket Information Utilization Amending Bylaw No. 1282, 2019

APPROVED

The Board gave first, second and third readings to Metro Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1282, 2019; then passed and finally adopted the bylaw.

Greater Vancouver Water District

Water Wagon Program 2018 Results

RECEIVED

The Board received for information a report summarizing the Water Wagon program for 2018.

In 2018, the Water Wagon visited 15 Member jurisdictions, delivering 37,385 servings of water and engaging residents in 5,563 in-depth conversations about our water system and conservation.

The introduction of a new Water Wagon model in 2018 (replacing the previous water wagon which had been in place for the past seven years), with simplified logistical requirements, also increased the program's effectiveness. Procurement of a second 'tanker style' Water Wagon for the 2019 season is underway, which will allow the program to attend a larger variety and number of regional events, with increased opportunities for educating the public about Metro Vancouver's drinking water.

Regional Water Conservation Campaign and Water Regulations Communications 2018 Results

RECEIVED

An important component of Metro Vancouver's Board Strategic Plan includes communication initiatives to ensure water resources are conserved and efficiently used throughout the region.

For 2018, promotional activities to create awareness for the updated watering regulations expanded, to notify residents of the changes. Metro Vancouver communicated the watering regulations prior to the May 1 activation date via advertising across the region and media engagement, and through a range of items distributed to Members for public education and enforcement. In its third year, the regional water conservation campaign continued to build on the successes of previous years, with a focus on encouraging household conservation and increasing public awareness of Metro Vancouver's water system. The campaign entered market in mid-April, with an emphasis on water resource education, before shifting to a conservation message in the warmer and drier summer months.

Campaign advertising appeared in a variety of news media, on social media and digital platforms and through opportunities secured by Members. These promotional efforts contributed to an increase in website page views over 2017 benchmarks with a 122% increase, from 24,528 page views to 54,377.

The Board received the report for information.

Drinking Water Management Plan Overview

RECEIVED

The Board received for information a report that provides an overview of the 2011 Drinking Water Management Plan and the proposed approach and schedule for developing an updated DWMP.

The DWMP is not a provincially mandated Plan and was developed on a collaborative basis by the GVWD and its members. Consequently, the proposed approach and schedule for updating the Plan provides for significant input from member jurisdiction staff, the Water Committee, and the Board on an ongoing and concurrent basis. The proposed approach is consistent with the 2019 Work Plan priorities for the Water Committee, and provides an opportunity to incorporate the Board's strategic direction on drinking water initiatives into an updated DWMP.

Metro Vancouver's Procurement Process for Vendor Selection

RECEIVED

Procurement activities at Metro Vancouver are conducted in accordance with the Board's Procurement and Real Property Contracting Authority Policy and are consistent with the requirements outlined in the Laws of Competitive Bidding and the various legislated trade agreements. Metro Vancouver maintains a procurement process with various points of oversight throughout to ensure each award has been conducted with the intent of achieving best value for the organization. While achieving best value, the process also ensures that the competition meets the organization's other procurement principles to seek competition in the marketplace and remain open, transparent, and non-discriminatory with those that compete for Metro Vancouver opportunities.

The Board received the report for information.

2019 Water Sustainability Innovation Fund Applications

APPROVED

The Board approved the allocation from the Water Sustainability Innovation Fund for the following projects:

- Next Generation Snowpack Monitoring: \$160,000 over two years starting in 2019
- Treating Potential Emerging Contaminants at the Seymour Capilano Filtration Plant: \$300,000 over two years starting in 2020

Greater Vancouver Sewage and Drainage District

Northwest Langley Wastewater Treatment Projects – Project Status Update

RECEIVED

Northwest Langley Wastewater Treatment Projects include an upgraded treatment plant, a new pump station, a new forcemain and river crossing, and a new outfall into the Fraser River. In addition, a storage tank will be constructed adjacent to the pump station, aimed at eliminating overflows in the Pitt Meadows/Maple Ridge area. Staff worked with impacted and interested groups, individuals, municipalities and First Nations to ensure concerns were identified and addressed through the project definition phase. Currently the first phase of ground improvements is being constructed on the

treatment plant site with tenders for the detailed design services for the new plant anticipated to close in March. The new pump station/storage tank and river crossing are currently in detailed design and expected to be tendered for construction later this year. The new outfall, in Parsons Channel, will be tendered later this year for the preliminary and detailed design. Treatment plant construction is expected to start in 2022 and commissioning of the new plant in late 2026. The project components are expected to cost \$1.329B. The project team is working to a 2026 completion for all components of the treatment system.

The Board received the report for information.

Climate Change Impacts on Precipitation and Stormwater Management

RECEIVED

A recent study generated future rainfall projections for moderate and high future climate scenarios. Significant increases in rainfall intensity due to climate change are expected: a 20 to 45% increase by 2050, and a 40 to 75% increase by 2100. Intense rainfall events will occur more frequently.

Infrastructure upgrades are required to maintain current levels of service for stormwater management and local flood protection in the future climate. Vulnerability and risk assessments of existing infrastructure are recommended to reflect risk thresholds and prioritize climate change adaptation measures to be incorporated into long-range capital plans. Climate change adaptation planning is coordinated between Metro Vancouver and member jurisdictions for areas where Metro Vancouver provides major drainage services. In addition, forums such as the Regional Engineers Advisory Committee and the Stormwater Inter-Agency Liaison Group facilitate the sharing of best practice, research and policies among members.

The Board received the report for information.

Metro Vancouver's Procurement Process for Vendor Selection

RECEIVED

Procurement activities at Metro Vancouver are conducted in accordance with the Board's Procurement and Real Property Contracting Authority Policy and are consistent with the requirements outlined in the Laws of Competitive Bidding and the various legislated trade agreements. Metro Vancouver maintains a procurement process with various points of oversight throughout to ensure each award has been conducted with the intent of achieving best value for the organization. While achieving best value, the process also ensures that the competition meets the organization's other procurement principles to seek competition in the marketplace and remain open, transparent, and non-discriminatory with those that compete for Metro Vancouver opportunities.

Competitions are conducted using various procurement processes, with the majority being either an Invitation to Tender or a Request for Proposal. Project complexity will dictate whether a two-stage process is required to solicit interest from the marketplace. Where evaluation considerations extend beyond low bid, staff utilize an extensive list of criteria to ensure that an award is made to a vendor with a proven track record of completing projects on time, on budget and as designed.

The Board received the report for information.

Award of a Contract Resulting from Request for Proposal (RFP) No. 18-129: Iona Island Wastewater Treatment Plant Biosolids Dewatering Facility Project **APPROVED**

The Board approved the award of a contract in an amount of up to \$50,679,095 (exclusive of taxes) to NAC Constructors Ltd. resulting from RFP No. 18-129: Iona Island Wastewater Treatment Plant Biosolids Dewatering Facility; and authorized the Commissioner and the Corporate Officer to execute the contract.

Recycling and Waste Case Studies **RECEIVED**

Metro Vancouver has prepared a series of case studies to illustrate the importance of updates to the Metro Vancouver solid waste regulatory framework, including two bylaws currently before the Minister of Environment and Climate Change Strategy. Following receipt of the case studies by the Board, they will be forwarded to the Minister of Environment and Climate Change Strategy for information.

The Board received the report for information.

Response to Waste Management Association of BC Delegation at the January 10, 2019 Zero Waste Committee Meeting **RECEIVED**

At the January 10, 2019 Zero Waste Committee meeting, a delegation from the Waste Management Association of BC appeared before the Committee to discuss the Zero Waste Committee 2019 Priorities and Work Plan.

The Board received for information the response to the delegation presentation and summary provided by Josh JasenVandoorn representing the Waste Management Association of BC.

Solid Waste Regulatory Framework Update **REFERRED**

The Board referred this report back to staff to report back to Zero Waste Committee with more information.

Single-Use Item Reduction Approach **APPROVED**

The Board will write the Minister of Municipal Affairs and Housing and the Minister of Environment and Climate Change Strategy expressing support for the Union of British Columbia Municipalities' resolution requesting that a provincial single-use item reduction strategy be put in place.

Single-use items are a significant issue from a waste and environmental perspective and many jurisdictions are taking action to reduce these items. In 2018, The Union of British Columbia Municipalities passed a resolution recommending that the Province develop a single-use item reduction strategy. Staff recommend alternative 1 that the Board write the Minister of Environment and Climate

Change Strategy and the Minister of Municipal Affairs and Housing supporting the Union of British Columbia Municipalities' resolution requesting a provincial single-use strategy.

2019 Liquid Waste Sustainability Innovation Fund Applications

APPROVED

The Board approved the allocation from the Liquid Waste Sustainability Innovation Fund for the following projects:

- Multiphase Composite Coating for Sewer Pipe Protection: \$620,000 over four years starting in 2019
- Pump Station Optimization: \$330,000 over three years starting in 2019
- Reinventing the Wastewater Biomass Process Within a Circular Economy: \$2,985,000 over six years starting in 2019

Delegations Received at Committee – February 2019

RECEIVED

The Board received a report containing summaries of delegations to committees:

Liquid Waste Committee

- Rick and Makai Genovese

Zero Waste Committee

- Michael Zarbl, Major Appliance Recycling Roundtable (MARR) BC

Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 321, 2018

APPROVED

The Board passed and finally adopted Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 321, 2018. adoption of Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 321, 2018 to provide the long term capital borrowing authority requirements of the next five years for the GVS&DD and to authorize the issuance of debenture debt for this purpose through the MVRD and the Municipal Finance Authority of British Columbia in the aggregate amount of \$2,100,000,000.

Metro Vancouver Housing Corporation

Tenant Relocation Due to Redevelopment

RECEIVED

The Board received for information a report on operational practice to relocate tenants with adherence to the requirements of the Residential Tenancy Act and Municipal provisions when tenants need to relocate due to redevelopment.

THE CORPORATION OF THE
CITY OF WHITE ROCK

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

MEETING NOTICE

Pursuant to the *Community Charter* a **SPECIAL COUNCIL MEETING** has been called to begin at **5:00 P.M.** on **WEDNESDAY, MARCH 13, 2019.**

DATE: MARCH 13, 2019

MEETING TIME: 5:00 P.M.

LOCATION: WHITE ROCK CITY HALL COUNCIL CHAMBERS –
15322 BUENA VISTA AVENUE, WHITE ROCK BC

PURPOSE:

To complete the March 11, 2019 Regular Council Agenda items that were not addressed due to timing:

- Delegation, Serru Relunasun, 100 Consulting: Affordable Housing/Volunteer Facilitation
- Presentation, Carolyn Latzen: Economic Development
- Corporate Reports:
 - City Hall
 - Updated OCP Review Scope and Process
 - City Unopened Road Allowance Inventory 2019
- Minutes of Standing Committees
 - Governance and Legislation Committee – Feb 25/19 & Finance and Audit Committee– Feb 28/19
- Bylaws:
 - *Fees and Charges Bylaw, 2017, No. 2230, Amendment No. 3, 2019, No. 2286 Amendment No. 3, 2019, No. 2286*
 - *City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (cannabis store) Bylaw, 2019, No. 2280*
 - *White Rock Business Licence Bylaw, 1997, No. 1510, Amendment No. 6 (Cannabis Store) Bylaw, 2019, No. 2281*
 - *Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289*
 - *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Block Johnston Road), 2019, No. 2290*
- Correspondence / Mayor and Councillor Reports & Board In Brief / Motions / Other Business

Date: March 12, 2019



Tracey Arthur, Director of Corporate Administration

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca

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

ON TABLE
REGULAR - MARCH 13, 2019
For adoption.

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. Isaak, Manager of Planning
J. Nyhus, Manager of Buildings and Bylaw Enforcement
S. Lam, Deputy Corporate Officer

Press: 1
Public: 76 (approximately)

The Chairperson called to order the public hearing regarding *Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289* at 7:00 p.m.

The Deputy Corporate Officer read a statement regarding the purpose of Bylaw 2289 and the public hearing / meeting procedure to be followed for both items scheduled for the evening, and advised that the Public Hearings (both) were publicized in the following manner:

- 798 notices mailed to properties within a 100 metre radius of the subject sites;
- Notice was published in the March 1 and 6 editions of the Peace Arch News;
- A copy of the notice was placed on the public notice posting board on February 26, 2019.

The notice included details of **BOTH** Public Hearings for proposed Bylaws 2289 and 2290.

#1) PUBLIC HEARING

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

SUBJECT PROPERTY: **1300 Block of Johnston Road**

The Chairperson invited the Director of Planning and Development Services to introduce the proposed Bylaw amendment.

The Deputy Corporate Officer advised that there were **twenty-eight (28)** submissions received. All submissions were given to Council with respect to Bylaw 2289:

Included in the agenda package for March 11, 2019:

Author	Date Received	Item #
V. Mair	February 17, 2019	C-1
C. Fast	February 19, 2019	C-2
P. Glabush	February 19, 2019	C-3
D. Rothstein	February 13, 2019	C-4
J.B. and M.L Trahan	February 22, 2019	C-5
J. Kline	February 22, 2019	C-6
A. McMullen, UDI & HAVAN	February 22, 2019	C-7
R.M. Hudson	February 24, 2019	C-8
A. Frigon	February 24, 2019	C-9
D. Cox	February 25, 2019	C-10
R. Kirkpatrick	February 25, 2019	C-11
J. Hilts	February 25, 2019	C-12
L. Bjorkinas	February 25, 2019	C-13
T. Herath	February 25, 2019	C-14a
T. Herath	February 25, 2019	C-14b
S. Nightingale	February 27, 2019	C-15a
S. Nightingale	February 27, 2019	C-15b
M. Everaars	February 28, 2019	C-16
M. Aujla	March 4, 2019	C-17
Dr. A G Self & Ms. SDH Di Menna	March 4, 2019	C-18
M. Hamson	March 4, 2019	C-19

Received/presented On Table between 8:30 a.m. on Wednesday, March 6, 2019 and 12:00 p.m. (noon) on Monday, March 11, 2019:

Author	Date Received	Item #
Ram	March 9, 2019	C20
A. Sweet	March 10, 2019	C-21
K. Breaks	March 11, 2019	C-22
J. Moffat	March 11, 2019	C-23
A. Fong	March 11, 2019	C-24
E. and E. Bruaer	March 11, 2019	C-25
L. Walkiw	March 11, 2019	C-26
M. MacDonald	March 11, 2019	C-27
R. Colombin	March 10, 2019	C-28
T. Casola	March 11, 2019	C-29

The Chairperson invited those in attendance to present their comments.

- P. Randhawa, owner of property 1310 Johnston Road, not in support of the proposed bylaw stating there appears to be a rush to amend the Official Community Plan (OCP) for this one (1) city block and stated that the 1310 Johnston Road project is being targeted because the OCP review could have been done without singling out this one (1) block.
- T. Casola, 1310 Johnston Road Architect, Calgary, outlined the approved Development Permit (DP) and reviewed a twelve (12) storey massing, view cone and shadowing impact compared to a six (6) storey massing, view cone and shadowing impact (Power Point presented and is noted as submission No. C-29).
- T. Reid, Calgary, Urban Design Institute (UDI), not in support of the proposed bylaw, stating it sends the wrong message to developers/land owners. The project was approved by a previous Council the approval process must be fair and trusted. Land is purchased according to the OCP. The OCP was adopted less than two (2) years ago and the noted DP was approved less than one (1) year ago. The Applicant worked with the City and amended their proposal thus taking longer to getting their building permit completed for submission.
- G. Wolgemuth, White Rock, not in support of the proposed bylaw, stating concern with the process. The Applicant went through the process and was already approved.
- S. Greyson, Surrey, not in support of the proposed bylaw, stated the applicant went through the City's Advisory Design Panel (ADP), she was a part of the ADP at the time. The applicant worked with the ADP toward their final product and public input was obtained. Concern noted with what is decided now will impact the Community for the future. Stated that population growth is healthy for the community and as there is little space for expansion height is important. Commercial is important too as currently there is not enough useable or rentable space.
- S. Christie, White Rock, in support of the proposed bylaw, participated in the recent OCP process, not clear what happened to the vision, density and west coast styling that was discussed at that time. The public should see what they were informed they would get.
- R. McGuire, White Rock, spoke in support of the proposed bylaw, height in the Town Centre and below Thrift Avenue is of continued concern.
- R. Tracy, White Rock, not in support of the proposed bylaw, Town Centre should permit higher buildings (higher than proposed) giving more opportunity for affordable housing. The OCP is a plan for the future (50 years) to accommodate not just now but foreseeing future needs. Zoning should be the same on both sides of the street.
- L. Atitlan, White Rock, in support of the proposed bylaw would like to see four (4) to six (6) stories below Thrift Avenue (no high-rises) to help with livability. Quality building is also important.
- K. Jones, White Rock, in support of the proposed bylaw, stating less development is needed, the OCP is not what the public were asking for. Concern noted with excavation that is required going below the ground more than one (1) storey. Would like to see a restriction south of Thrift Avenue to two (2) stories - one (1) commercial and the second more commercial or residential thus permitting the

keeping of views. Concern also noted with having high-rises being able to overlook elementary school playgrounds.

- D. McGuire, White Rock, in support of the proposed bylaw, there are a number of high-rises already and there has not been a decrease in property taxes. It is not how many stories built the design without height with the help of a consultant can achieve the needed result.
- S. Greene, White Rock, not in support of the amendment, stating she participated in the City's OCP process and believes she was heard through the process. Stated it was a detailed process and many opportunities for public input and following all of that Council approved it. This process sets the stage for the long term vision of the community, and the vision must be sustainable. The City has a small footprint, the only place to go is up.
- B Chow, Surrey, not in support of the proposed amendment, works for a general contracting company and noted concern with this decision for this process. Stated this is a matter of precedent.
- V. Fulnera, White Rock, in support of the proposed amendment, stating the City does not need more towers. Less density and a vibrant community is important, higher towers does not promote this.
- M. Woods, White Rock, not in support of the amendment noting concern with the process. Not in agreement with variances to the OCP in general. However the previous Council endorsed "pre-zoning" in the Town Centre area, there are fourteen (14) high-rise projects approved it does not make sense to consider removing one (1) project after approval has been given, there needs to be a compromise so the project (1310 Johnston Road) can be a fit into the block.
- J. Schouw, Vancouver, discussed working in the past on the 1310 Johnston Road project with residents, business owners of White Rock, the City's ADP, staff and Council within the 1300 block (1310 Johnston Road) stated it was a long process to determine the right fit for the Lower Johnston Road area. The OCP process undertaken was a long process and not everyone can be made happy. From a design perspective when working with applicants and going back and forth on decisions can result in owners not knowing what they are going to get (uncertainty).
- S. Watkins, White Rock, in support of the proposed amendment, and commended Council for making this effort to move forward in a direction that many in White Rock have been asking for over the years. Concern noted with building on / near the aquifer (impact on the City's water supply). Would like to see three (3) to four (4) stories in the area.
- A. Grey, White Rock, in support of the proposed amendment, would like there to be a limit of height (no high rises) below Thrift Avenue.
- S. Marples, White Rock, BC, not in support of the proposed amendment, stated that she sees this action as going backward, the process has already been completed.
- P. Marek, consultant for the proposal of 1310 Johnston Road, not in support of the proposed amendment, stated that City should be asking how to promote growth. It has been his experience that having more people does generate business for the community. Stated the process appears to be abrupt, within the 1300 block is the proposal for 1310 Johnston Road, it is inappropriate to consider a change that will impact one (1) previously approved proposal.

- B. McGill, White Rock, in support of the proposed amendment and downzoning the remainder the 1300 Block of Johnston Road, stated he'd like to see the height preserved below Thrift Avenue as much as possible.
- K. McIntyre, White Rock, in support of the proposed bylaw, would like to see occupancy as noted in the plans from 2016 be undertaken for the area, does not want high density and stated concern with higher density in regard to water quantity, parking, construction noise and access issues, would like to see a sense of community strengthen and does not think high density promotes that.
- K. Coske, White Rock, in support of the proposed bylaw, noted concerns in regard to higher density with parking, construction and garbage from construction. Stated higher density does not build community and it not necessarily affordable housing and that shopping / commercial is more important / needed than more residential.

Second time speakers:

- G. Wolgemuth, White Rock, not in support of the proposed amendment, commented on the Town Centre already being "pre-zoned" for high rise building. Stated a vacancy tax could satisfy concerns on empty high-rises and noted that the technical information should have come in with the building permit and thus there does not appear to be concern from this perspective.
- D. McGuire, White Rock, in support of the proposed amendment, stated the Town Centre permits high-rises so there should be no further need for additional height below Thrift Avenue.
- K. Jones, White Rock, in support of the proposed amendment, high density is not required in this circumstance does not see an issue with amending the OCP to go down in density / height.
- R. Tracy, White Rock, not in support of the proposed amendment, stated that community high-rises do not take away from community, it is up to people within the community to communicate with each other. Development should occur in the City's Town Centre, development brings the amenities that otherwise may not be available.

The Chairperson called for further speakers to the application / proposed Bylaw 2289 and there was no further response.

As there were no further speakers, the Chairperson **concluded** the Public Hearing for *Official Community Plan Bylaw, 2017, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289* at 8:56 p.m.

PUBLIC HEARING #2)

The Chairperson called the Public Hearing regarding *White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290* to order at 9:04 p.m.

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

SUBJECT PROPERTY: 1310 Johnston Road

The Deputy Corporate Officer read a statement regarding the purpose of Bylaw 2290 and again the public hearing / meeting procedure to be followed.

The Chairperson invited the Director of Planning and Development Services to introduce the proposed Bylaw amendment.

The Deputy Corporate Officer advised that there were **forty-one (41)** submissions received. All submissions were given to Council with respect to Bylaw 2290:

Included with the agenda package for March 11, 2019:

Author	Date Received	Item #
C. MacIntosh	February 19, 2019	C-1
C. Fast	February 19, 2019	C-2
P. Glabush	February 19, 2019	C-3
V. Mair	February 17, 2019	C-4
D. Rothstein	February 13, 2019	C-5
J.B. & M. L. Trahan	February 22, 2019	C-6
J. Kline	February 22, 2019	C-7
A. McMullen, UDI & HAVAN	February 22, 2019	C-8
R. Hudson	February 24, 2019	C-9
A. Frigon	February 24, 2019	C-10
D. Cox	February 25, 2019	C-11
R. Kirkpatrick	February 25, 2019	C-12
K. Wushke	February 25, 2019	C-13
J. Hilts	February 25, 2019	C-14
L. Bjorkinas	February 25, 2019	C-15
T. Herath	February 25, 2019	C-16a
T. Herath	February 27, 2019	C-16b
S. Nightingale	February 27, 2019	C-17
M. Everaars	February 28, 2019	C-18
C. and H. Simard	February 28, 2019	C-19
M. Aujla	March 4, 2019	C-20
Dr. A. G. Self & Ms SDH Di Menna	March 4, 2019	C-21
G.A. Rowbotham	March 5, 2019	C-22
M. Hamson	March 5, 2019	C-23

Received/presented On Table between 8:30 a.m. on Wednesday, March 6, 2019 and 12:00 p.m. (noon) on Monday, March 11, 2019:

Author	Date Received	Item #
J. Souza	March 6, 2019	C-24
Sundeeep	March 7, 2019	C-25
J. Hamilton	March 7, 2019	C-26
B. OMalley	March 7, 2019	C-27
D. Nickel	March 8, 2019	C-28
H. van Schothorst	March 9, 2019	C-29
Ram	March 9, 2019	C-30
D. Levert	March 10, 2019	C-31
Tim	March 10, 2019	C-32
C. Levert	March 10, 2019	C-33
M. Dosanjh	March 11, 2019	C-34
Petition containing 21 signatures with the following statement "In support of 1310 Johnston Rd – Lady Alexandra Development as currently permitted."	March 11, 2019	C-35
P. Cross	March 11, 2019	C-36
E. and E. Bruaer	March 11, 2019	C-37
A. Fong	March 11, 2019	C-38
M. MacDonald	March 11, 2019	C-39
L. Walkiw	March 11, 2019	C-40
R. Colombin	March 10, 2019	C-41
T. Casola	March 11, 2019	C-42
B. Toderian	March 11, 2019	Video available under: Agenda on the City Website

The Chairperson invited those in attendance to present their comments.

- P. Randawa, applicant for 1310 Johnston Road, spoke against the proposed amendment, not in agreement with the process, noted that eight (8) months ago they were given approval for the DP. This was done following months of review and preparation. It was a long process, that included much consultation. Four (4) years to get an approved Development Permit (DP) and believed they had a two (2) year window to begin construction. They were taking the time to ensure the plans were done well and they were complete. A small developer so when the motion from this Council was raised he worked toward getting the finalized permit in. Consulted with the former Chief Planner with the City of Vancouver asking he do an independent assessment of the site as this was not expected. Information from B. Toderian will be noted this evening through video submission.
- Kermack, Edmonton, presented a video from B. Toderian, former Chief Planner, City of Vancouver, who is not in support of the proposed Bylaw and its process.
(Video available under: Agenda on the City Website)
- S. Sandu, Surrey, presented a second video from B. Toderian, former Chief Planner, City of Vancouver, who is not in support of the proposed Bylaw and its process.
(Video available under: Agenda on the City Website)
- T. Reid, Calgary, presented a third video from B. Toderian, former Chief Planner, City of Vancouver, who is not in support of the proposed Bylaw and its process.
(Video available under: Agenda on the City Website)
- T. Casola, 1310 Johnston Road Architect, Calgary, discussed the design inspiration, direction of height and FAR, reduced roof massing, simplification of overall architectural expression and refined contemporary language, Maritime inspired palate of materials, and improved street corner presence/street activation (Power Point presented and is noted as submission No. C-42).

Council requested clarification regarding the proposed project and it was noted that the subject of the Public Hearing is regard to the CD-60 zone (12 to 6 stories, 4.8 to 3.5 FAR). It was clarified that the project outlined in the speaker's presentation would require a new Development Permit (DP) application to be submitted and considered by Council. DPs address form and character. This is the Applicant noting they would be willing to work with Council on a new design for the building – with the same zoning.

- C. Blacklaws, White Rock, in support of the proposed amendment, stating the decision of approval was made without vision and contrary to the OCP. Respect of the property in White Rock is important and there should be a focus of two (2) to three (3) stories in the area, not concerned if there are legal ramifications.
- G. Wolgemuth, White Rock, not in support of the amending bylaw, stating high-rises due to “pre-zoning” is still permitted in the Town Centre. This application has received approval already and stated concern of possible legal ramifications if council were to proceed with downzoning and urged Council to approve the permit (original design).

- H. Van Scholshorst, Calgary, not in support of the amending bylaw, suggested that a taller model would have less impact on the area. A shorter design could mean less available commercial space. Suggested that either designs (6 or 12) could still hold 30 units. Stated project height would not impact water supply and stated there are financial implications, requested Council honour the approval of the DP.
- R. Tracy, White Rock, not in support of the proposed amendment, noted there was a long process with regard to adopting the new OCP. It is not right to consider density when the development has been approved, and is concerned with potential law suits. This should not be considered at this point. This is the City Centre, development is expected in the City Centre.
- M. Aujila, White Rock, stated if the City downsizes the project the City could be wrapped-up in the litigation, and is not in agreement with the proposed bylaws. This project was approved and at the final stage. To change the rules following approval sets a bad precedent and noted the rules must apply.
- S. Marples, White Rock, not in support of the proposed amendment, reported that there could be consequences of not following through with the existing rules in place. Suggested the project could bring people to businesses. Downzoning is a mistake and there are ramifications. Local people have invested in the project which has 30 units.
- S. Green, White Rock, not in support of the proposed amendment. Spoke in support of B. Toderian's comments of taller and thinner buildings being a good design and good land use. Stated that the property owner should not be punished for a decision of the former Council.
- L Atitlan, White Rock, BC, in support of the proposed amendment, advising that residents were not listened to in regards to development, especially below Thrift Avenue. Does not see more than six (6) stories below Thrift Avenue, and four (4) to six (6) for the block. Stated that high-rises do not create community, the residents are here for our quality life and asked Council to decide for the residents.
- C. Sinha, Vancouver, not in support of the proposed amendment, stating concern with the process for an already approved project and questioned how someone can trust a Council who rescinds projects that have been approved. The same can apply with cultural activities - once approved there should be no uncertainty the event should be able to be trusted to be able to go ahead.
- K. Jones White Rock, BC, in support of the proposed amendment, does not agree that towers bring business – suggesting that Bosa Towers (Miramar) did not bring business, spoke to the height of six (6) to four (4) stories (at Roper), this property should be four (4) stories.

2019-PH-001

It was MOVED and SECONDED

THAT Council endorses the Public Hearing meeting continue past 10:30 p.m.

CARRIED

- B. Hagerman, White Rock, BC, not in support of the proposed amendment, stated that Council should not have proceeded south of Thrift Avenue. However reliability, consistency and fair dealings are important. Change is inevitable, adding that the DP has been issued and the proposed Bylaws should be permitted to proceed.

- F. McDermid, White Rock, not in support of the proposed amendment, stating the application was approved, and does not want to see tax funds going toward a law suit.

Speaking for a second time:

- G. Wolgemuth, White Rock, not in support of the proposed amendment, stating this action is a mistake, the DP is issued a process has been followed.
- P. Randawa, applicant for 1310 Johnston Road, not in support and does not understand how the proposed Bylaws would be of benefit. Reported there would be \$1.6M in Community Amenity Contributions, which would take years to come from property taxes. The project would anchor the corner of Johnston Road and Roper Avenue, adding that downzoning the project makes it no longer viable. If the bylaws are approved, this case will be fought which no one wants. There is a willingness to work with Council and the community, asked to rethink the proposed bylaws - would like to work together.

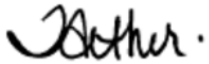
It was clarified that if Council were to entertain a revised project, as presented this evening by the applicant, the existing zoning would need to remain in place and a Development Permit application would need to be considered/approved with regard to the design. Bylaw 2290 is with regard to CD-60 height and density. Staff reiterated that the existing permitted zone would support the revised project; however, a new DP application would need to be submitted for Council's consideration of form and character.

- S. Marples, White Rock, not in support of the amendment, stating legal costs could be costly. Advised that it is the right, fair and legal thing to do to permit the project to move forward as approved by previous Council.

The Chairperson called for further speakers to the application / proposed Bylaw 2290 and there was no further response.

As there were no further speakers, the Chairperson concluded the Public Hearing for Bylaw 2290 at 10:48 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

ECONOMIC DEVELOPMENT PLAN OVERVIEW AND RECOMMENDATIONS

Carolyn Latzen



ECONOMIC
DEVELOPMENT
PLAN
OVERVIEW

Economic Development Principles:

- ✓ Support sustainable development that integrates economic, social and environmental interests
- ✓ Provide opportunities for all segments of the community to achieve economic success
- ✓ Encourage strong resident and business participation in the economic development process
- ✓ Ensure cooperation and mutual support with other stakeholders where needed
- ✓ Foster a climate supportive of businesses, including fair government regulations and taxation



ECONOMIC
DEVELOPMENT
PLAN
OVERVIEW

Strategic objectives:

1. Establish a structure that will allow the City to effectively and efficiently undertake economic development initiatives
2. Create a positive business climate in White Rock
3. Aggressively pursue opportunities to attract new businesses and investment to the city



ECONOMIC
DEVELOPMENT
PLAN
OVERVIEW

Strategic Highlights:

Strategy 6. Review City regulations and bylaws to ensure continued effectiveness and efficiency

Strategy 9. Undertake a comprehensive planning and visioning process for the Waterfront

Strategy 11. Address parking and transportation issues

Strategy 18. Continue to support the growth of the tourism industry



ECONOMIC
DEVELOPMENT
PLAN
OVERVIEW

Strategic Highlights:

Strategy 2. Establish and operate a business retention and expansion program

Strategy 4. Pursue economic development opportunities in partnership with neighbouring local governments

Strategy 14. Attract investment by developing relationships and sharing information with companies in strategic sectors

Strategy 1. Establish an Economic Development Office position and budget

RECOMMENDATIONS

- **Act quickly and with urgency**
- **Adopt the 2009 Economic Development Strategic Plan**
- **Establish a clearly defined Economic Development Officer position and budget**

THANK YOU

CD-60 Zone Determines Height & Density in all cases

Step 1: CD-60 Zone: adopted Sept. 2017

7.60 CD-60 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT
 The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) multi-unit residential use
 - (b) retail service group 1 use
 - (c) licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin
 - (d) medical or dental clinic
 - (e) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building
2. Lot Coverage:
 - (a) lot coverage shall not exceed 86.8%
3. Density:
 - (a) Maximum gross floor area shall not exceed 7,282.0 square metres, with a minimum commercial floor area of 431.5 square metres, and the maximum number of dwelling units shall not exceed 30, comprised as follows:
 - (i) BASE DENSITY: The maximum gross floor area shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units
 - (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of \$1,590,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 7,282.0 square metres, with a minimum of 431.5 square metres of commercial floor area, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

Comprehensive Development Zones Page 215



Step 2: Development Permit #401 Issued July 2018



Step 3: Building Permit Application January 2019

CD-60 Zone Determines Height & Density in all cases

Step 1: CD-60 Zone: adopted Sept. 2017

7.60 CD-60 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT
The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:

- (a) multi-unit residential use
- (b) retail service group 1 use
- (c) licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin
- (d) medical or dental clinic
- (e) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building

2. Land Use Intensity

3. Density

(a) **If height & density is reduced (CD-61)**

(i) Density Restriction: The maximum gross floor area shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units

(ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of \$1,590,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 7,282.0 square metres, with a minimum of 431.5 square metres of commercial floor area, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

Comprehensive Development Zones Page 215

Step 2: Development Permit #401 Issued July 2018



Development at 12 storeys & 4.8 FAR not possible

Step 3: Building Permit Application January 2019

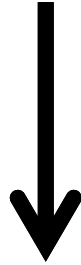
Building Permit application not acceptable

Recent Redesign Proposal by Applicant



This is not a Council approved design

Today's Decision by Council:



- 1a. CD-60 zone is not changed
 - Council defeats Bylaw
 - 12 storey height
 - 4.8 FAR density

OR

- 2a. CD-60 zone is replaced by CD-61
 - Council adopts Bylaw
 - 6 storey height
 - 3.5 FAR density

If the applicant decides to proceed with this new design:



The following is required:

- 1b. Apply for a new a Development Permit – requires Council approval
- 2b. Apply for a new OCP Amendment (4.8 FAR) – requires Council approval
- 2c. Apply for a new rezoning (4.8 FAR, 12 storeys) – requires Council approval
- 2d. Apply for a new Development Permit - requires Council approval

Recent Redesign Proposal

Proposed Re-design
Requires new Council-approved DP



Council Approved Development Permit
#401 (Issued July 2018)





Updated Scope & Process: *Official Community Plan Review*

WHITE ROCK
My City by the Sea!

March 13, 2019

OCP Review Scope

On December 10, 2018 Council approved the 2019 OCP Review scope, which includes:

- reviewing building heights outside of the Town Centre
- updating affordable housing policies
- enhancing design & character guidelines for the Waterfront
- strengthening policies regarding transit, greenspace & Peace Arch Hospital
- developing an OCP scorecard to measure success & track OCP implementation

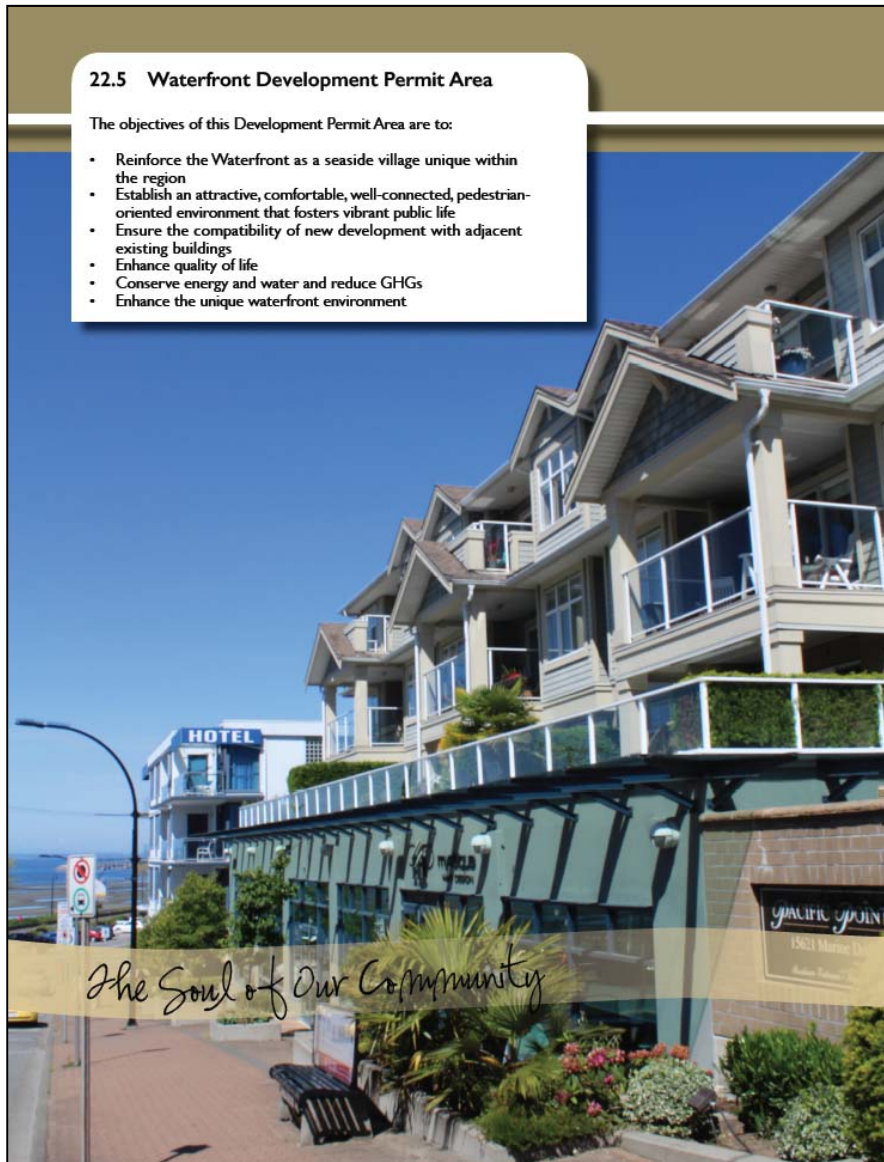
Updated Council Direction

February 14, 2018: Council directs staff to include the Town Centre in the OCP Review.

Staff propose an updated OCP Scope & Process, with these scope components:

- 1. Waterfront Enhancement Strategy** (design/character guidelines for the Waterfront)
- 2. 'Greening the City'** (strengthening policies regarding greenspace)
- 3. Town Centre Review** (height, density, green/public open space)
- 4. City-wide building height review** (heights outside the Town Centre)
- 5. Updating affordable housing policies**
- 6, 7. Strengthening policies regarding transit & Peace Arch Hospital expansion**
- 8. Developing an OCP scorecard to measure success & track OCP implementation**

#1 Waterfront Enhancement Strategy ('WES')



Build on OCP Section 10 and Development Permit Guidelines:

- enhance Waterfront DP Area (building design)
- streetscaping, public realm, & landscaping improvements ('sense of place')
- create waterfront character area(s) & policies
- relate improvements to Pier & Promenade
- economic development & business viability strategies

#2 Greening the City

*Town Centre Urban
Design Plan Area*

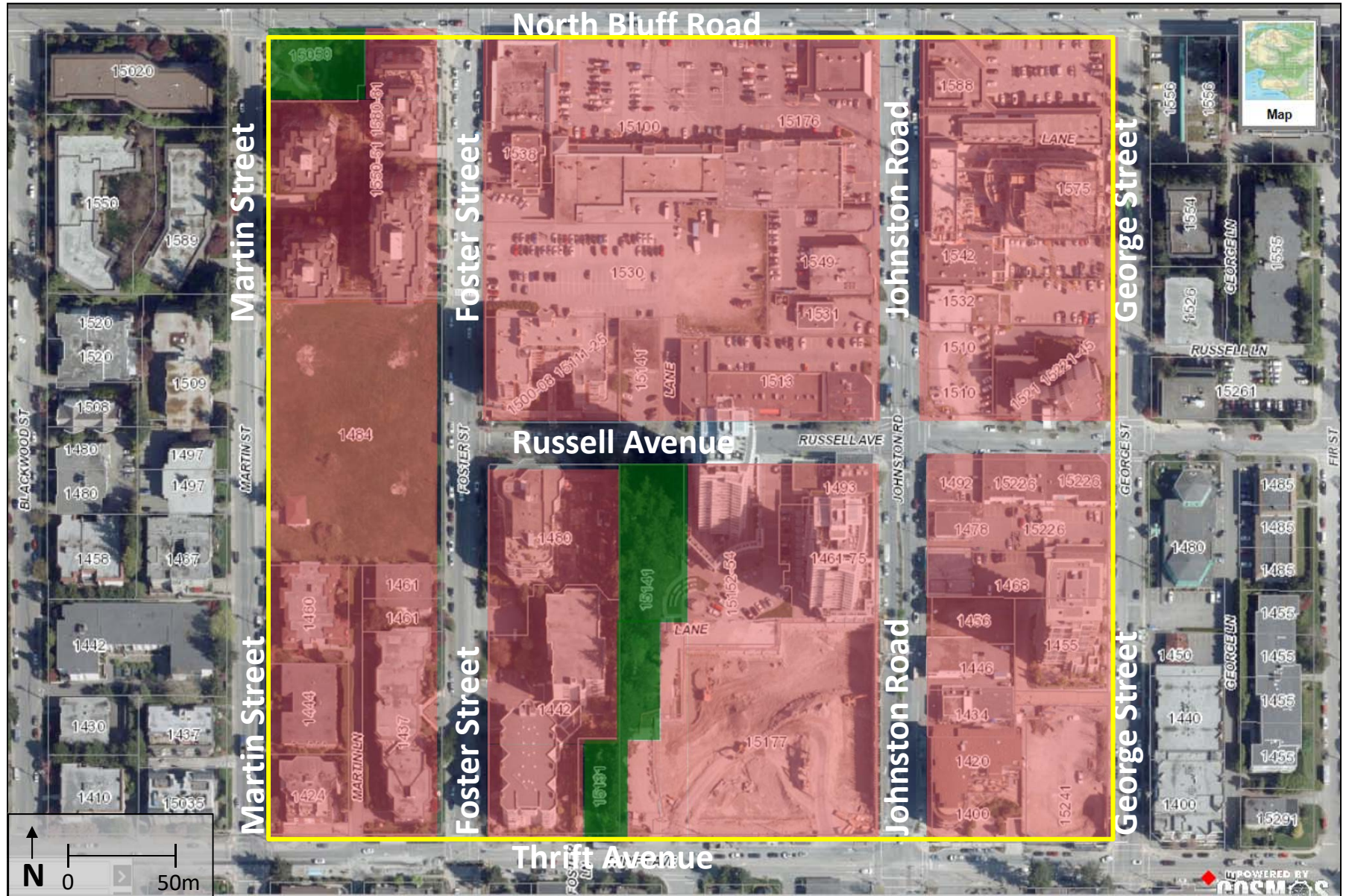


*+ Lower Town
Centre Area*

WR
Elem.
School

City
Hall

#3 Town Centre Review



#3 Town Centre Review

